

Jeff Ortiz, Chair  
Leo Barrera, Vice Chair  
Larry Rodriguez, Commissioner  
Robert Sanchez, Commissioner  
Kenneth Tang, Commissioner



Guillermo Arreola,  
Executive Director/ Director of  
Community Development  
Renee Reyes,  
Secretary  
Christy Lopez,  
Assistant Counsel

**CITY OF SOUTH EL MONTE  
REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION**

**AGENDA**

November 21, 2023, 6:00 PM  
1415 Santa Anita Avenue, South El Monte, CA 91733

**PUBLIC COMMENT**

To participate during public comment via teleconference, see below:

Link: <https://us02web.zoom.us/j/84259060808>

Webinar ID: 842 5906 0808

Or Call In: 1 669 444 9171, when prompted, enter 842 590 60808#

**AMERICANS WITH DISABILITIES ACT**

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at (626) 652-3180 or (626) 652-3121 at least 72 hours prior to the meeting.

**GENERAL COMMENT**

Members of the public wishing to submit a general comment or a comment on an agenda item, can email [reyes@soelmonte.org](mailto:reyes@soelmonte.org) or call (626) 652-3175 to leave a voicemail message. All comments received an hour before the scheduled meeting will be read during public comment and made part of the record.

**MEETINGS**

The Planning Commission holds regular meetings on the Third Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California.

**POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES**

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

**VIEWING OF AGENDA PACKETS**

Full agenda packet can be viewed either at <https://www.cityofsouthelmonte.org/373/Agendas-Minutes> or in the Community Development's Office at City Hall during normal business hours Monday through Thursday 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

**ISSUES RELATED TO AGENDA**

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Renee Reyes, Commission Secretary  
Ph (626) 652-3175

**AGENDA BEGINS ON THE FOLLOWING PAGE**

**1. ROLL CALL**

Commissioners: Rodriguez, Sanchez, Tang, Vice Chair Barrera, Chair Ortiz

**2. PLEDGE OF ALLEGIANCE**

Commissioner Tang

**3. PRESENTATIONS - NONE**

**4. APPROVAL OF AGENDA**

By motion of the Planning Commission, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

**5. PUBLIC COMMENT**

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Planning Commission, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Commission objects, the Chair may provide speakers more or less time to speak. All comments or queries shall be addressed to the Commission as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the Planning Commission shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

**6. CONSENT CALENDAR**

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the Planning Commission during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

**6.a. Approval of the Regular Planning Commission Meeting Minutes for October 17, 2023**

RECOMMENDATION: Staff recommends the Planning Commission approve Minutes for the September 19, 2023, Regular Planning Commission meeting.

**7. PUBLIC HEARING**

**7.a. Consideration of the following: A minor text correction to an approved Vesting Tentative Tract Map (No. 21-16), at 2540 Rosemead Boulevard, 2559 and 2603 Chico Avenue, and APN 8102-037-022.**

An Initial Environmental Study was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and was made available for public review and comment January 14, 2022 to February 14, 2022. The study concluded that there will be less than significant impacts with project mitigation. Therefore, a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program has been prepared.

**RECOMMENDED ACTION:** Staff recommends the Planning Commission:

1. Conduct a public hearing;
2. Take public testimony;
3. Adopt Resolution No. 23-03 approving CUP (No. 23-03); and
4. Or provide direction to staff.

**8. GENERAL BUSINESS - NONE**

**9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS**

AB 1234, section 53232.3(d) requires Members of a legislative body to provide brief reports on meetings attended at the expense of the local agency (i.e., Conferences, seminars, training etc.) at the next regular meeting of the legislative body.

**10. CORRESPONDENCE - NONE**

**11. COMMISSIONERS' AGENDA**

**11.a. CHAIR ORTIZ**

1. Update for "Mariscos San Isidro" restaurant located at 2327 Rosemead Blvd. When is the next scheduled review for this project?

**Recommendation:** Discussion and/or action

2. Update on the approved development at 2727 Rosemead Blvd. and Mabel Ave. (Mye Plaza)

**Recommendation:** Discussion and/or action

3. Update for parking issues at "A Huevo" restaurant, located at 1721 Durfee Avenue and whether there was a traffic study conducted to remove some red curbs on Thienes Ave. to allow more street parking?

**Recommendation:** Discussion and/or action

**12. ADJOURNMENT**

Tuesday, December 19, 2023, at 6:00 p.m.

I Renee Reyes, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at [www.cityofsouthelmonte.org](http://www.cityofsouthelmonte.org) on this 16<sup>th</sup> day of November 2023.

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Secretary

**CITY OF SOUTH EL MONTE**  
**REGULAR PLANNING COMMISSION MEETING MINUTES**  
Tuesday, October 17, 2023, 6:00 P.M.

1. **ROLL CALL** – Chair Ortiz called the meeting to order at 6:00 p.m.

PRESENT: Commissioner(s): Rodriguez, Sanchez, Tang, Vice Chair Barrera, and Chair Ortiz.

STAFF PRESENT: Alexis Hall, Assistant Counsel; Rene Salas, City Manager; Donna G. Schwartz, City Clerk; Gerardo Marquez, Planning Manager and Renee Reyes, Secretary.

Zoom was provided for the Public to participate during public comment via teleconference.

2. **PLEDGE OF ALLEGIANCE** – Commissioner Rodriguez led the Pledge of Allegiance.

3. **PRESENTATIONS – None**

4. **APPROVAL OF AGENDA**

A motion was made by Commissioner Tang, seconded by Commissioner Rodriguez, to approve the agenda. Motion passed 5-0, by the following vote:

AYES: Commissioner(s): Rodriguez, Sanchez, Tang, Vice Chair Barrera  
and Chair Ortiz

NAYS: Commissioner(s): None

5. **PUBLIC COMMENT**

Chair Ortiz opened public comment.

1. Robert Irigoyen Sr., resident and representative for Epiphany Church, would like to know the nature of the business, Rustic & Chic, and how it may impact the church.
2. Jack Owen, Jenkins Industrial Property and representing owners on Floradale Ave. and Thienes Ave., is opposed to the subject conducting business in a Manufacturing zone.
3. Gloria is in support of the business. She feels it will benefit the City bringing in tax revenue.
4. Katie Owen has concerns about propped business and how it will affect parking, self-serve alcohol and the business should conduct business in the correct zone.
5. Chris Knight, Chief Operator of the EM/SEM Chamber of Commerce, spoke in support in granting the CUP to Rustic & Chic to facilitate their operation. She feels this business will bring in revenue, which the City will benefit from.

## 6. CONSENT CALENDAR

A motion was made by Commissioner Tang, seconded by Commissioner Sanchez, to approve the agenda. Motion passed 5-0, by the following vote:

AYES: Commissioner(s): Rodriguez, Sanchez, Tang, Vice Chair Barrera  
and Chair Ortiz

NAYS: Commissioner(s): None

### 6.a. Approved Planning Commission Minutes for October 17, 2023, Regular Planning Commission meeting.

Chair Ortiz asks for any announcements.

Commissioner Sanchez announces he will be recusing himself from the proposed subject matter, as his property is located within 500 ft. of subject site.

Vice Chair Barrera announces he will not be abstaining in this proposed subject matter after getting clarification from City Counsel and can be involved in this matter.

## 7. PUBLIC HEARING

### 7.a. **Consideration of Resolution No. 23-03 approving a Conditional Use Permit (CUP) (No. 23-03) to allow for a special event (banquet) facility ("Rustic & Chic") Located at 1703 Floradale Avenue, South El Monte, California**

City Manager Rene Salas expresses concerns about recent events that occurred Friday and Saturday night where citations were issued, as well as in January. City Manager Salas stated his recommendation has changed in this staff report based of recent findings. Based on these new findings that have not been publicized or posted properly. City Manager Rene Salas stated that he needs to continue this item to the next meeting to include these citations that are impacting the approval process. The total amount of outstanding citations is \$13,500. In the staff report there is only one citation which was issued on September 23, 2023 at the cost of \$3,000. There are three additional citations that need to be made public and included in the staff report. City Manager Rene Salas concludes and recommends continuing the item to the next scheduled meeting.

Commissioner Rodriguez asked if the Code Enforcement Supervisor can come up to speak and give a report about the business.

Code Enforcement Supervisor Joe Martinez spoke about the four outstanding citations and penalties that have not been paid and are currently going to collections. He stated Code Enforcement personnel continues to receive complaints.

Vice Chair Barrera asked City Manager Rene Salas if there are any business the Commissioners need to conduct due to the item being continued.

City Manager Rene Salas gave the applicant the opportunity to address the concerns that were brought up, and then come back for further discussion and/or make a motion.

Commissioner Tang asks staff regarding the action that will be taking between now and to the next session.

City Manager Rene Salas stated the item will be back in November with an informative staff report that includes the other citations that were mentioned for consideration for the CUP approval.

Chair Ortiz re-opened public comment and mentioned that they received copies of letters of support from the public and if the Planning Commission attendees would like a copy.

1. Bob Nassak, applicant, is surprised that we will continue this item. He has presented and gave the planning staff and commissioners all documents that were required. He feels continuing this item will benefit nobody based on the violations.
2. John Mendez, owner of Rustic & Chic, states he has worked hard to create this business and apologized for all the citations and having Code Enforcement going out to their property. He wants a fair shot at getting this CUP but feels the City has already shut them down by moving this item to the next month.
3. Sandra Mendez, owner of Rustic & Chic, stated they have complied and jumped through hoops with all the requests the City has asked. She states her frustration that the item will be continued to the next month.
4. Gloria Olmos stated she knows that the City doesn't close businesses due to violations or disregard of CUPs. She is disappointed that the item will be continued again. She states the letters of reference should be read aloud for the public to hear.
5. Robert Irigoyen, resident and representative for Epiphany Church, states that there are rules in the City and everyone, including businesses and residents, should follow them, and leave the emotional part out.
6. Chris Knight, Chamber of Commerce, states the City should consider helping these business owners/applicants find a new site location since it is becoming an issue with the current subject site. She states having this banquet hall will make history in the City of South El Monte and San Gabriel Valley. If we cannot grant them the CUP, we should help pay for them to move their business somewhere else.

City Manager Rene Salas directed City Clerk Donna Shwartz to read each letter of support out loud.

City Clerk Donna Schwartz read the letters of support. There were also certificates of completion from the State Food and Safety for successfully completing the California RBS Beverage Course. Pictures were also provided of the inside and outside of their other business in the City of Commerce.

City Manager asks for a recess at 7:02 pm.

Meeting is called to order at 7:17 pm.

7. Jack Owens speaks about complying with the City's code and doing the right thing when Commissioners consider a new business.

Chair Ortiz closes Public Comment.

Chair Ortiz has an open discussion with Commissioners.

Commissioner Tang asked staff if there are additional things that need to be look at.

