

**PROJECT NUMBER**

PRJ2022-002703

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 83190 (RPPL2020005167)

CSD Modification No. RPPL2021010898

Environmental Assessment No. RPPL2020005388

## SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

KD Treasure LLC / David Dai

**MAP/EXHIBIT  
DATE:**

04/10/2024

**REPORT  
DATE:**

05/09/2024

**MEETING  
DATE:**

05/16/2024

**PROJECT OVERVIEW**

Request to create one multi-family lot with four detached residential condominium units on 0.55 gross acres (24,156.89 gross square feet). The project includes a CSD Modification to (1) reduce the average lot width from 100 to 80 feet, (2) reduce the front yard setback from the required 75'8" to approximately 25.67 feet, and (3) allow AC units within the required 20-foot building separation. The existing single-family residence and detached garage will be demolished as a condition of approval.

**MAP STAGE**Tentative: ☒Revised: ☐Amendment: ☐Amended: ☐  
Exhibit "A"Modification to: ☐  
Recorded MapOther: ☐**MAP STATUS**Initial: ☐1<sup>st</sup> Revision: ☐2<sup>nd</sup> Revision: ☒# Revision (requires a fee): ☐**LOCATION**

8744 Duarte Road, San Gabriel

**ACCESS**

Duarte Road

**ASSESSORS PARCEL NUMBER**

5381-004-005

**SITE AREA**

0.55 gross acres / 24,156.89 gross sq. ft.

0.52 gross acres / 22,556.89 net sq. ft.

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

South Santa Anita-Temple City

**SUP DISTRICT**5<sup>th</sup>**LAND USE DESIGNATION**

H9 (Residential: 0-9 du/net ac)

**ZONE**

R-A (Residential-Agricultural - 5,000 sq. ft. min. lot area)

**Community Standards District (CSD)**East Pasadena – East San Gabriel - [Ch. 22.318](#)**PROPOSED UNITS  
(DU)**

4

**MAX DENSITY/UNITS  
(DU)**

5

**GRADING****(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

1,797 cubic yards ("cy") total; 20 cy cut, 100 cy fill, 80 cy import, 1,597 cy over-ex

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending determination

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**DepartmentStatusContact

Planning

Hold

Erica G. Aguirre (213) 974-6433 [eaaguirre@planning.lacounty.gov](mailto:eaaguirre@planning.lacounty.gov)

Public Works

Cleared

Jose Cruz (626) 458-4921 [jocruz@dpw.lacounty.gov](mailto:jocruz@dpw.lacounty.gov)

Fire

Cleared

Joseph Youman (323) 890-4243 [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov)

Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 <a href="mailto:lquach@parks.lacounty.gov">lquach@parks.lacounty.gov</a>
Public Health	Cleared	Veronica Aranda (626) 430-5382 <a href="mailto:varanda@ph.lacounty.gov">varanda@ph.lacounty.gov</a>

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## PREVIOUS/OTHER CASES

R1ST-200500062 (Pre-application Counseling), RPCE 2020000022 (Active Zoning Violation / Code Case)

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## LA COUNTY PLANNING COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning **does not** recommend approval of the tentative map. There are open and unresolved zoning violations on the subject property that need to be resolved before we can proceed with a public hearing for your proposed subdivision. Read below for further details.

☐ Deemed Complete, Date:

☒ Deemed Incomplete, Date: April 10, 2024 - See several missing forms and materials below.

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### Environmental Determination

Cleared ☐ Hold ☒

1. Please provide building permits, assessors' records, and high-resolution digital photographs of the existing buildings from all elevations. (See item no. 14 below). Due to the age and design characteristics of the existing building, a historic resources assessment may be required. See here for more information under "Resources" ([LINK](#)). Proposed removal (or modification) of a historic resource may result in the need for an Environmental Impact Report and additional information (e.g. studies, reports, etc.). This is pending further review by our Historic Preservation Team.

