



SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER **HEARING DATE**

2020-000463

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 82931 /
RPPL2020000803

Environmental Assessment No.
RPPL2020000804

OWNER / APPLICANT

Quan Guang Wu & Marlene Beckles Zheng /
EGL Associates, Inc.

MAP/EXHIBIT DATE:

8/01/23

REPORT DATE:

8/31/23

IST MEETING DATE:

9/07/23

PROJECT OVERVIEW

Tentative Parcel Map to merge two lots and create one multi-family lot and develop four (4) detached condominium units.

MAP STAGE

Tentative: ☒ Revised: ☐ Amendment: ☐ Amended: ☐ Modification to: ☐ Other: ☐
Exhibit "A" Recorded Map

MAP STATUS

Initial: ☐ 1st Revision: ☐ 2nd Revision: ☒ 3rd Revision onwards (requires a fee): ☐

LOCATION

8740 E. Broadway and 5424 N. Muscatel Avenue

ACCESS

Broadway / Muscatel Avenue

ASSESSORS PARCEL NUMBER(S)

5388-029-042, -043

SITE AREA

24,812 square feet (0.57 net acres)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

East San Gabriel

SUP DISTRICT

1st

LAND USE DESIGNATION

H9 (Residential 0-9 dwelling units/net acre)

ZONE

A-1 (Light Agricultural –
5,000 sq. ft. min. lot area)

CSD

[Ch. 22.318](#) East
Pasadena - East
San Gabriel

PROPOSED UNITS

4 Units

MAX DENSITY/UNITS

5 units

GRADING (CUT/FILL)

100 Cubic yards (50 cy cut, 50 cy fill)

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemption (Class 15)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Hold	Erica G. Aguirre (213) 974-6433 eguirre@planning.lacounty.gov
Public Works	Hold	Toan Duong (626) 458-4921 tduong@dpw.lacounty.gov
Fire	Pending	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Cleared	Veronica Aranda (626) 430-5201 varanda@ph.lacounty.gov

PREVIOUS CASES

PM 82737 – No longer in use / void

LA COUNTY PLANNING COMMENTS AND HOLDS

At this time, LA County Planning **does not** recommend approval of the tentative map. Please read below for further details.

☐ Deemed Complete, Date:

☒ Deemed Incomplete: See 14 and 15 for missing application materials

Environmental Determination:

Cleared ☒ Hold ☐

1. Environmental Determination is Categorical Exemption Class 15 (Minor Land Divisions)

General Plan Consistency and Design Committee Recommendations

Cleared ☐ Hold ☒

2. We have determined that you meet the minimum street frontage requirement and lot width minimum requirements pursuant to Table 22.318.060.A (Zones R-1, R-2, R-A, A-1 Development Standards) because you have two street frontages and an irregularly shaped lot.
3. See comments 10 and 11 below regarding the common walkway and trash enclosures.
4. Consider proposing shared open and landscaping areas for the development.
5. Extend stone veneer treatment along all front condo facades similar to how it is done for condo one in the architectural drawings.
6. Reconsider placing the front entrance to condo no. 2 facing the north or the east. This could also assist with connecting the walkway area. The front entrance as currently placed is not desirable facing the rear of the development.
7. Clarify what the two smaller paved areas on each side of condo no. 3 area. If this is meant to be guest parking, please state. Also consider additional landscaping or permeable surfaces here. This seems like “dead space” otherwise.

Tentative Map:

Cleared ☐ Hold ☒

8. As previously stated, please make sure all construction notes are correct. Check note 7, on the map it appears to point to water meters and to the proposed driveway area.
9. Because this is a proposed condo development, you may show the location, elevation, and size of proposed building pads for the four condo units and attached garages on the tentative map. Do not show building footprints within the building pad on the tentative map. See also DPW comments regarding this.

Exhibit Map:

Cleared ☐ Hold ☒

10. As previously stated, the common walkway should provide connectivity throughout the entire development. There doesn't seem to be full connectivity as proposed, particularly between units 2 and 3. Please make sure the walkway connects here and throughout.
11. As previously stated, please see the requirements in Chapter 22.132 ([Trash Enclosures](#)), a project must provide a combined and shared trash enclosure area when proposing four or more units. You are currently only showing individual trash storage areas for each unit.
12. Add more detail regarding proposed trees, shrubs and landscaping. Choose native and non-invasive, drought-tolerant species.

Housing Permit:

Cleared ☐ Hold ☒

13. This project is not subject to the Inclusionary Housing Ordinance ([Chapter 22.121](#)) because it propose fewer than five units.