City Manager Rene Salas stated he would like to consider another condition of approval and require the applicant to pay the outstanding fines of \$13,500 on a payment plan to approve the CUP. He stated to the Commissioners that they can go with his recommendation or go down another path. City Manager Rene Salas asked City Clerk, Donna Schwartz to read the names of Rustic & Chic's staff that have been trained for the ABC Registry.

City Clerk read two that have completed the training and some that are in progress.

Chair Ortiz re-opens Public Comment.

City Manager Rene Salas asked the applicant if their staff plans on completing the training as requested by the Planning Commission?

Owner Sandra Mendez stated all employees will be certified and will comply with the payment plan.

Chair Ortiz closed Public Comment.

Chair Ortiz opened discussion.

Commissioner Rodriguez stated public safety is just as important a subject as bringing in revenue. His concern is the gray area with the self-serving alcohol and having the South El Monte residents in danger if someone decides to leave the subject site intoxicated. He directed staff to review the applicant's hall rental insurance policy.

City Manager Rene Salas asked Chair Ortiz to open Public Comment to ask owners/applicant to get clarification about alcohol usage in the facility.

Chair opens Public Comment.

Owner John Mendez stated that his staff will enforce whatever Commissioners see fit.

Owner Sandra Mendez stated that guests sign a contract stating they cannot take opened containers when they leave the venue and must be dumped before they leave the premises. They can only take closed containers. And the contract also states they must stop consuming alcohol at a certain time.

Vice Chair Barrera asked the owners if security will be able to recognize a guest that has had too much to drink and if security will be overseeing the amount of alcohol that is being consumed?

Owner Sandra Mendez answered affirmatively. All staff will be able to recognize intoxication. And she clarified that they do have banquet hall insurance.

City Manager Rene Salas asked if the facility will be selling alcohol?

Owner Sandra Mendez stated that there is no alcohol sales.

Commissioner Rodriguez asked as part of a condition, will the applicants be open to letting City's Code Enforcement personnel in the venue to make sure the venue is at its contracted capacity of 120 people?

Owner Sandra Mendez stated she doubts her guests will appreciate City's Code Enforcement personnel entering an ongoing event.

City Manager Rene Salas clarified that in the Conditions of Approval, Number 36, it allows access to Sheriff's Department personnel to the property, building and parking lot at all times, including when business operation are occurring, including special events activities. City Manager Rene Salas modified the condition: to allow access to Sheriff's Department and City's Code Enforcement personnel.

Owner John Mendez agreed.

Chair Ortiz asks if the applicants are open to obtaining a full ABC License within a year?

Owner John Mendez answered affirmatively.

Chair Ortiz asked staff if we can add that to the CUP?

City Manager Rene Salas answered affirmatively.

Commissioner Tang suggested that this this item be brought back to Planning Commission for regular review due to it being a new business. Commissioner Tang asked if they could require a three-month review?

City Manager Rene Salas stated affirmatively.

Chair Ortiz asked the applicant if they are open to do a three-month review instead of six months?

Owners John and Sandra Mendez stated affirmatively.

Owner John Mendez asked if they can obtain an ABC License in two years instead of one, due to the process taking longer than a year.

Chair Ortiz answered affirmatively.

Chair Ortiz closed Public Comment.

Chair Ortiz asked for discussion.

Commissioner Tang asked if that the City's Code Enforcement Department keep the Planning Commission apprised of any issues that come up in the future.

Chair Ortiz asked for a recess at 7:46 pm.

Meeting is called to order at 8:12 pm.

Chair Ortiz asked for amendments from Alexis Hall, Assistant Council.

Condition Number 24, the City shall review the conditions of the premises and business operations approved here in approximately three months from the City's approval.

Condition Number 28, allow access to Sheriff's Department and to City's Code Enforcement personnel to the property, building and parking lot at all times including when business operations are occurring, including special event activities.

Adding new Condition Number 30: The applicant shall obtain a full ABC license applicable to beer, wine and spirit within two years.

Adding new Condition Number 31: The applicant shall maintain full banquet/event hall insurance or like insurance to the satisfaction of the City. Applicant shall submit proof of insurance upon City's request.

Adding new Condition Number 32: The applicant shall pay all citations in full within one-year absent another agreement with the City.

Amending Condition Number 27, bullet five: The special event business shall include a minimum of three security guards. One along the exterior of the property, one within the venue and one at the off-site parking area as required in this CUP.

Commissioner Rodriguez wanted to clarify if these amendments are being added by staff or the Commissioners?

Chair Ortiz and City Manager Rene Salas stated if it is being added by staff with input from the City Attorney's office.

Motion to approve as amended.

Motion by Commissioner Tang, seconded by Commissioner Barrera to approve Resolution No. 23-04. Motion passed 3-1-1 (Commissioner Sanchez recused himself), by the following vote:

AYES:	Commissioner(s): Chair Ortiz, Barrera, Tang
NAYS:	Commissioner(s): Rodriguez
ABSTAINED:	Commissioner(s): Sanchez

**8. GENERAL BUSINESS – None**

**9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS**

No Commissioners had anything to report.

**10. CORRESPONDENCE – None**

**11. COMMISSIONERS' AGENDA**

**11.a. Commissioner Sanchez**

1. Update on Cielito Lindo building.

City Manager Rene Salas stated the property is available for rent. The City did have the property owner clean up the exterior of the property and will be installing a fence.

2. Who is responsible for maintaining sidewalks in front of businesses?

City Manager Rene Salas stated there are issues on existing, paved sidewalks, it is the City's responsibility. It is the owner's responsibility if there is any dirt or grass on the aprons/driveway approaches.

**11.b. Vice Chair Barrera**

1. Update on Cindy's Restaurant on Durfee Ave.

City Manager Rene Salas stated there have been a few inquires but nothing definite. Presently, the property owner has no plans to do anything on the lot.

2. Update on abandoned site at 1833-1883 Merced Ave.

City Manager Rene Salas will provide an update on the subject site.

3. Does the City regulate rent control on Mobile Home Parks?

City Manager Rene Salas answered no.

**12. ADJOURNMENT**

At 8:25 p.m. there being no more business before the Commission, Chair Ortiz adjourned the meeting to a regular Planning Commission Meeting on Tuesday, November 21, 2023, at 6:00 p.m.

I Renee Reyes, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at [www.cityofsouthelmonte.org](http://www.cityofsouthelmonte.org) on this 16<sup>th</sup> day of November 2023.

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Secretary



# Planning Commission Agenda Report

**Agenda  
Item No.  
7.a.**

**DATE:** November 21, 2023

**TO:** Honorable Chairman and Members of the Planning Commission

**APPROVED BY:** Guillermo Arreola, Director of Community Development

**PREPARED BY:** Gerardo Marquez, Planning Manager

**SUBJECT:** Consideration of the following: A minor text correction to an approved Vesting Tentative Tract Map (No. 21-16), at 2540 Rosemead Boulevard, 2559 and 2603 Chico Avenue, and APN 8102-037-022.

**ENVIRONMENTAL DETERMINATION:** An Initial Environmental Study was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and was made available for public review and comment January 14, 2022 through February 14, 2022. The study concluded that there will be less than significant impacts with project mitigation. Therefore, a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program has been prepared.

**PROJECT**

**LOCATION:** Address: 2540 Rosemead Boulevard,  
2559-2603 Chico Avenue, and  
APN 8102-037-022

Project Applicant: KB Home

Property Owner: David Tsay, California T.C. Group, LP

Zone: "C-M" (Commercial-Manufacturing), "R-3"  
(Multi-Family Residential)

Lot Size: 534,062 square feet (12.26 acres)

**SURROUNDING ZONING AND LAND USE:**

	<b>Zone</b>	<b>General Plan</b>	<b>Land Use</b>
North	"C-M" (Manufacturing) "R-3" (Multi-Family Residential)	Commercial-Manufacturing Medium Density Residential	Wholesale/Retail Supermarket Multi-Family
South	"M" (Manufacturing) "C-M" (Commercial-Manufacturing)	Industrial Commercial-Manufacturing	Wholesale Manufacturing Mechanic

East	“M” (Manufacturing)	Industrial	Wholesale Manufacturing Mechanic
West	“C-M” (Commercial- Manufacturing)	Commercial-Manufacturing	Retail Wholesale

**BACKGROUND:** This project was presented to and approved by the Planning Commission on March 15, 2022. The Vesting Tentative Tract Map that was presented at the time included language calling for a commercial component to the project. Given that no commercial component was proposed or analyzed for this project, staff decided to bring this element back before the Commission to memorialize the correction for clarification purposes. The correction consists of removing “and Commercial” from the Vesting Tentative Tract Map title page (Attachment B). The new title shall read (Attachment C):

“MAJOR LAND DIVISION  
VESTING TENTATIVE TRACT MAP NO. 083399  
(FOR CONDOMINIUM PURPOSES)  
LOCATED IN THE CITY OF SOUTH EL MONTE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”

The project site constitutes four properties located at 2540 Rosemead Boulevard (APN 8102-037-020), 2559 and 2603 Chico Avenue (APNs 8102-037-017 and 8102-037-024, respectively), and APN 8102-037-022 (collectively, the “Property”). The Property measures approximately 534,062 square feet (12.26 acres) and is located midway up Rosemead Blvd. on the east side in the City of South El Monte (“City”).

Proposed Project

KB Home, (“Applicant”) is proposing the development of 207 residential homes (169 single family and 38 multi-family units) totaling 408,104 square feet, along with a recreation area that includes a pool. The units will be 3 stories and have a maximum building height of 35 feet 8 inches for the multi-family townhomes, with 3-story single family unit heights ranging from 32 feet 8 inches to 34 feet 7 inches (“Proposed Project” or “Project”). The Proposed Project will include the sale of 186 market rate and a 21 moderate income dwelling units. The correction to the map shall not have any impact on any other of the already approved components to this project.

**RECOMMENDATION:** Staff recommends that the Planning Commission: (i) adopt Resolution No. 21-16 removing the references to a commercial lot on the conditionally approved Subdivision (No. 21-16).

**ANALYSIS:**

Vesting Tentative Tract Map

Vesting Tentative Tract Map No. 083399 will allow for the merger of 4 parcels into 2 lots and the creation of 207 residential units. As mentioned earlier, this item has been brought back before the Planning Commission in order to memorialize the correction of the already approved map by only referencing the residential development component. Below are the findings that were made in

accordance with the South El Monte Municipal Code (SEMMC). The proposed subdivision of the Property is consistent with the General Plan and Zoning Ordinance upon adoption of the zone change by City Council. The proposed subdivision will create a lot that will consist of the 207 housing units, and a second commercial lot that will not be part of the project. No additional modifications to the findings were required as a result of the correction.