### General Plan Consistency and Design Review Comments:

Cleared ☒ Hold ☐

2. Design review comments provided on 8/10/2023.

### Tentative Map:

Cleared ☒ Hold ☐

### Exhibit Map/Exhibit "A":

Cleared ☒ Hold ☐

3. The trash enclosure must have two feet of paving surrounding the walls of trash enclosure area pursuant to [Ch. 22.132](#) (Storage Enclosure Requirements for Recycling and Solid Waste). It does not appear to be the case on the maps that there are two feet of paving to the rear and on the side adjacent to the landscaped area. This may require removal of two feet of landscaping/vegetation on each side, respectively. This project will therefore be conditioned to submit an Amended Exhibit Map prior to Final Map to clarify that there are two feet of paving surrounding the trash enclosure. Please continue to maintain the storage enclosure outside of the side yard setback area.
4. The gates at the rear of the project site (near unit no. 4) need to be removed to provide access to the common walkway and landscaping open for all residents. *This may be done as a condition of approval with an Amended Exhibit Map.*
5. The reduced front yard setback provided is 25.67' but the "Average Front Yard Setback Calculation table incorrectly states that the project includes a front yard setback area of 75'8". The front yard setback areas exclude dedicated portions, street, and public right-of-way. The project will be conditioned to submit an Amended Exhibit Map prior to Final Map Recordation with a correct depiction of the front yard setback areas for all addresses as these were incorrectly measured from the "center of the road" along Duarte Rd. or "C/L". Please correct this in the architectural plans, as well.
6. For the Amended Exhibit Map, please use the same format for inches throughout, if possible. Currently sometimes shown as decimals and sometimes not.

### Housing Permit:

Cleared ☒ Hold ☐

7. This project is not subject to the Inclusionary Housing Ordinance (IHO) ([Chapter 22.121](#)) as it does not meet the minimum threshold of five units.

8. This project will not be required to comply with the Affordable Housing Replacement ([Chapter 22.119](#)) requirements, as there is only one existing single-family residence on the property, which is not considered to be a fully protected or rent-stabilized unit.

CSD Modification

Cleared ☐ Hold ☒

9. The project includes a CSD Modification to (1) reduce the average lot width from 100 to 80 feet, (2) reduce the front yard setback from the required 75'8" to approximately 25.67 feet, and (3) allow AC units within the required 20-foot building separate area.
10. Please revise your CSD findings to address the requested reduction in the required front yard setback area. (See item no. 11 below).

Burden of Proof /Findings for All Entitlements:

Cleared ☐ Hold ☒

11. Submit a the Tentative Map Findings, found under "Applications and Forms - Subdivisions Tentative Maps" here ([LINK](#)).
12. Please revise your CSD Findings to address the reduced front yard setback from the required 75'8" to 25.67 feet ([LINK](#)).

Administrative/Other:

Cleared ☐ Hold ☒

13. A pending zoning violation case exists on the subject property. Please reach out to your enforcement investigator, Hani Sabboubbeh, regarding all enforcement matters: [hsabboubbeh@planning.lacounty.gov](mailto:hsabboubbeh@planning.lacounty.gov). Be advised that all zoning violations must be abated prior to the scheduling of a public hearing. Please provide proof that all violations on the property have been abated. This may be done through a closure letter, photographs, etc.
14. Please submit the Affidavit and Easements ([LINK](#)).
15. Please submit building permits, assessors' records, and detailed photographs of the outside façade of existing single-family residence and detached garage.
16. Final Map Condition: Please be advised that CC&Rs will be required for maintenance of the private driveway and fire lane, landscaping, and common areas.
17. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 80 linear feet of street frontage, a total of three tree plantings shall be required within the front yard area. This may require a separate tree planting plan to be approved by LA County Planning prior to final map recordation.
18. Final Map Condition: Submission of an Amended Exhibit Map with revisions detailed above.

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## RESUBMITTAL INSTRUCTIONS

To submit additional materials requested in this report:

- Coordinate with the Planner, Erica G. Aguirre, at: [eaguirre@planning.lacounty.gov](mailto:eaguirre@planning.lacounty.gov) regarding the resubmittal of materials. The planner will let you know if an appointment is necessary and assist with the scheduling of one. You may also call (213) 974-6433 and inquire about a re-submittal appointment.
- Create a cover sheet that lists all additional application materials being submitted.
- Upload a digital copy of the cover sheet and indicated materials in EPIC-LA via the [CSS online portal](#) and notify the Planner of the upload.

All corrections and comments from the Subdivision Committee must be addressed before your project can be scheduled for a public hearing. Please submit all required documents that address the Subdivision Committee's comments by **July 9, 2024** or your application may be denied due to inactivity.

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The following report consisting of 13 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveway as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveway to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz

pm83190L\_rev2\_RPPL2020005167  
<http://planning.lacounty.gov/case/view/pm83190>

Phone (626) 458-4921

Date 05-02-2024





900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 83190

TENTATIVE MAP DATE: 04/10/2024

EXHIBIT MAP DATE: 04/10/2024

#### HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with the following conditions.

##### **Prior to Improvement Plans Approval:**


1. Comply with hydrology study, which was approved on 03/14/2024, or the latest revision, to the satisfaction of the Department of Public Works.