14. Please submit the following form re Pre-existing site conditions and occupant income: https://planning.lacounty.gov/wp-content/uploads/2022/09/pre-existing_site_conditions_and_occupant_income_certification.pdf

Burden of Proof /Findings for All Entitlements:

Cleared ☐ Hold ☒

15. Submit the Tentative Map Findings: <https://planning.lacounty.gov/wp-content/uploads/2022/10/tentative-map-findings.pdf>

Administrative/Additional Notes:

Cleared ☒ Hold ☐

16. Please be advised that CC&Rs will be required for access, and maintenance of the private driveway and fire lane, landscaping, common areas, etc.

17. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#), that requires for the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. You should show the proposed trees on the Exhibit Map. However, compliance with this requirement is also reviewed during the Final Map stage, and a landscape may be required as a condition, to depict the location of the tree(s) prior to the recordation of the Final Map.

RESUBMITTAL INSTRUCTIONS

The following must be followed if a revision to the tentative or exhibit map is required or if additional permit materials are requested in this report:

- Coordinate with the Planner at 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 the changes made to all maps being resubmitted, responses to the holds listed in this report, the additional application materials being submitted, and the filling of any new permits. Also include any new permit or base application permit numbers (ex. "RPAP202..."). **Map revisions and additional materials will not be taken in without a cover sheet.**
- Upload a digital copy of the cover sheet and revised materials in EPIC-LA via the [CSS online portal](#) and notify the Planner of the upload.
- **Note:** Additional permit applications may require additional filling fees and consultation fees. Also, the third and subsequent revisions to the tentative map require additional fees. Please reference the latest Fee Schedule found here: <https://planning.lacounty.gov/applications-and-forms/>

All corrections and comments from Subdivision Committee must be addressed before your project can be scheduled for public hearing. Please submit the revised tentative map and any other documents that address the Subdivision Committee's comments by Month Day, year (60 Days), or your application may be denied due to inactivity.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Revisions to the tentative map are required to show the following items:

As previously requested,

- a. Verify that all construction notes are correctly referenced. On the map, note 7 is used to reference two different proposed improvements and note 13 is missing from the Construction Notes section. Correct as needed.
- b. Clearly show and delineate the building's pad and proposed finished floor elevations. The building's footprints should only be shown on the exhibit map. Clarify if the Garage and the units have the same building pad elevations.
- c. As previously requested, clearly label and define all line types and symbols used under legend.
- d. Please see attached checked print for additional subdivision comments.
- e. Please see attached Hydrology review sheet (comment No. 1) and attached checked print for requirements.
- f. Please see attached Road review sheet (comment No. 1) and attached checked print for requirements.
- g. Please see attached Sewer review sheet (comment No. 1) for requirements.

2. Revisions to the exhibit map are required to show the following items:

As previously requested,

- a. Verify that all construction notes are correctly referenced. Correct as needed.
- b. Clarify if the Garage and the units have the same building pad elevations
- c. Clearly label and define all line types and symbols used under legend.
- d. Please see attached checked print for additional subdivision comments.

- e. Please see attached Hydrology review sheet (comment No. 1) and attached checked print for requirements.
- f. Please see attached Road review sheet (comment No. 1) and attached checked print for requirements.
- g. Please see attached Sewer review sheet (comment No. 1) for requirements.

Prepared by Jose Cruz
pm82931L-Rev2-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 8-21-2023





**LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT**

PARCEL MAP NO.: 82931

TENTATIVE MAP DATED: 08/01/2023

EXHIBIT MAP DATED: 08/01/2023

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Comments/Additional Requirements:

- Review comments on tentative and exhibit map.

Reviewed by: _____


CHRISTIAN ASCENCIO

Date: 08/14/2023

Phone: (626) 458-4921

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
 - The comments from the previous review dated 10/31/2022 were not addressed on both maps. See attached check print for additional comments.

Prepared by Ambria Vasquez
pm82931R *AV*

Phone (626) 458-4921

Date 08-07-2023



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 82931

TENTATIVE MAP DATED 08-01-2023

EXHIBIT MAP DATED 08-01-2023

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An updated tentative map and an updated exhibit map are required to show the following items:
 - a. As previously mentioned, each building must connect to the public sewer via separate laterals. What is shown on the map is not allowed. Either proposed a public mainline onsite or create four independent laterals to serve each building separately.


Prepared by Nikko Pajarillaga
PM82931R2

Phone (626) 458-3137

Date 08/16/2023

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82931 (Rev)

Page 1/1

TENTATIVE MAP DATED 08-01-2023
EXHIBIT MAP DATED 08-01-2023

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Jose Cruz
pm82931L-Rev2-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 08-21-2023



The following report consisting of ____ 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, Undergrounding 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 driveways and multiple access strips 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 driveways 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.
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. 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.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82931 (Rev)

Page 3/3

TENTATIVE MAP DATED 08-01-2023
EXHIBIT MAP DATED 08-01-2023

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
pm82931L-Rev2-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 08-21-2023



PCA LX001129/A863
EPIC LA RPPL2020000803
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Tract / Parcel Map	82931	Tentative Map Dated	08/01/2023 (Rev. & Exhib.)	Parent Tract	--
Grading By Subdivider? [Y]	50 yd ³	Location	San Gabriel		
Geologist	---	Subdivider	Wu/Zheng		
Soils Engineer	---	Engineer/Arch.	EGL Associates, Inc.		