Per SEMMC Section 16.16.025, the Planning Commission shall not approve a tentative map where:

1. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan. With the adoption and approval of Resolution Nos. 21-05 and 21-17 by City Council, the subdivision will be consistent with the General Plan and proposed Specific Plan.*
2. *The site is not physically suitable for the type or proposed density of development. The grade of the land is flat and suitable for residential development and can support higher density.*
3. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat. An Initial Study was conducted and staff is of the opinion, based on the Initial Study, there will be no significant impact on the environment with adoption of a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”).*
4. *The design of the subdivision or type of improvements is likely to cause serious public health problems. The IS/MND determined that there is less than significant impact with mitigation measures in effect for air quality.*
5. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction. There are no conflicts of existing easements since the Applicant incorporated these into the design of the Project. If the site plan is redesigned to incorporate the expansion of Fern Street, public easements will be taken into account.*
6. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. A sewer study was conducted and found that no violation would occur.*
7. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction*

*of the city engineer that the subdivider can correct such conditions. All preliminary reports were submitted to the satisfaction of the City and will be confirmed by the City Engineer.*

8. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act. Staff has determined that the Project meets all the provisions of the Subdivision Map Act as well as the SEMMC as detailed in the attached Staff Report.*

As corrected, the requested Vesting Tentative Tract Map meets all of the development standards of the State Subdivision Map Act and Title 16 of the Municipal Code for the City of South El Monte. The proposed subdivision is consistent with the proposed General Plan change and meets development standards for mixed use commercial and residential development.

**ENVIRONMENTAL REVIEW:** An Initial Study was conducted and Mitigated Negative Declaration was prepared pursuant to the guidelines of the California Environmental Quality Act (Administrative Code, Title 14, Chapter 3, §15063; §15070). The public review period took place between January 14 and February 14, 2022. The study concluded that there will be less than significant impacts with project mitigation.

A total of 4 letters were received during the public review period and each organization have been issued a response. The Gabrieleno Tribe of Mission Indians – Kizh Nation requested that they be consulted before excavation begins on the Property, which is addressed by the MMRP. The City of Rosemead requested a signal to be created somewhere along Rosemead Blvd, which is not part of CEQA analysis, but will be addressed by Caltrans or the Applicant. Caltrans issued comments about the level of service (LOS) for the Project which also is not part of CEQA, but has been addressed. The LA County Fire Department provided comments dealing with wording in the MND, which have also been addressed. Finally, the LA County Sheriff's Department provided comments about increased coverage, security, and maintenance of the site which have also been addressed with a response letter and inclusion of recommendations in the conditions of approval.

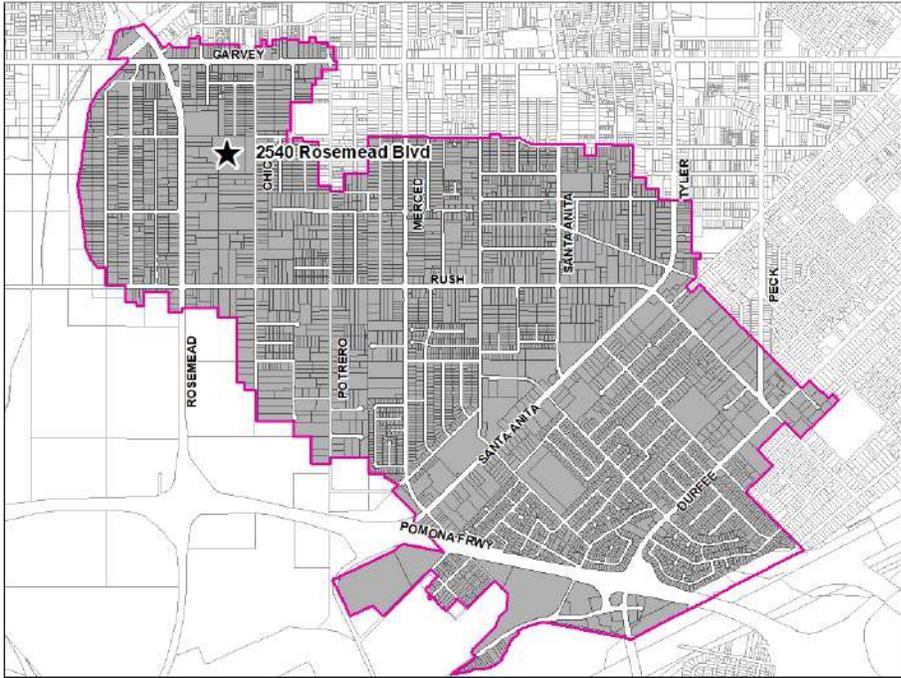
Further, the name change for this project does not increase its environmental impact and does not trigger additional environmental review under the California Environmental Quality Act. In fact, the name change reduces the project's environmental impact.

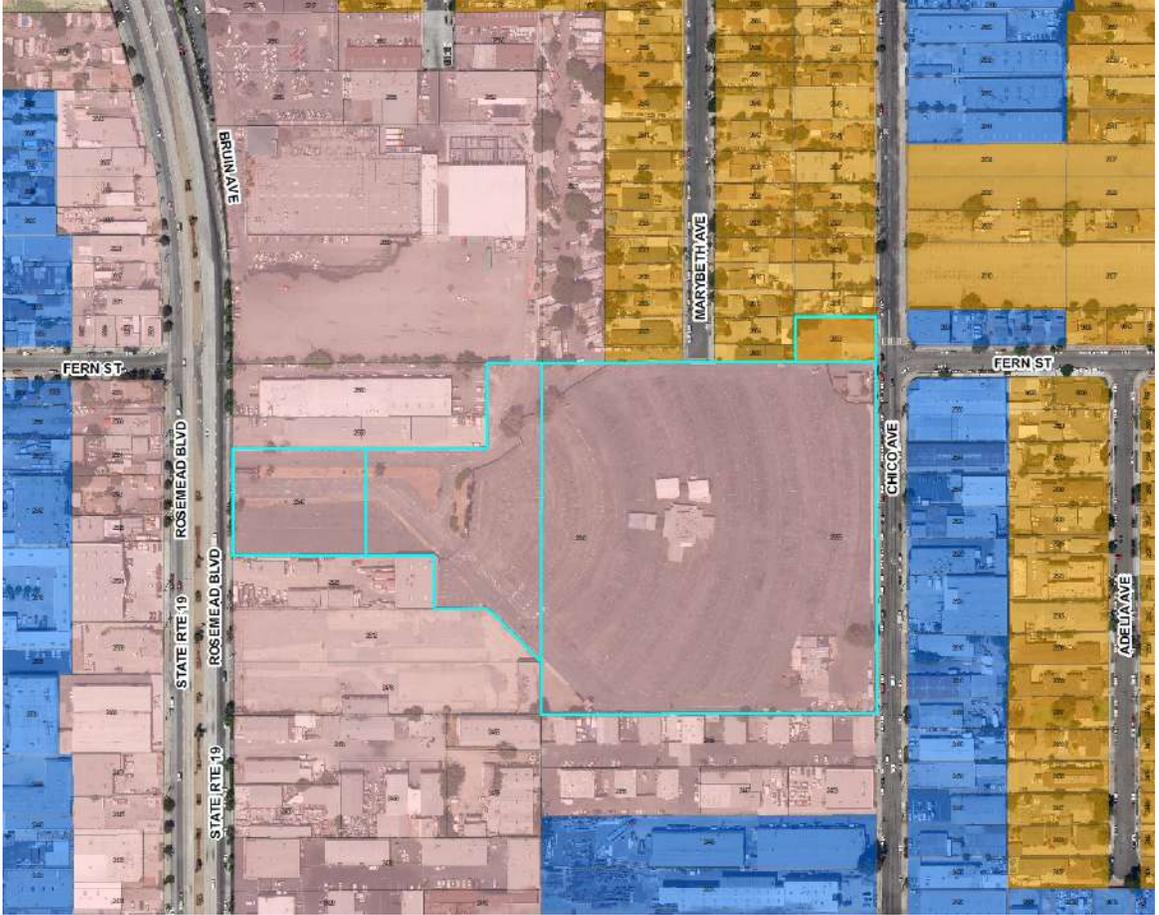
**CONCLUSION:** The Project meets all of the development standards of the California Subdivision Map Act and the South El Monte Municipal Code, provided that the City Council adopts the Starlite Specific Plan. Staff recommends the Planning Commission adopt Resolution No. 21-16 to correct the conditionally approved Subdivision 21-16.

**ATTACHMENTS:**

- A. Vicinity Map/Aerials
- B. Previously Approved Vesting Tentative Tract Map
- C. Corrected Vesting Tentative Tract Map
- D. Draft Resolution No. 21-16

Attachment A: Vicinity Maps/Aerials





# MAJOR LAND DIVISION

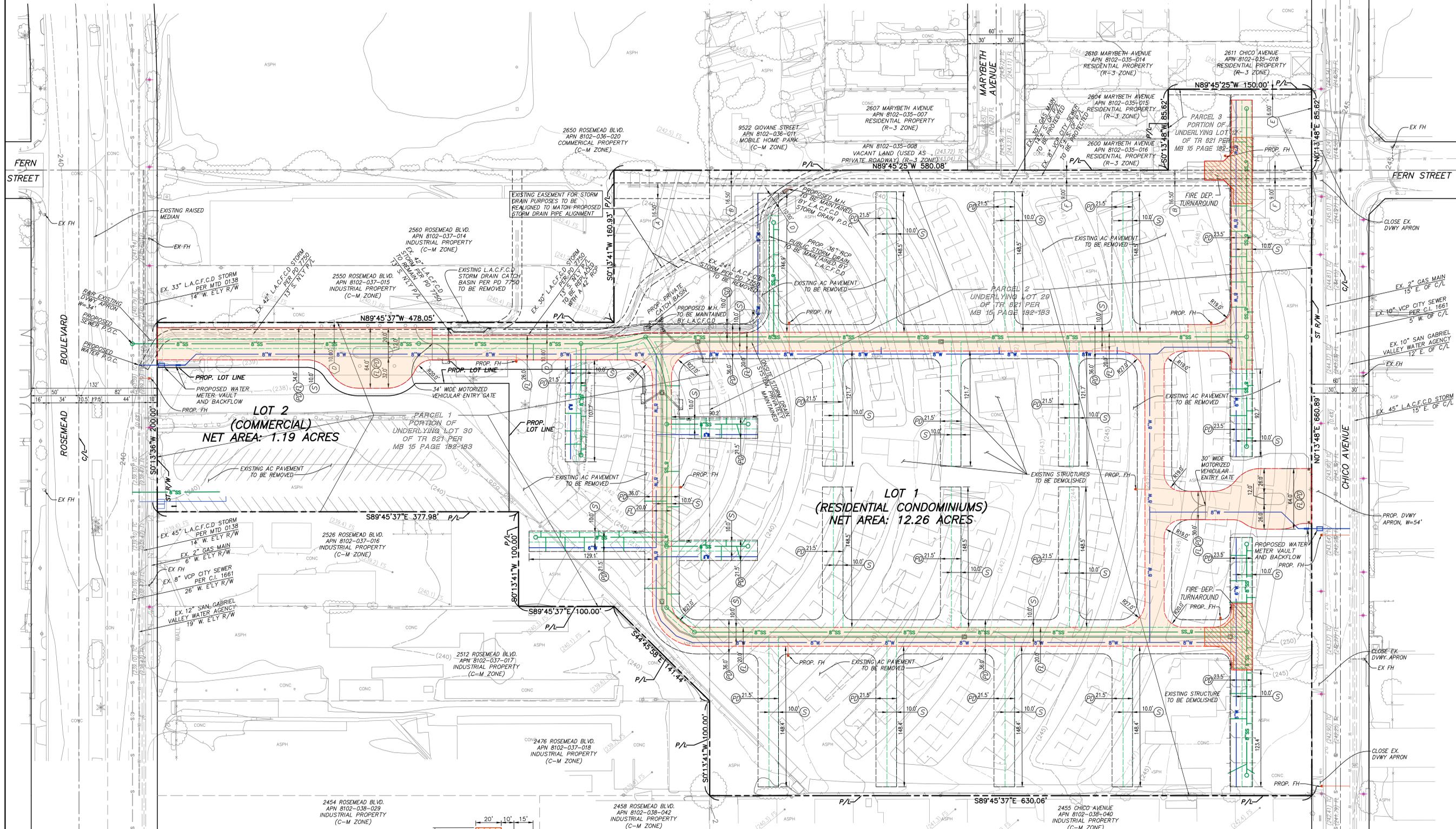
## VESTING TENTATIVE TRACT MAP NO. 083399