##### **Prior to recordation of a Final Map or Parcel map Waiver:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

##### **Prior to Building Permit:**

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>

Review by: \_\_\_\_\_  \_\_\_\_\_ Date: 04/24/2024 Phone: (626) 458-7102  
Lonnie Chung

PCA LX001129 / A863  
EPIC LA RPPL2020005167  
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Parcel Map	<u>83190</u>	Tentative Map Dated	<u>4/10/2024 (Exhibit)</u>	Parent Tract	<u>--</u>
Grading By Subdivider? [ Y ] (Y or N)	<u>1,597 yd<sup>3</sup></u>	Location	<u>San Gabriel</u>		
Geologist	<u>--</u>	Subdivider	<u>KD Treasure, LLC</u>		
Soils Engineer	<u>--</u>	Engineer/Arch.	<u>Calland Engineering, Inc.</u>		

**Review of:**

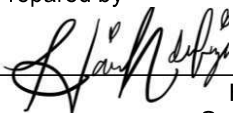
Geologic Report(s) Dated: --  
Soils Engineering Report(s) Dated: --  
Geotechnical Report(s) Dated: --  
References: --

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by

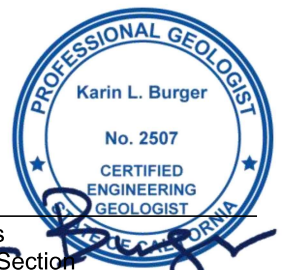


Hailley Ndubizu  
Geotechnical Section





Vanessa Torres  
Engineering Geology Section



Date 04/30/2024

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

83190, San Gabriel, 2024-04-30 TM-3-A



1. Approval of this map pertaining to grading is recommended.


**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

  
Name David Esfandi Date 04/29/2024 Phone (626) 458-7130

C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 83190.doc

1. Dedicate an additional 20 feet of right of way along the property frontage on Duarte Road for an ultimate right of way of 50 feet from centerline.
2. Remove all existing improvements within the proposed dedicated right of way on Duarte Road to the satisfaction of Public Works.
3. Close unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
4. Construct new driveway to the satisfaction of Public Works.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.
6. The proposed perimeter fence (CMU or wood) adjacent to the driveway shall be depressed to 42 inches or less within 10 feet of the right of way to provide line of sight.
7. Widen Duarte Road and construct curb, gutter, base, pavement, pavement transition, and sidewalk along the property frontage. The top of the new curb shall be 42 inches from the centerline on Duarte Road.
8. Plant street trees (minimum 24" box) and provide irrigation along the property frontage to the satisfaction of Public Works.
9. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
10. Install postal delivery receptacles in groups to serve two or more residential lots.
11. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

TENTATIVE MAP DATED 04-10-2024  
EXHIBIT MAP DATED 04-10-2024

13. Submit street improvements plans and acquire street plan approval before obtaining a grading permit.
14. Comply with the street lighting requirements per the attached memorandum dated June 8, 2023.

Prepared by Aissa Carrillo <sup>AC</sup>  
pm83190r-rev1.doc

Phone (626) 458-4921

Date 05-01-2024

**LOS ANGELES COUNTY PUBLIC WORKS  
TRAFFIC SAFETY AND MOBILITY DIVISION  
DEVELOPMENT REVIEW - STREET LIGHTING REQUIREMENTS**

Date: 6/8/2023

TO: Jose Suarez  
Road and Grading Section  
Land Development Division

Attention Erica Aguirre

FROM: Inez Yeung  
Street Lighting Section  
Traffic Safety and Mobility Division

Prepared by Manuel Torres

**STREET LIGHTING REQUIREMENTS**

**RPPL2023001945 8744 DUARTE ROAD PM 83190**

- ☒ Project is located within County Lighting Maintenance District 1687 (CLMD 1687) and annexation is not required.
- ☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within TR/PM/L - \_\_\_\_\_ and around to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- 
- ☒ Provide streetlight(s) on concrete pole(s) with underground wiring along the property frontage on Duarte Road to the satisfaction of Public Works or as modified by Public Works. The streetlight(s) shall be designed as a County owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- 
- ☐ Provide streetlights on concrete poles with underground wiring on non-gated "private and public future" street(s) along the property frontage on \_\_\_\_\_ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- 
- ☐ Provide streetlights on concrete poles with underground wiring on gated "private and future" street(s) \_\_\_\_\_ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.
- 
- ☐ New streetlights are not required.