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/qmed/permits/docs/manual.pdf>.

Prepared by



Hailley Ndubizu
Geotechnical Section



Phuong Schmit-Kallas
Geology Section

Date 08/16/2023

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

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.
82931, San Gabriel, 2023-08-16, 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 08/14/2023 Phone (626) 458-7130

C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 82931 Rev.doc

PRELIMINARY CONDITIONS SUBJECT TO CHANGE

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

1. Make an offer to dedicate 10 feet of additional right-of-way beyond the existing right of way along the property frontage on Muscatel Avenue to achieve the ultimate right of way of 30 feet from the centerline of the street to the satisfaction of Public Works.
2. Dedicate addition right of way 10 feet beyond the existing right of way along the property frontage on Broadway Avenue to achieve the ultimate right of way of 40 feet from the centerline of the street to the satisfaction of Public Works.
3. Closed unused driveway on Muscatel Avenue to the satisfaction of Public Works.
4. Construct curb and gutter on Muscatel Avenue to the satisfaction of Public Works. Relocate all affected utilities.
5. Construct driveway approach on Muscatel Avenue to the satisfaction of Public Works.
6. Construct curb, gutter, full-width sidewalk, pavement on base, and pavement transition on Broadway Avenue to the satisfaction of Public Works. Relocate all affected utilities.
7. Construct transition pavement at the easterly and westerly property line on Broadway to the satisfaction of Public Works.
8. For all other road conditions pertaining to East Broadway Avenue, please contact the City of San Gabriel Public Works. The portion of East Broadway Avenue along the property frontage belongs to the City of San Gabriel.
9. Any above ground obstructions, including utility poles, must be a minimum of 2' from the top of "X" of any driveways. In no case should this separation be less than two feet.
10. Repair any improvements damaged during construction to the satisfaction of Public Works.

11. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
12. Plant street trees along the property frontage on Muscatel Avenue to the satisfaction of Public Works.
13. Underground all new utilities to the satisfaction of Public Works.
14. Submit detailed signing and striping plans to the satisfaction of Public Works. Contact Kent Tsujii at 626 300-4776 for more information.
15. 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.

Prepared by Ambria Vasquez
pm82931R

AV

Phone (626) 458-4921

Date 08-07-2023

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 tentative map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The will serve letter issued by San Gabriel County Water District, dated August 31, 2022 will expire on August 31, 2023 it shall be sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration and abide by all requirements of the water purveyor.

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

3. Submit landscape and 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 Water Efficient Landscape Ordinance.

Prepared by Ambria Vasquez
pm82931w *AV*

Phone (626)458-4921

Date 08-07-2023



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 82931	DRP Map Date: 08/01/2023	SCM Date: 11/17/2022	Report Date: 08/29/2023
Park Planning Area # 42	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	3.04	0.0030	3	0.03
M.F. < 5 Units	2.93	0.0030	0	0.00
M.F. >= 5 Units	2.64	0.0030	0	0.00
Mobile Units	4.67	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			4	0.03

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

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



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

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

MEGAN McCCLAIRE, 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/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger

August 02, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Erica Aguirre

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

**SUBJECT: SUBDIVISION REQUEST – TENTATIVE MAP – PARCEL
CASE: RPPL2020000803
PROJECT: PM82931
8740 E. BROADWAY SAN GABRIEL CA 91776**

Thank you for the opportunity to review the application and subdivision request for the subject property. This project proposes to construct 4 detached single-family condominiums on two adjoining lots at the above location.

Public Health recommends approval of the aforementioned project. The applicant provided an "Availability of Water and Feasibility" letter from San Gabriel County Water District dated July 06, 2023, and a "Sewer Will Serve" letter from Los Angeles County Sanitation District dated August 29, 2022. The applicant provided an exhibit tentative map dated August 01, 2023.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. Dust control measures are

Joshua Huntington

August 02, 2023

Page 2 of 2

recommended during grading or excavation activities to minimize fugitive dust. Adhere to applicable Air Quality Management District regulations.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the subject project.
- ☐ 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:

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.

CC:va

DPH_CLEARED_8740 E. BROADWAY SAN GABRIEL CA 91776_ RPPL2020000803_08.02.2023