(FOR CONDOMINIUM ~~AND COMMERCIAL~~ PURPOSES)

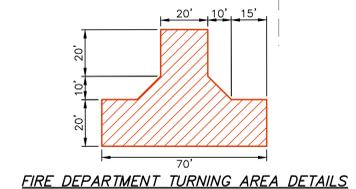
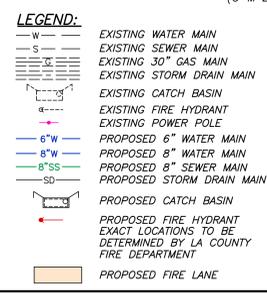
### LOCATED IN THE CITY OF SOUTH EL MONTE

### COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

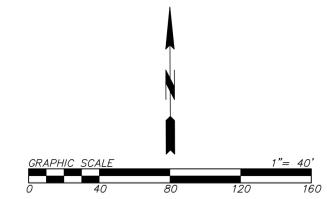
ATTACHMENT "B"



- PROPOSED EASEMENTS**
- (FL) 20' WIDE MINIMUM AND VARIABLE WIDTH PRIVATE DRIVEWAY AND FIRE LANE EASEMENT.
  - (PD) 21.5' WIDE MINIMUM AND VARIABLE WIDTH PRIVATE DRIVEWAY EASEMENT.
  - (S) 10' WIDE MINIMUM AND VARIABLE WIDTH SEWER EASEMENT TO THE CITY OF SOUTH EL MONTE.
  - (SD) 10' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR STORM DRAIN PURPOSES.



- NOTES:**
- GARAGE FF (FINISH FLOOR) ELEVATIONS FOR UNITS VARY. THEY ARE 4" TO 7" BELOW UNIT FF ELEVATIONS EXCEPT FOR THE ADA ACCESSIBLE UNITS. ADA ACCESSIBLE UNITS ARE DESIGNED WITH 1/4" THRESHOLD FROM UNIT FF TO GARAGE FF.
  - SURFACE GRADES FOR PARKING STALLS AND VEHICLE MANEUVERING AREAS ARE 5% MAX AT ANY DIRECTION.
  - SURFACE GRADES FOR ADA PARKING STALLS TO BE 2% MAX AT ANY DIRECTION.



**LAND SURVEYOR**  
CONTACT: MIKE LOPEZ  
VERTEX SURVEY INC.  
28348 CONSTELLATION RD.  
SUITE 600, CA 91352  
TEL: 661-254-1928

**SOILS ENGINEER**  
CONTACT: MARK SWATEK  
RMA GEOSCIENCE, INC.  
9854 GLENDALES BLVD.  
SUN VALLEY, CA 91352  
TEL: 800-RMA-4396

**ARCHITECT**  
CONTACT: SOPHIA KEMMEE, AIA  
KB HOME ARCHITECTURE  
5230 PACIFIC CONCOURSE DR.  
SUITE # 330  
LOS ANGELES, CA 90045  
TEL: 424-294-3718

**DEVELOPER**  
CONTACT: DAVID LEBLE  
KB HOME  
25152 SPRINGFIELD CT.  
SUITE # 300 CA 91352  
TEL: 661-219-6852

**OWNER**  
CONTACT: DAVID TSYA  
CALIFORNIA T.C. GROUP, LP  
2559 N. CHICO AVE.  
SOUTH EL MONTE,  
CA 91733

**REVISIONS:**

**FORMA ENGINEERING INC.**  
400 San Fernando Mission Boulevard, Suite 200  
San Fernando, California 91340  
Phone: (818) 832-1710 • Fax: (818) 832-1740

**PREPARED BY:**

**VESTING TENTATIVE TRACT MAP FOR STARLITE TENTATIVE TRACT MAP VTTM FOR TRACT 083399 2540 ROSEMEAD BLVD. SOUTH EL MONTE, CA 91733**

DATE: 12/15/2021  
JOB NUMBER: 20109  
**2**  
OF 4 SHEETS

# MAJOR LAND DIVISION AMENDED VESTING TENTATIVE TRACT MAP NO. 083399 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE CITY OF SOUTH EL MONTE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**GENERAL NOTES:**

1. EXISTING GENERAL PLAN DESIGNATION.....COMMERCIAL-MANUFACTURING & MEDIUM DENSITY RESIDENTIAL
2. PROPOSED GENERAL PLAN DESIGNATION.....MEDIUM DENSITY RESIDENTIAL FOR LOT 1
3. EXISTING ZONING.....C-M & R-3
4. PROPOSED ZONING.....STARLITE SPECIFIC PLAN FOR LOT 1,
5. EXISTING LAND USE.....COMMERCIAL - SWAP MEET
6. PROPOSED LAND USE.....RESIDENTIAL CONDOMINIUMS FOR LOT 1
7. TOTAL NUMBER OF GROSS ACRES: (TO SURROUNDING STREET C/L)..... 12.83 AC
8. TOTAL NUMBER OF NET ACRES :..... 12.23 AC
9. EXISTING NUMBER OF LOTS.....1
10. PROPOSED NUMBER OF LOTS.....1  
LOT 1 - 532,603 SF = 12.23 NET ACRES
11. NO STREET DEDICATIONS REQUIRED AT THIS TIME
12. TOTAL OPEN SPACE PROVIDED WITHIN PROPOSED LOT 1 ONLY.....430,347 SF  
PRIVATE OPEN SPACE - ENCLOSED YARDS = 59,818 SF  
PRIVATE OPEN SPACE - BALCONIES IN PLAN 2X AND PLAN 3X = 1,480 SF  
COMMON OPEN SPACE - LANDSCAPE = 143,789 SF  
COMMON OPEN SPACE - HARDSCAPE = 215,464 SF  
RECREATION CENTER POOL DECK, POOL AND REC BLDG = 9,796 SF
13. TOTAL NUMBER CONDOMINIUM UNITS .....38 ATTACHED & 169 DETACHED = 207 EA
14. ALLOWABLE DENSITY PER STARLITE SPECIFIC PLAN..... 16.88 D.U./AC OR 207 D.U.
15. PROPOSED PARKING:  
PRIVATE (ALL UNITS WILL HAVE A TWO-CAR GARAGE)..... 414 EA  
ONSITE GUEST PARKING STALLS (0.5/UNIT)..... 104 EA  
OVERFLOW PARKING STALLS (OVER LA COUNTY FLOOD CONTROL EASEMENT) ... 10 EA
16. SITE ADDRESS: 2540 ROSEMEAD BLVD, 2603 CHICO AVE. AND 2559 CHICO AVE, SOUTH EL MONTE 91733
17. ASSESSOR PARCEL NUMBER: 8102-037-020, 8102-037-022, 8102-037-024 & 8102-035-017
18. PROPOSED HEIGHT.....30' MAX. TO EAVES  
36' TO RIDGE
19. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
20. PROPOSED METHOD OF SEWAGE DISPOSAL:  
8" VCP PUBLIC SEWER MAINS ARE PROPOSED WITHIN THE PRIVATE DRIVE AISLES. ONSITE SEWER MAIN WILL EXTEND TO ROSEMEAD BLVD AND CONNECT TO AN EXISTING 8" PUBLIC SEWER MAIN OWNED BY THE CITY OF SOUTH EL MONTE.
21. PROPOSED METHOD OF WATER SUPPLY:  
PROPERTY IS WITHIN SAN GABRIEL VALLEY WATER AGENCY SERVICE AREA. THERE IS AN EXISTING 12" WATER MAIN IN ROSEMEAD BLVD. AND A 10" WATER MAIN IN CHICO AVENUE. PRIVATE LOOPING WATER MAIN IS PROPOSED WITHIN THE PRIVATE DRIVE AISLES CONNECTING TO BOTH ROSEMEAD BLVD AND CHICO AVENUE WATER LINES.
22. PROPOSED METHOD OF DRAINAGE AND LOW IMPACT DEVELOPMENT:  
IN ACCORDANCE WITH THE LOS ANGELES COUNTY LOW IMPACT DEVELOPMENT MANUAL, 2014, ONSITE RUNOFF WILL BE COLLECTED AND DETAINED IN A CENTRAL UNDERGROUND DETENTION FACILITY. PRELIMINARY GEOTECHNICAL INVESTIGATIONS CANNOT CONFIRM WHETHER OR NOT INFILTRATION IS SUITABLE ONSITE. IF INFILTRATION IS PERMITTED AFTER FURTHER INVESTIGATION, THE DETAINED VOLUME GENERATED BY THE 85TH PERCENTILE RAIN EVENT WILL BE DIRECTED TO ONSITE DRYWELLS AT SUITABLE DEPTHS. IF INFILTRATION SYSTEM IS NOT FEASIBLE, THE REQUIRED DETENTION VOLUME WILL BE FILTERED BY HIGH FLOW BIOPFILTRATION DEVICES OVER 96 HRS. AND RELEASED TO LA COUNTY STORM DRAIN SYSTEM ONSITE. STORM WATER IN EXCESS OF THE REQUIRED TREATMENT VOLUME WILL BE CONVEYED DIRECTLY TO LA COUNTY STORM DRAIN SYSTEM.
23. FEMA FLOOD ZONE:  
PROJECT LAYS WITHIN ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THIS ZONE.  
FIRM MAP NO. 06037C1665F & 06037C1670F DATED SEPTEMBER 26, 2008  
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYORS OPINION OF THE PROBABILITY OF FLOODING.
24. ALL UTILITIES WILL BE UNDERGROUND.