## **STREETLIGHT ACCEPTANCE REQUIREMENTS:**

- ☐ Upon CUP approval (CUP only), the applicant shall comply with the "Condition of Acceptance for Streetlight Transfer of Billing" requirements listed below in order for the County to assume responsibility over the streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with the "Conditions of Acceptance For Streetlight Transfer of Billing" requirements listed below in order for the County to assume responsibility over the streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy.
- ☒ Upon tentative tract map/parcel map approval, the applicant (property owner or authorized representative) shall comply with the "Conditions of Acceptance for Streetlight Transfer of Billing" requirements listed below in order for the County to assume responsibility over the streetlight(s). It is the sole responsibility of the applicant to: 1) submit street lighting plans upon tentative tract /parcel map approval 2) secure approval of the street lighting plans prior to map recordation, 3) notify Traffic Safety and Mobility Division, Street Lighting Section when the final map is recorded.

### **CONDITIONS OF ACCEPTANCE FOR STREETLIGHT TRANSFER OF BILLING:**

The applicant (property owner or authorized representative) is responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted in the County Highway System for operation and maintenance and their billing is transferred into a County Lighting Maintenance District account with Southern California Edison.

Prior to the County Lighting Maintenance Districts assuming responsibility for the streetlights, the following conditions must be met:

- 1) All required streetlights have been accepted and installed per the approved plans and energized to close Road Encroachment Permit.
- 2) The County will require review and approval of the roadway improvements and their installation must be in accordance with approved plans prior to County assuming ownership and maintenance responsibilities of the project roadways into the County Highway System.
- 3) Prior to the County accepting the streetlights into the County Highway System to assume operation and maintenance responsibilities for the streetlights, a second field review will be conducted to ensure all streetlights are operational and no knockdowns have occurred.
- 4) Upon acceptance into the County Highway System, County will authorize the release of any remaining streetlight bond, if applicable, and accept the transfer of billing.



**LAND DEVELOPMENT DIVISION  
SEWER UNIT**

**PARCEL MAP NO.: 083190**

**TENTATIVE MAP DATED 04/10/2024  
EXHIBIT "A" MAP DATED 04/10/2024**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and serve each building with a separate house lateral.
2. A sewer area study for the proposed subdivision (PC12564AS, dated 10/06/2023) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in their local line and treatment plant and an outlet approval from the City of Temple City was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

Prepared by  
PM83190S-REV2

A handwritten signature in black ink, appearing to be 'C. C.', written over a horizontal line.

Phone (626) 458-4921

Date 04-17-2024

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The onsite water system will be by service lines as they are shown on the tentative map. If fire hydrant is required or an upgrade of existing fire hydrants is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The will serve letter issued by Sunny Slope Water Company dated February 28, 2024 will expire 1 year from issuance. It shall be the sole responsibility of the applicant to renew the will serve letter upon expiration and abide by all requirements of the water purveyor.

**Prior to obtaining the building permit from Building and Safety Office:**

3. Submit landscape water efficient plans for common area in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Model Water Efficient Landscape Ordinance.



Los Angeles County Fire Department  
Fire Prevention Division  
5823 Rickenbacker Road  
Commerce, CA 90040

February 28, 2024

KD Treasure  
8753 Duarte Road  
San Gabriel, CA 91775-1502

Account No.: 20503200  
Service Address: 8744 Duarte


To Whom It May Concern:

This letter is to confirm that Sunny Slope Water Company is the water purveyor for the property located at 8744 Duarte Road, San Gabriel.

Under normal operating conditions, Sunny Slope Water Company water system **may** be adequate for Residential use and Fire Protection.

Water is presently being furnished to said lot and can be continued upon demand.

Very truly yours,  
SUNNY SLOPE WATER COMPANY

  
\_\_\_\_\_  
Troy Holland  
Superintendent  
TH/km





## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2020005167	PROJECT NUMBER:	PM83190
CITY/COMMUNITY:	Northeast San Gabriel	STATUS:	Cleared
PROJECT ADDRESS:	8744 Duarte Road San Gabriel, CA 91775	DATE:	05/07/2024

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### CONDITIONS

1. This project is cleared to proceed to Final Map review.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [joseph.youman@fire.lacounty.gov](mailto:joseph.youman@fire.lacounty.gov).