**EXISTING EASEMENTS:**

- EASEMENTS BASED ON FIRST AMERICAN TITLE COMPANY ALTA COMMITMENT LETTER DATED OCTOBER 22, 2020, ORDER NO. OSA-6262814.
- (A) An easement for Pipelines for the transportation of gas and incidental purposes, recorded October 28, 1948 as Instrument No. 2271 in Book 2889B, Page 381 of Official Records. In Favor of: Southern California Gas Company and Southern Counties Gas Company  
Affects: Parcel 1
  - (B) An easement for pipelines for the transportation of gas and incidental purposes, recorded April 6, 1949 as Instrument No. 2396 in book 29773, Page 298 of Official Records. In Favor of: Southern California Gas Company and Southern Counties Gas Company  
Affects: Parcel 2
  - (C) An easement for Covered storm drain and appurtenant structures and incidental purposes, recorded January 23, 1975 as Instrument No. 2108 of Official Records. In Favor of: Los Angeles County Flood Control District  
Affects: As described therein  
NOT PLOTTABLE
  - (D) An easement for Covered storm drain and appurtenant structures and incidental purposes, recorded March 21, 1975 as Instrument No. 4495 of Official Records. In Favor of: Los Angeles County Flood Control District  
Affects: As described therein
  - (E) An easement for Public Utilities and incidental purposes, recorded July 1, 1952 as Instrument No. 3596 of Official Records. In Favor of: Southern California Edison Company, a corporation  
Affects: Parcel 3
  - (F) An easement for Sanitary Sewers and incidental purposes, recorded August 3, 1954 as Instrument No. 3253 in Book 45225, Page 334 of Official Records. In Favor of: County of Los Angeles  
Affects: Parcel 2

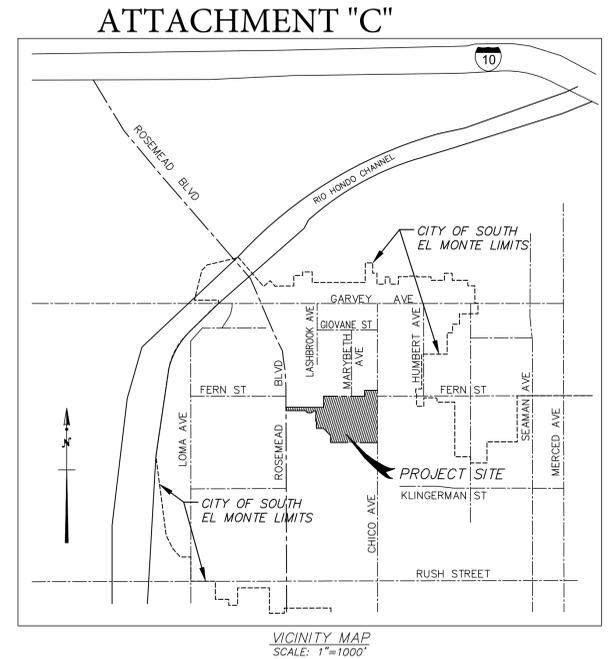
SEE SHEET 2 FOR PROPOSED EASEMENTS

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL B OF CERTIFICATE OF COMPLIANCE FOR LOT MERGER RECORDED FEBRUARY 2, 2023 AS INSTRUMENT NO. 20230068298 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING A PORTION OF PARCEL 1 AND ALL OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE/LOT LINE ADJUSTMENT RECORDED MARCH 18, 2016 AS INSTRUMENT NO. 20160296565 OF OFFICIAL RECORDS, BEING LOT 29 AND A PORTION OF LOT 30 OF TRACT 621, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 15 PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THAT PORTION OF LOT 12, OF TRACT 621, IN THE RANCHO POTRERO GRANDE, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 12, DISTANT SOUTH ALONG SAID EAST LINE, 250 FEET FROM THE SOUTHEAST CORNER OF LOT 22, BLOCK "C" OF TRACT 11814, AS PER MAP RECORDED IN BOOK 216, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE,  
WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO TUNIS ANTHONY KOLL AND WIFE, RECORDED DECEMBER 27, 1946 IN BOOK 24017, PAGE 407 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE,  
SOUTH ALONG THE EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF OF THE LAND CONVEYED, TO A POINT IN THE SOUTH LINE OF SAID LOT 12, DISTANT WEST ALONG SAID SOUTH LINE, 150 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 12; THENCE,  
EAST ALONG SAID SOUTH LINE OF LOT 12, A DISTANCE OF 150 FEET TO SAID SOUTHEAST CORNER OF LOT 12; THENCE, NORTH ALONG SAID EAST LINE OF LOT 12 TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION OF LAND WITHIN PARCEL 1, OF SAID CERTIFICATE OF COMPLIANCE/LOT LINE ADJUSTMENT, BEING PORTION OF LOT 30 OF TRACT 621, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 15 PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, NORTH 00°02'00" EAST 152.46 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 1, BEING THE EASTERLY RIGHT OF WAY OF ROSEMEAD BOULEVARD, 132' WIDE; THENCE,  
LEAVING SAID WESTERLY LINE SOUTH 89°57'48" EAST 212.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 22.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'36"; AN ARC LENGTH OF 22.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 42.00 FEET; THENCE,  
EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 57°54'36" FEET, AN ARC LENGTH OF 42.45 FEET; THENCE,  
SOUTH 89°57'48" EAST 30.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE,  
NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°25'42", AN ARC LENGTH OF 42.89 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12.00 FEET; THENCE,  
NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 61°25'42", AN ARC LENGTH OF 12.87 FEET; THENCE,  
NON-TANGENT FROM SAID CURVE SOUTH 89°57'49" EAST 25.54 FEET; THENCE, SOUTH 00°02'47" WEST 149.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE,  
ALONG SAID SOUTHERLY LINE NORTH 89°58'00" WEST 368.16 FEET TO THE POINT OF BEGINNING.  
APN: 8102-035-017 AND 8102-037-020 AND 8102-037-022 AND 8102-037-024

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°55'33"E ON THE CENTERLINE OF GARVEY AVENUE AS SHOWN ON MAP FILED IN BOOK 307 PAGE 84, OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, AND SHOWN AS N89°44'28"W ON THIS MAP.



**EARTHWORK QUANTITY TABLE**

	CUT (CY)	FILL (CY)
RAW VOLUME WITH STREETS LEFT LOW FOR UTILITY SPOILS	25,930	19,460
MAIN DRIVE AISLES LEFT 18" LOW ALLEYS LEFT 24" LOW		
OVEREX & RECOMPACT 5' BELOW PROPOSED PAD OVER ENTIRE SITE EXCEPT IN OPEN AREA USED FOR DETENTION AND EX SD (953,000 SF)	102,407	102,407
GRADING SUBTOTAL VOLUME:	128,337	121,867
SHRINKAGE (ASSUME 12%)		15,400
UNDERGROUND DETENTION/INFILTRATION SYSTEM AND POOL SPOILS	2,000	
TOTAL EARTHWORK VOLUME:	130,337	137,267
IMPORT WITH 12% SHRINKAGE		6,930 CY

**UTILITY PURVEYORS:**

WATER: SAN GABRIEL VALLEY WATER COMPANY  
ADDRESS: 11142 GARVEY AVENUE, EL MONTE, CA 91733  
PHONE: (626) 448-6183

GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ADDRESS: 1600 CORPORATE CENTER DRIVE, MONTEREY PARK, CA 91754  
PHONE: (310) 987-2011

SEWER: CITY OF SOUTH EL MONTE  
ADDRESS: 1415 N. SANTA ANITA AVE., SOUTH EL MONTE, CA 91733  
PHONE: (626) 579-8540

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
PHONE: AT&T CALIFORNIA  
ADDRESS: 600 E. GREEN STREET, ROOM 300, PASADENA, CA 91101

STORM: COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
ADDRESS: 900 SOUTH FREMONT AVENUE, ALHAMBRA, CA 91803  
PHONE: (626) 458-4936

CABLE: CHARTER CABLE COMPANY

FIRE: LOS ANGELES COUNTY FIRE DEPARTMENT

**LEGEND OF ABBREVIATIONS:**

- EX, EXIST ----- EXISTING
- TC ----- TOP OF CURB
- FL ----- FLOW LINE
- TOP ----- TOP OF SLOPE
- TOE ----- TOE OF SLOPE
- FS ----- FINISHED SURFACE
- FF ----- FINISHED FLOOR
- FG ----- FINISHED GRADE
- BW ----- BACK OF WALK
- TG ----- TOP OF GRATE
- INV ----- INVERT
- CL ----- CENTERLINE
- PL ----- PROPERTY LINE
- GB ----- GRADE BREAK
- HP ----- HIGH POINT
- LP ----- LOW POINT
- EL OR ELEV ----- ELEVATION
- DWY ----- DRIVEWAY
- PVMT ----- PAVEMENT
- LS ----- LANDSCAPE
- PVT ----- PRIVATE
- PROJECT BOUNDARY
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- (240) ----- EXISTING CONTOUR
- PROPOSED CONTOURS
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE

**CONTACTS:**

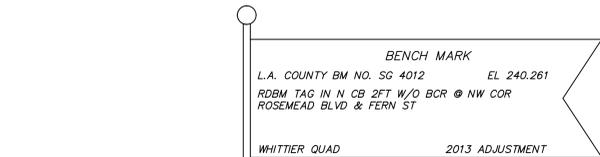
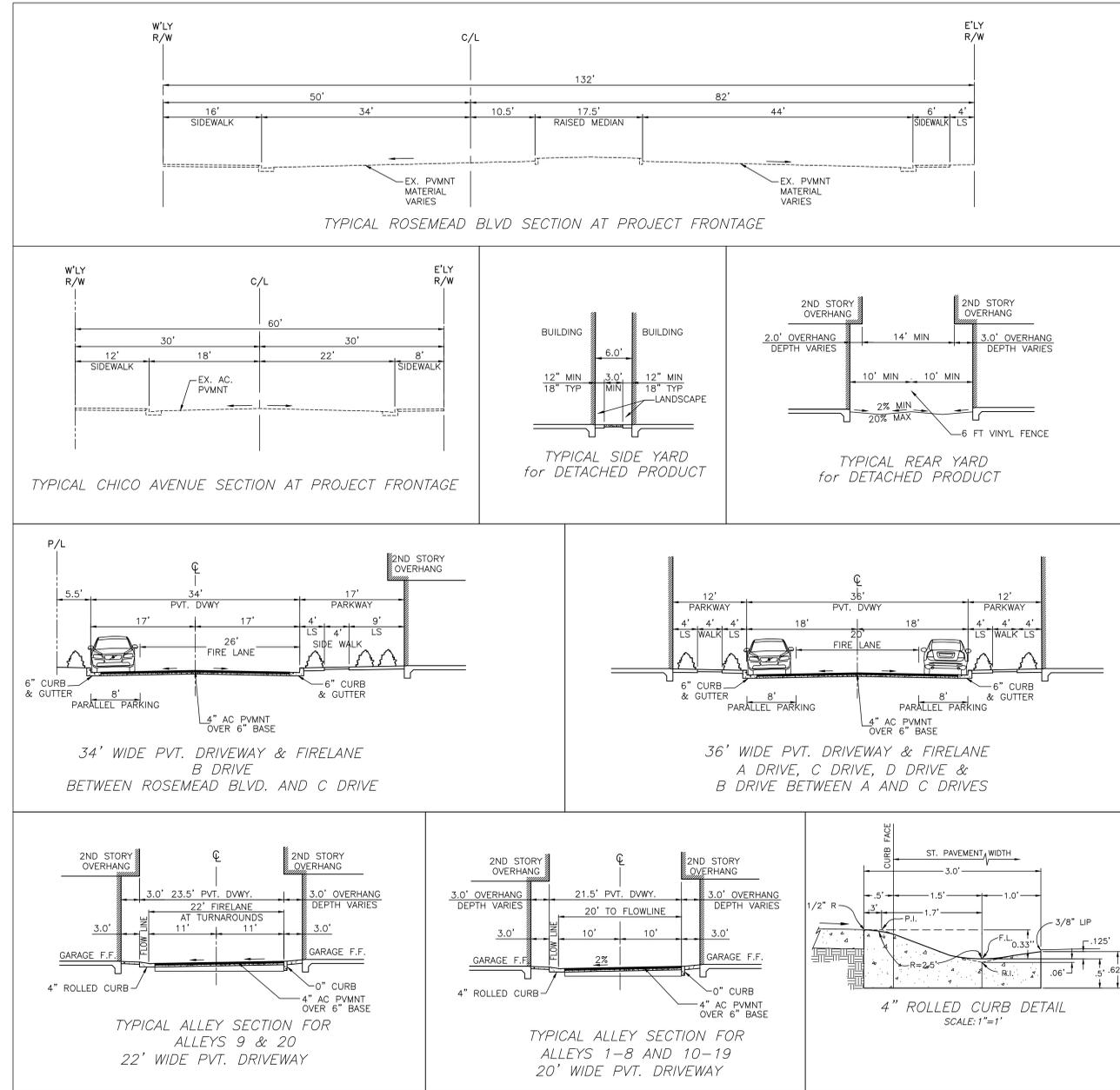
**LAND SURVEYOR:**  
NAME: VERTEX LAND SURVEYING, INC.  
REPRESENTATIVE: MIKE LOPEZ  
ADDRESS: 28348 CONSTELLATION ROAD, SUITE 800, VALENCIA, CA 91355  
PHONE: (661) 254-1928

**OWNER:**  
NAME: KB HOME GREATER LOS ANGELES INC.  
REPRESENTATIVE: HAGGA MAZLER  
ADDRESS: 25152 SPRINGFIELD COURT, SUITE 250, VALENCIA, CALIFORNIA 91355  
PHONE: (818) 430-8328

**CIVIL ENGINEER:**  
NAME: UNITED CIVIL, INC.  
REPRESENTATIVE: JOHN T. LUONG  
ADDRESS: 30141 AGOURA ROAD SUITE 215, AGOURA HILLS, CA 91301  
PHONE: (818) 707-8648

**SUBDIVIDER:**  
NAME: KB HOME GREATER LOS ANGELES INC.  
REPRESENTATIVE: HAGGA MAZLER  
ADDRESS: 25152 SPRINGFIELD COURT, SUITE 250, VALENCIA, CALIFORNIA 91355  
PHONE: (818) 430-8328

**GEOTECHNICAL/SOILS ENGINEER:**  
NAME: GEOSOLS CONSULTANTS, INC.  
REPRESENTATIVE: MAHAN PASDARPOUR  
ADDRESS: 6034 VALLEJAN AVENUE, VAN NUYS, CA 91406  
PHONE: (818) 785-2158



**LAND SURVEYOR:**  
CONTACT: MIKE LOPEZ  
VERTEX SURVEY INC.  
28348 CONSTELLATION RD.  
VAN NUYS, CA 91406  
TEL: (818) 785-2158  
FAX: (818) 785-254-1928

**SOILS ENGINEER:**  
CONTACT: MAHAN PASDARPOUR  
GEOSOLS CONSULTANTS, INC.  
6034 VALLEJAN AVENUE  
VAN NUYS, CA 91406  
TEL: (818) 785-2158  
FAX: (818) 785-254-1928

**ARCHITECT:**  
CONTACT: SOPHIA KETAMEE, A.I.A.  
KB HOME ARCHITECTURE  
6230 PACIFIC CONCOURSE DR.  
SUITE 250, SPRINGFIELD CT.  
SOUTH EL MONTE, CA 91004S  
TEL: 424-294-3718  
FAX: 424-294-3718

**DEVELOPER/OWNER:**  
CONTACT: HAGGA MAZLER  
KB HOME GREATER LOS ANGELES INC.  
25152 SPRINGFIELD CT.  
VALENCIA, CA 91355  
TEL: 661-219-6852

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	07/18/23	REMOVE PREVIOUS LOT 2 COMMERCIAL LOT & UPDATE LEGAL DESCRIPTION UPDATED

**REGISTERED PROFESSIONAL ENGINEER**  
JOHN T. LUONG  
NO. 66514  
EXPIRES 12/31/25

**UNITED CIVIL, INC.**  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648  
FAX: (818) 707-8649

**PREPARED BY:**  
UNITED CIVIL, INC.

**VESTING TENTATIVE TRACT MAP FOR STARLITE COVER SHEET VTTM FOR TRACT 083399 2540 ROSEMEAD BLVD. SOUTH EL MONTE, CA 91733**

DATE: 7/18/2023  
JOB NUMBER: 20109  
PAGE: 1  
OF 4 SHEETS

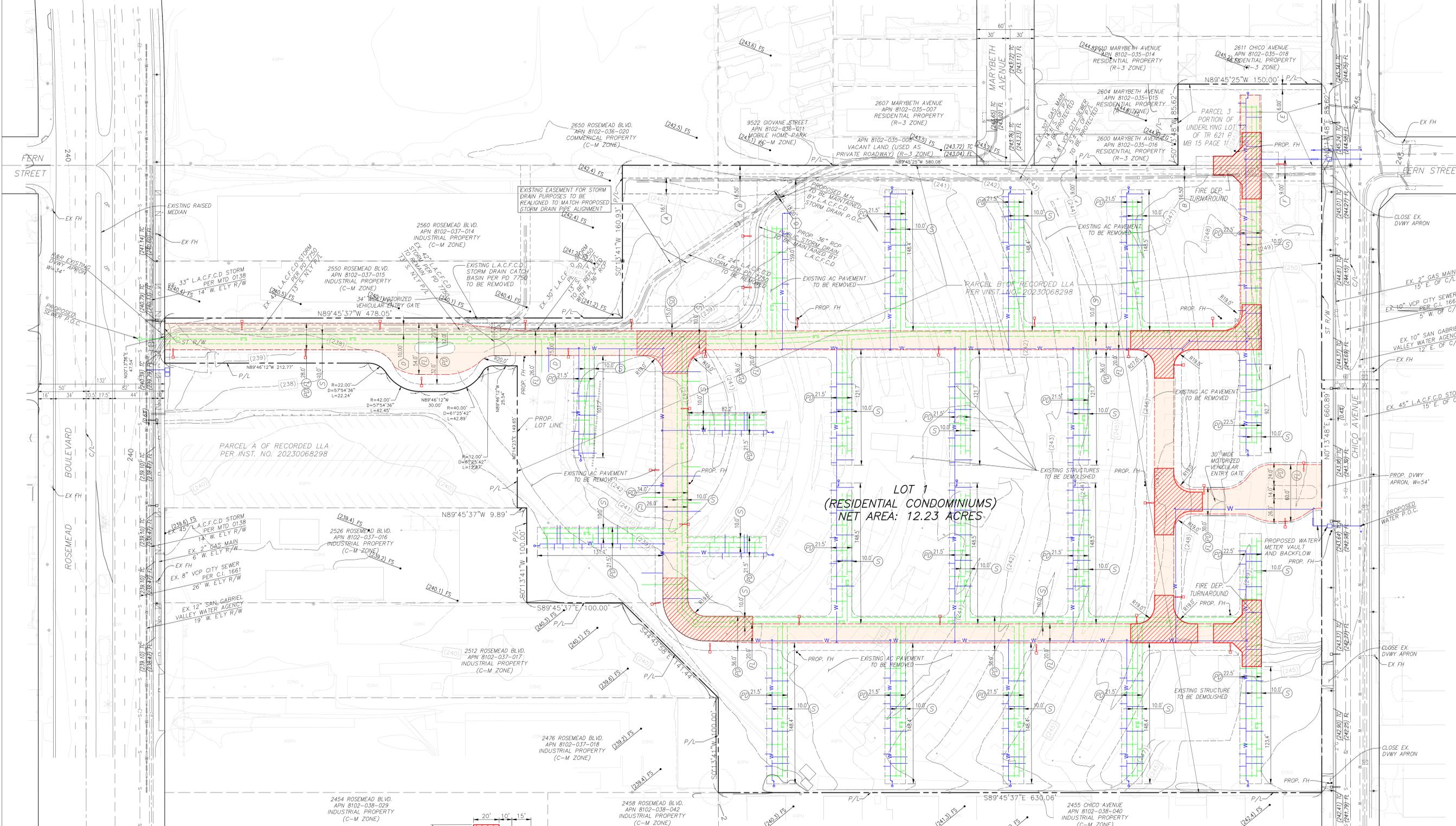
# MAJOR LAND DIVISION

## AMENDED VESTING TENTATIVE TRACT MAP NO. 083399

### (FOR CONDOMINIUM PURPOSES)

### LOCATED IN THE CITY OF SOUTH EL MONTE

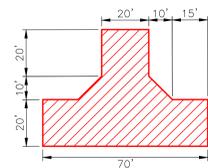
### COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



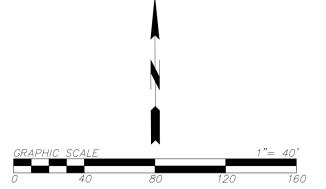
**LOT 1  
(RESIDENTIAL CONDOMINIUMS)  
NET AREA: 12.23 ACRES.**

- PROPOSED EASEMENTS**
- (FL) 20' WIDE MINIMUM AND VARIABLE WIDTH PRIVATE DRIVEWAY AND FIRE LANE EASEMENT.
  - (PD) 21.5' WIDE MINIMUM AND VARIABLE WIDTH PRIVATE DRIVEWAY EASEMENT.
  - (S) 10' WIDE MINIMUM AND VARIABLE WIDTH SEWER EASEMENT TO THE CITY OF SOUTH EL MONTE.
  - (SD) 10' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR STORM DRAIN PURPOSES.