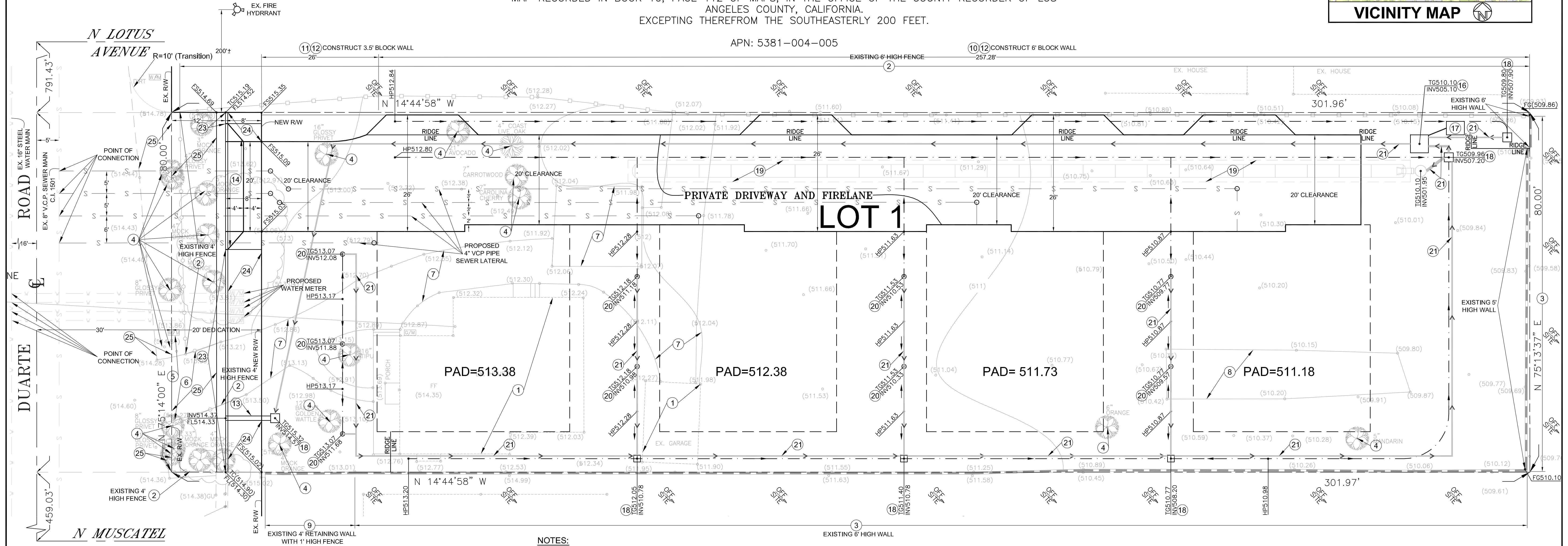
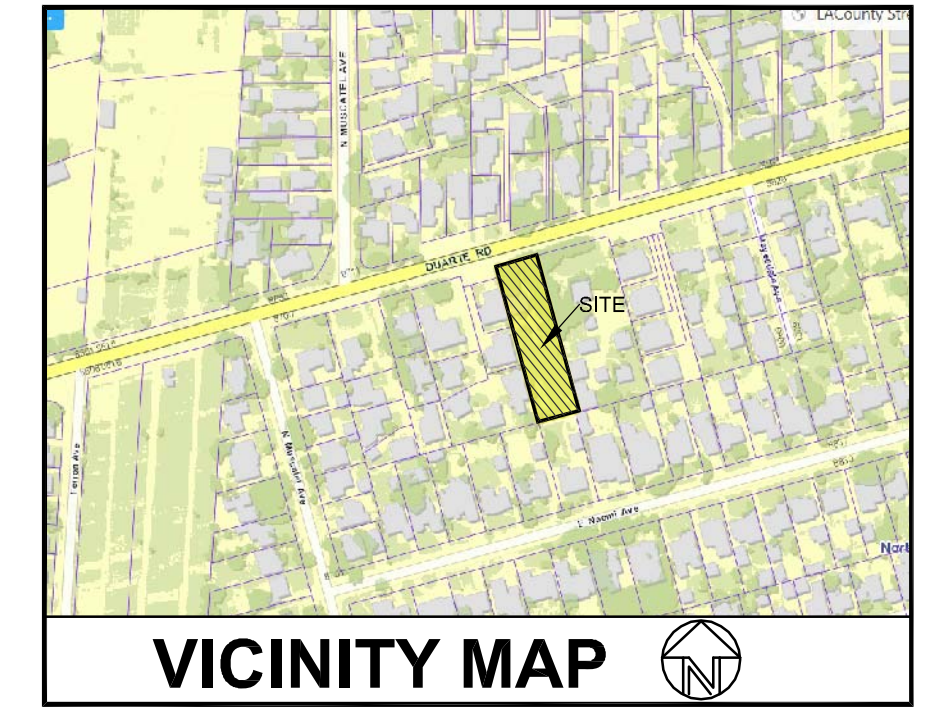
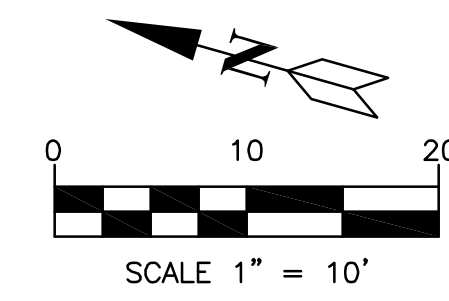
# LEGENDS & ABBREVIATIONS