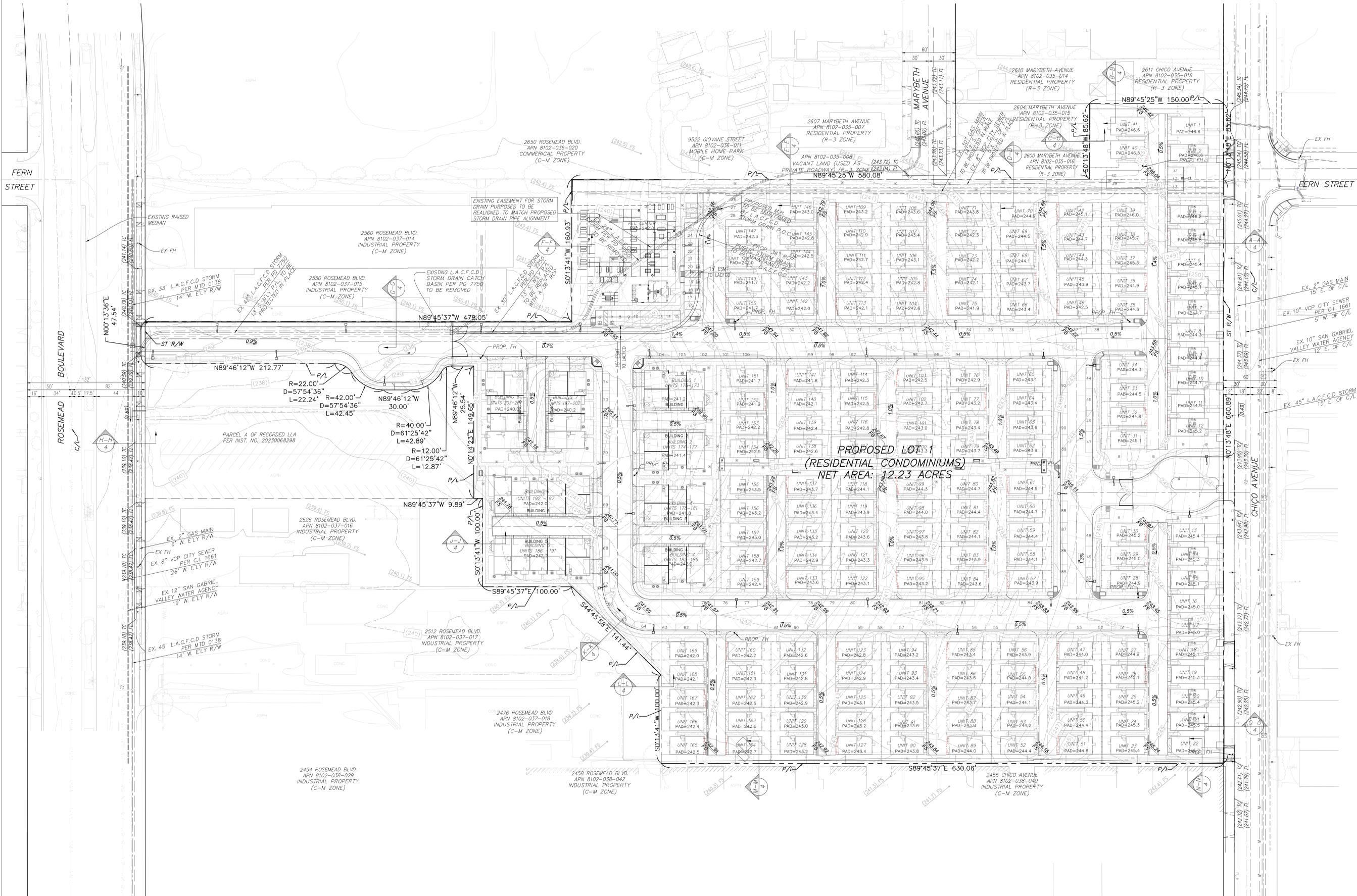
- LEGEND:**
- W — EXISTING WATER MAIN
  - S — EXISTING SEWER MAIN
  - G — EXISTING 30" GAS MAIN
  - SD — EXISTING STORM DRAIN MAIN
  - CB — EXISTING CATCH BASIN
  - FH — EXISTING FIRE HYDRANT
  - PP — EXISTING POWER POLE
  - W — PROPOSED 6" WATER MAIN
  - S — PROPOSED 8" SEWER MAIN
  - SD — PROPOSED STORM DRAIN MAIN
  - CB — PROPOSED CATCH BASIN
  - FH — PROPOSED FIRE HYDRANT
  - PP — EXACT LOCATIONS TO BE DETERMINED BY LA COUNTY FIRE DEPARTMENT
  - FL — PROPOSED FIRE LANE



- NOTES:**
- GARAGE FF (FINISH FLOOR) ELEVATIONS FOR UNITS VARY. THEY ARE 4" TO 7" BELOW UNIT FF ELEVATIONS EXCEPT FOR THE ADA ACCESSIBLE UNITS. ADA ACCESSIBLE UNITS ARE DESIGNED WITH 1/4" THRESHOLD FROM UNIT FF TO GARAGE FF.
  - SURFACE GRADES FOR PARKING STALLS AND VEHICLE MANEUVERING AREAS ARE 5% MAX AT ANY DIRECTION.
  - SURFACE GRADES FOR ADA PARKING STALLS TO BE 2% MAX AT ANY DIRECTION.



<b>LAND SURVEYOR</b>	CONTACT: MIKE LOPEZ VERTEX SURVEY INC. 28348 CONSTELLATION RD. SANTA ANA, CA 92705 TEL: (949) 254-1928
<b>SOILS ENGINEER</b>	CONTACT: WAHAN PASADARPOUR WAHAN PASADARPOUR & ASSOCIATES, INC. 6654 VAN CANT AVENUE VAN NUYS, CA 91406 TEL: (818) 785-2158
<b>ARCHITECT</b>	CONTACT: SOPHIA KETAMEE, AIA KB HOME ARCHITECTURE 5230 PACIFIC CONCOURSE DR. SUITE # 400 VAN NUYS, CA 91404 TEL: (818) 785-2158
<b>DEVELOPER/OWNER:</b>	CONTACT: HAGGA MAZLER KB HOME GREATER LOS ANGELES INC. 5230 PACIFIC CONCOURSE DR. SUITE # 400 VAN NUYS, CA 91404 TEL: (818) 785-2158
<b>REVISIONS</b>	NO. DATE DESCRIPTION
1	07/18/23 REMOVE PREVIOUS LOT 2 COMMERCIAL LOT & UPDATE LEGAL DESCRIPTION UPDATED
<b>UNITED CIVIL, INC.</b> 3041 AGOURA ROAD, SUITE 215 AGOURA HILLS, CA 91301 PH: (818) 707-8648 FAX: (818) 707-8649	
<b>VESTING TENTATIVE TRACT MAP FOR STARLITE TENTATIVE TRACT MAP VTTM FOR TRACT 083399 2540 ROSEMEAD BLVD. SOUTH EL MONTE, CA 91733</b>	
DATE	7/18/2023
JOB NUMBER	20109
<div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; margin-right: 5px;"></div> 2 OF 4 SHEETS	



LAND SURVEYOR  
 CONTACT: MIKE LOPEZ  
 VERTEX SURVEY INC.  
 28348 CONSTELLATION RD.  
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SOILS ENGINEER  
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 TEL: (818) 785-2158  
 FAX: (818) 785-2541-1928

DEVELOPER/OWNER  
 CONTACT: HAGGA MAZLER  
 KB HOME GREATER LOS ANGELES  
 25125 SPRINGFIELD CT.  
 SUITE #400  
 VAN NUYS, CA 91406  
 TEL: (818) 785-2158  
 FAX: (818) 785-2541-1928

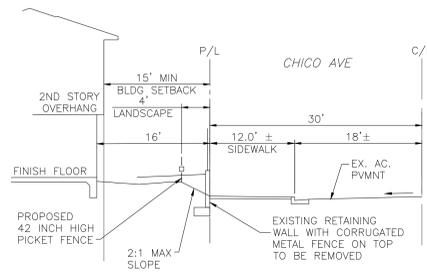
NO.	DATE	REVISIONS
1	07/18/2023	REMOVE PREVIOUS LOT 2 COMMERCIAL LOT & UPDATE LEGAL DESCRIPTION UPDATED



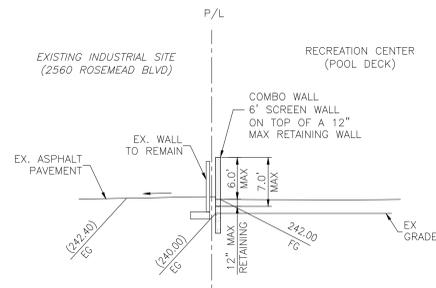
UNITED CIVIL, INC.  
 3041 AGUIRRA ROAD, SUITE 215  
 AGUIRRA HILLS, CA 91301  
 PH: (818) 707-8648  
 FAX: (818) 707-8649



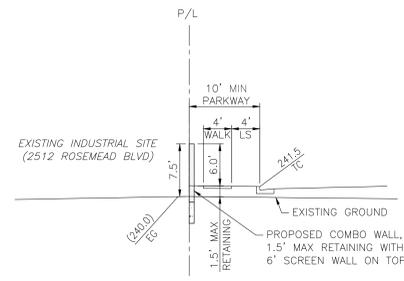
PREPARED BY:  
 VESTING TENTATIVE TRACT MAP  
 FOR STARLITE  
 GRADING EXHIBIT  
 VTTM FOR TRACT 083399  
 2540 ROSEMEAD BLVD.  
 SOUTH EL MONTE, CA 91733