TC	.....	TOP OF CURB	.....	TREE
FL	.....	FLOW LINE	.....	SHEET FLOW
FS	.....	FINISHED SURFACE	.....	SEWER MANHOLE
FF	.....	FINISHED FLOOR	.....	WATER METER
FG	.....	FINISHED GRADE	.....	LANDSCAPE AREA
INV	.....	INVERT ELEVATION	.....	SEWER LINE
DWY	.....	DRIVEWAY APPROACH	.....	FIRE HYDRANT
(1)	.....	EXISTING ELEVATION	.....	
1	.....	PROPOSED ELEVATION	.....	
---	.....	CENTERLINE	.....	
---	.....	PROPERTY LINE	.....	
---	.....	FLOW LINE	.....	
---	.....	FLOW PATTERN	.....	

LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
4/10/24  
TENTATIVE PM83190

## "MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 83190 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

THE SOUTHWESTERLY 80 FEET OF LOT 14 OF SUNNYSLOPE VINEYARD SUBDIVISION NO. 1, AS PER  
MAP RECORDED IN BOOK 10, PAGE 112 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS  
ANGELES COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THE SOUTHEASTERLY 200 FEET.



### NOTES:

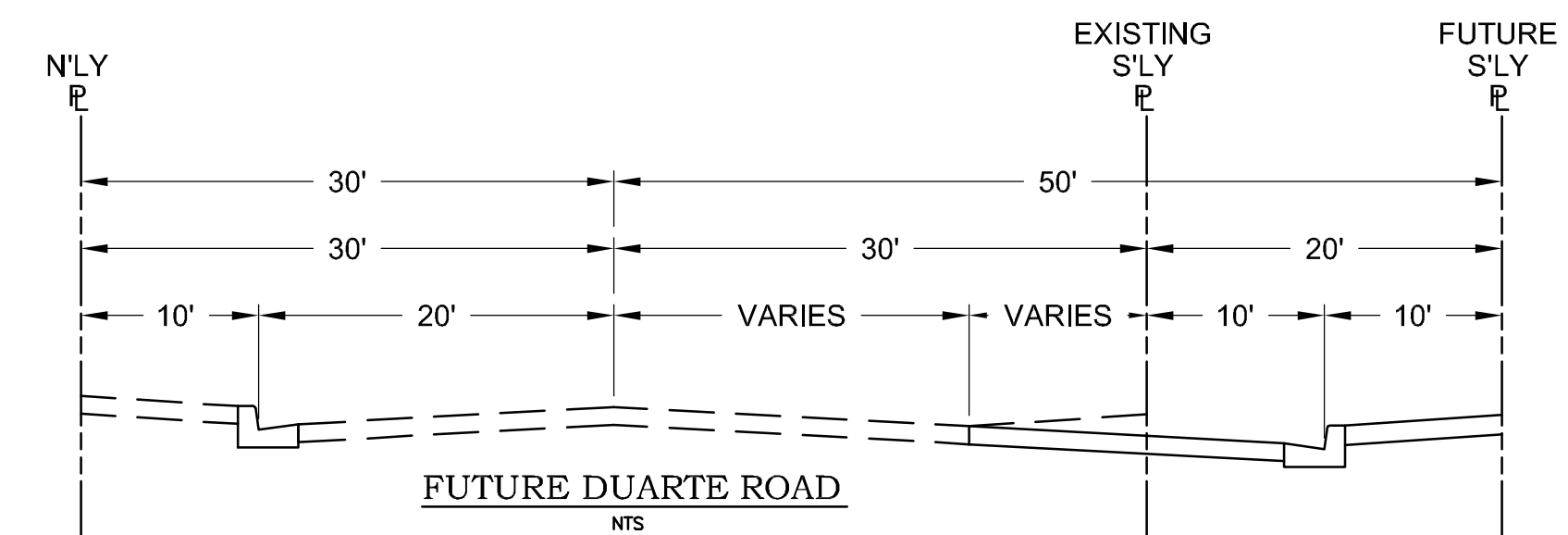
- EXISTING BUILDING TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING BLOCK WALL TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING WATER METER TO BE REMOVED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING BLOCK WALL WITH FENCE TO REMAIN
- PROPOSED NEW 6" MAX HIGH CONCRETE BLOCK WALL
- PROPOSED NEW 3.5' MAX HIGH CONCRETE BLOCK WALL
- OMIT 1 BLOCK WALL FOR EVERY OTHER BLOCK WALL
- PROPOSED PARKWAY DRAIN, TO BE PRIVATELY MAINTAINED
- PROPOSED NEW DRIVEWAY APPROACH
- INSTALL PUMP
- INSTALL GAS GENERATOR
- INSTALL CATCH BASIN
- INSTALL STORMTECH CHAMBER INFILTRATION SYSTEM
- INSTALL AREA DRAIN
- INSTALL PIPE
- PROPOSED NEW CURB AND GUTTER
- PROPOSED NEW SIDEWALK
- PROPOSED NEW PAVEMENT

NO EXISTING ON-SITE PUBLIC  
AND PRIVATE EASEMENTS

NO ENTRANCE GATE PROPOSED

LACFCD IS NOT TO MAINTAIN  
ANY DRAINAGE DEVICES

SLOPE IS LESS THAN 20%



### ENGINEER:

JACK LEE, RCE 40870  
576 E. LAMBERT ROAD,  
BREA, CA 92821  
TEL: 714.671.1050  
FAX: 714.671.1090

### UTILITIES:

WATER - SUNNY SLOPE WATER COMPANY  
SEWER - COUNTY OF LOS ANGELES  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T / SBC  
TRASH - ATHENS DISPOSAL COMPANY  
CABLE TV - CHARTER COMMUNICATION CABLE

### EARTHWORK QUANTITIES:

CUT: 20 CY FILL: 100 CY  
IMPORT: 80 CY OVER-EXCAVATION: 1,597 CY

SPECIAL NOTES:  
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING  
PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES  
PRIOR TO START OF GRADING

### PROJECT SUMMARY:

OWNER: KD TREASURE LLC / DAVID DAI  
2935 LOMBARDY RD., PASADENA, CA 91107  
626-636-5595  
PROJECT ADDRESS: 8744 DUARTE ROAD, SAN GABRIEL, CA 91775  
PROJECT DESCRIPTION: FOUR 2-STORY DETACHED CONDOMINIUMS  
EXISTING LOT: 1  
PROPOSED LOT: 1  
A.P.N.: 5381-004-005  
EXISTING ZONING: R-A  
PROPOSED ZONING: R-A  
TYPE OF CONSTRUCTION: VB  
TYPE OF OCCUPANCY: R3/U1  
LAND USE DESIGNATION: H-9  
COMMUNITY STANDARD DISTRICT: EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

AREAS: GROSS AREA: 0.610 ACRE (24,156.89 S.F.)  
NET AREA: 0.518 ACRE (22,556.89 S.F.)  
ALLOWABLE G.S.A. & LOT COVERAGE: 22,556.89 x 50%  
= 11,278 S.F.

EXISTING MAIN HOUSE TO BE DEMOLISHED  
EXISTING GARAGE TO BE DEMOLISHED

County of Los Angeles  
Fire Department  
Fire Prevention Division  
Land Development Unit

**CLEARED FOR  
PUBLIC HEARING**

### BENCHMARK:

BENCHMARK NO. G 4345  
FC TAG IN C.B. 2FT E/O CF @ NE COR  
LONGDEN AVENUE AND MUSCATEL AVENUE 37FT  
N/O & 22FT E/O C/L INT  
ELEVATION: 470.501'

### PROJECT LOCATION:

8744 DUARTE ROAD,  
SAN GABRIEL, CA 91775

### OWNER:

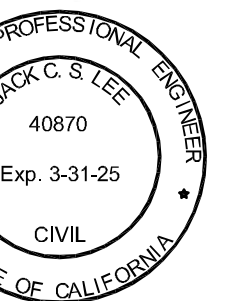
DAVID DAI  
2935 LOMBARDY RD,  
PASADENA, CA 91107  
626-636-5595

### DRAWN:

PYS  
CHECKED:  
DATE: 03/22/2024  
JOB NO.: 19-086-012  
SCALE: 1" = 10'  
FILE NAME:

**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS

576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090



**T-1**

SHEET 1 OF 1 SHT.





LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
**PARK OBLIGATION REPORT**



Tentative Map # **83190**  
Park Planning Area # **42**

DRP Map Date: **04/10/2024** SCM Date: **09/24/2020** Report Date: **05/06/2024**  
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Parcel**  
**CSD**

Total Units **4** = Proposed Units **3** + Exempt Units **1**

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.03</b>
IN-LIEU FEES:	<b>\$15,797</b>

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

**The park obligation for this development will be met by:**

The payment of \$15,797 in lieu fees.

**Trails:**

No Trails

**Comments:**

**For further information or to schedule an appointment to make an in-lieu fee payment:**

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305  
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra,  
California 91803.

By:   
Clement Lau, Departmental Facilities Planner II



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
**PARK OBLIGATION WORKSHEET**



Tentative Map # **83190**  
Park Planning Area # **42**

DRP Map Date: **04/10/2024** SCM Date: **09/24/2020** Report Date: **05/06/2024**  
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Parcel**  
**CSD**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{people} \times (0.0030) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census  
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.  
U = Total approved number of Dwelling Units.  
X = Local park space obligation expressed in terms of acres.  
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **4** = Proposed Units **3** + Exempt Units **1**

Park Planning Area = **42**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>3.04</b>	<b>0.0030</b>	<b>3</b>	<b>0.03</b>
M.F. < 5 Units	<b>2.93</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>2.64</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>4.67</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>1</b>	<b>0.00</b>
<b>TOTAL</b>			<b>4</b>	<b>0.03</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.03	\$577,369	<b>\$15,797</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.03	\$577,369	<b>\$15,797</b>



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**MEGAN McCLAIRE, M.S.P.H.**  
Chief Deputy Director

**LIZA FRIAS, REHS**  
Director of Environmental Health

**BRENDA LOPEZ, REHS**  
Assistant Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health


5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

April 16, 2024

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Erica Aguirre

FROM: Charlene Contreras   
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: TENTATIVE MAP - TRACT  
CASE: RPPL2020005167  
PROJECT: PM83190  
8744 DUARTE ROAD SAN GABRIEL CA 91775**

Thank you for the opportunity to review the application and subdivision request for the subject property. The applicant requests to create one multi-family lot with Four 2-story detached residential condominium units.

Public Health recommends the clearance of the aforementioned project. The applicant provided a water "Will Serve Letter" from Sunny Slope Water Company dated February 28, 2024, and a sewer "Will Serve Letter" from the Los Angeles County Sanitation Districts dated February 15, 2024. Any change of methods for the provision of potable water and wastewater shall invalidate this approval.

- ☒ Public Health conditions for this project have been met as of the date of this letter.  
Public Health recommends clearance of the aforementioned project.



**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Holly J. Mitchell**  
Second District

**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

- ☐ Public Health **DOES NOT** recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the project.

1.1 Noise

1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at [municode.com](http://municode.com)). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

1.1.2 The proposed project is in close proximity to residential area, and based on the scope of the project, it is anticipated that construction noise will impact the surrounding community.

1.1.2.1 Noise mitigation measures should be applied to the project site and noted on the site plan to reduce significant impacts related to construction noise and vibration and to comply with Los Angeles County Code Title 12, 12.08.440 – Construction Noise. Applicable noise mitigation strategies may include but are not limited to, the following:

1. Construction shall occur between 7:00 am and 7:00 pm Monday through Saturday. Construction is not allowed on Sundays or federal holidays.
2. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
3. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding residential properties.
4. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
5. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

**12.08.440 Construction Noise**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

**12.08.390 Exterior Noise Standards**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

**At residential properties between 7:00 am to 10:00 pm (daytime):**

Standard No. 1 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 70 dB for any period of time.

**At residential properties between 10:00 pm to 7:00 am (nighttime):**

Standard No. 1 shall be the exterior noise level which may not be exceeded 45 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 65 dB for any period of time.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Environmental Hygiene Program at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).