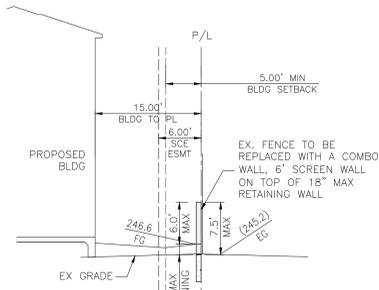
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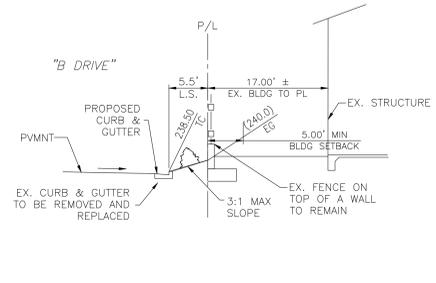
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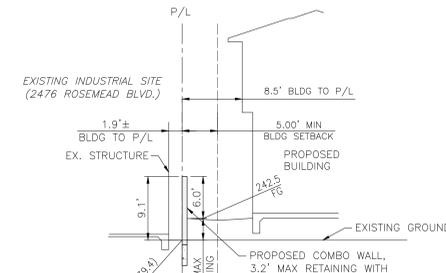
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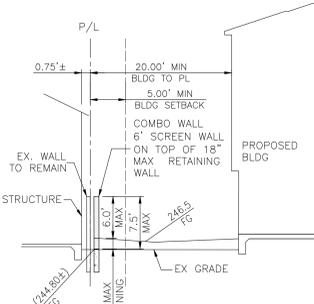
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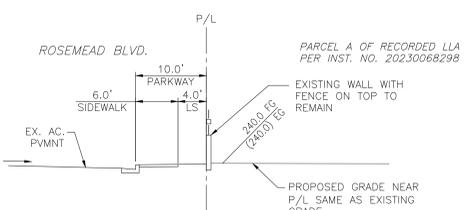
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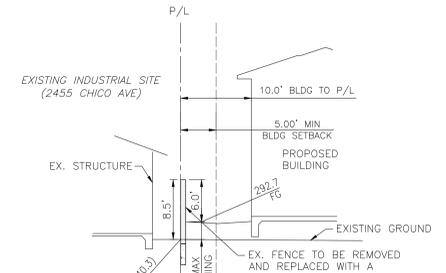
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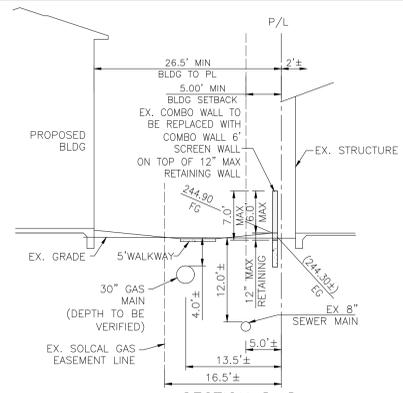
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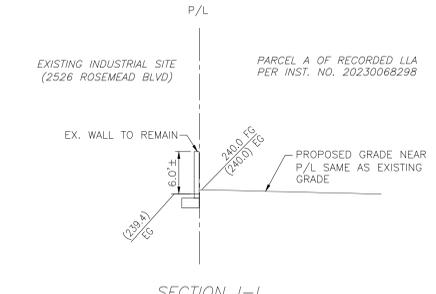
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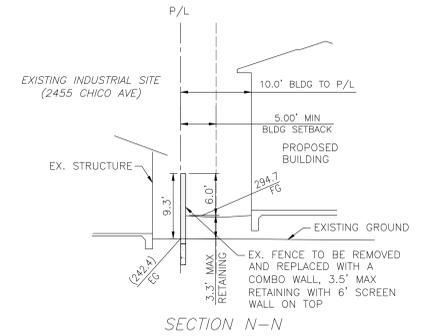
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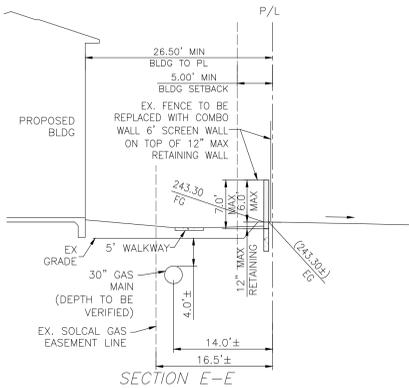
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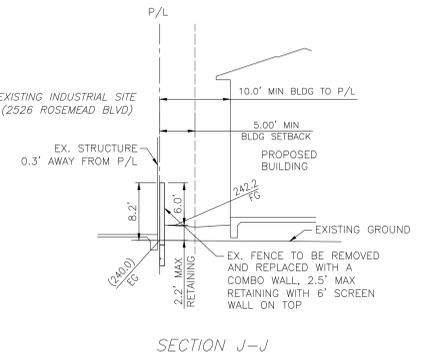
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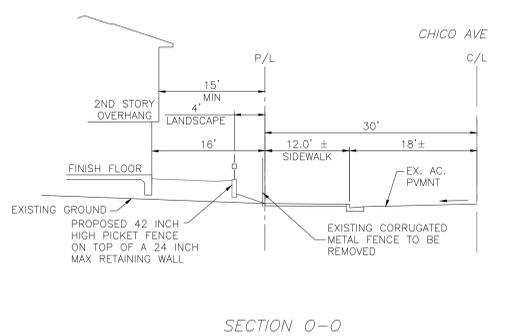
SECTION N-N



SECTION E-E



SECTION J-J



SECTION O-O

NO.	DATE	REVISIONS
1	07/18/23	REMOVE PREVIOUS LOT 2 COMMERCIAL LOT & UPDATE LEGAL DESCRIPTION UPDATED



PREPARED BY:  
**UNITED CIVIL, INC.**  
 3041 AGOURA ROAD, SUITE 215  
 AGOURA HILLS, CA 91301  
 PH: (818) 707-8648  
 FAX: (818) 707-8649

VESTING TENTATIVE TRACT MAP  
 FOR STARLITE  
 PROJECT SECTIONS  
 VTTM FOR TRACT 083399  
 2540 ROSEMEAD BLVD.  
 SOUTH EL MONTE, CA 91733

DATE: 7/18/2023  
 JOB NUMBER: 20109  
 1  
 OF 4 SHEETS

**DEVELOPER/OWNER:**  
 CONTACT: HAGGA MAZLER  
 KB HOME GREATER LOS ANGELES INC.  
 5230 PACIFIC CONCOURSE DR.  
 SUITE #600  
 20152 SPRINGFIELD CT.  
 VALENCIA, CA 91355  
 TEL: 661-219-6852

**ARCHITECT:**  
 CONTACT: SOPHIA KETMANE.A.I.A.  
 KB HOME ARCHITECTURE  
 5230 PACIFIC CONCOURSE DR.  
 SUITE #600  
 20152 SPRINGFIELD CT.  
 VALENCIA, CA 91355  
 TEL: 424-294-3718

**SOILS ENGINEER:**  
 CONTACT: WAHAB PASDARFOUR  
 VERTEX SURVEYING, INC.  
 6545 VAN CANT AVENUE  
 VAN NUYS, CA 91406  
 VAN NUYS, CA 91355  
 TEL: (818) 785-2158

**LAND SURVEYOR:**  
 CONTACT: MIKE LOPEZ  
 VERTEX SURVEYING, INC.  
 28348 CONSTELLATION RD.  
 VAN NUYS, CA 91355  
 VAN NUYS, CA 91355  
 TEL: 661-254-1928

**PLANNING COMMISSION****RESOLUTION NO. 21-16**

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING MINOR TEXT CORRECTIONS TO SUBDIVISION NO. 21-16, VESTING TENTATIVE TRACT MAP NO. 083399, TO SUBDIVIDE FOUR PARCELS INTO TWO WITH 207 RESIDENTIAL CONDOMINIUMS IN THE CITY OF SOUTH EL MONTE AT APNs 8102-037-020 (2540 ROSEMEAD BOULEVARD), 8102-037-017 AND 8102-037-024 (2559-2603 CHICO AVENUE), AND 8102-037-022

WHEREAS, KB Home (“Applicant”), filed an application for a Subdivision to subdivide four lots into two for the following real properties in the City of South El Monte: Assessor’s Parcel No. 8102-037-020 (2540 Rosemead Boulevard); Assessor’s Parcel Nos. 8102-037-017 and 8102-037-024 (2559-2603 Chico Avenue, respectively); and Assessor’s Parcel No. 8102-037-022 (collectively, the “Property” or “project site”), as more specifically described in Exhibit “A”, in order to allow for a residential development consisting of up to 207 single- and multi-family dwelling units on the approximately 12.3-acre project site. The project consists of attached and detached two-, three-, and four-bedroom dwelling units, a recreation center, and common open space (“Project” or “proposed Project”).

WHEREAS, concurrently herewith, Applicant has filed applications for: a General Plan amendment (No. 21-18) and Zone Change (No. 21-17); adoption of a Specific Plan (No. 21-05) over the Project site; and a Site Plan Review (No. 21-19).

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 16.04.015, the Project, in part, requires Planning Commission review and approval because the Project requires a Vesting Tentative Tract Map.

WHEREAS, a public hearing was held before the Planning Commission on March 15, 2022, to consider the application. All evidence, both written and oral including the staff report and all related documents, presented during said public hearing was considered by the Planning Commission in making its determination.

WHEREAS, the Planning Commission approved Vesting Tentative Tract Map No. 083399 presented on March 15, 2022.

WHEREAS, the Vesting Tentative Tract Map that was approved in 2022 included language calling for a commercial component to the project. Given that no commercial component was proposed or analyzed for this project, staff decided to bring this element back before the Commission to memorialize the correction for clarification purposes. The correction consists of removing “and Commercial” from the Vesting Tentative Tract Map title page.

WHEREAS, the new title shall read “MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 083399 FOR CONDOMINIUM PURPOSES) LOCATED IN THE CITY OF

SOUTH EL MONTE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

**SECTION 1:** The above recitals are true and correct and are incorporated herein by reference.

**SECTION 2:** Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, City staff had an Initial Study prepared of the potential environmental effects of the proposed CUP. Based on the information contained in the Initial Study, staff determined that there was less than substantial evidence that approval of the Project having significant environmental impact with mitigating measures. Accordingly, the City prepared a Mitigated Negative Declaration in accordance with Section 15070 of the State CEQA Guidelines. Notice of the preparation of the Mitigated Negative Declaration was posted for the period of January 14, 2022 through February 14, 2022. Pursuant to Section 15074(b) of the Guidelines, the Planning Commission independently reviewed and considered the contents of the Initial Study and the Mitigated Negative Declaration. Pursuant to the Planning Commission’s adoption of Resolution No. 21-17, the Planning Commission has recommended approval of the Mitigated Negative Declaration with Mitigation Monitoring & Reporting Program for the Project in compliance with CEQA Guidelines. Further, staff has determined the name change for this project does not increase its environmental impact and does not trigger additional environmental review under the California Environmental Quality Act. In fact, the name change reduces the project’s environmental impact.

**SECTION 3:** A record of the public hearing indicates the following:

A. With regard to the application for Vesting Tentative Tract Map No. 083399 (“VTTM”), attached hereto as Exhibit “B”, SEMMC Section 16.16.025 provides that the Planning Commission shall not approve a tentative map where:

- i. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan. With the adoption and approval of Resolution Nos. 21-05 and 21-17 by City Council, the subdivision will be consistent with the General Plan and Specific Plan.*
- ii. *The site is not physically suitable for the type or proposed density of development. The grade of the land is flat and suitable for residential development and can support higher density.*
- iii. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat. An Initial Study was conducted, and staff is of the opinion, based on the Initial Study, there will be no significant impact on the environment with adoption of a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”) (Planning Commission Resolution No. 21-17).*

- iv. *The design of the subdivision or type of improvements is likely to cause serious public health problems.* As articulated in the IS/MND for the Project before the Planning Commission (Resolution No. 21-17), CEQA analysis determined that the Project will have less than significant impacts with mitigation measures in effect for air quality.
  - v. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction.* There are no conflicts of existing easements since the Applicant incorporated these into the design of the Project.
  - vi. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.* A sewer study was conducted and found that no violation would occur.
  - vii. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions, and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.* All preliminary reports were submitted to the satisfaction of the City and will be confirmed by the City Engineer.
  - viii. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.* Staff has determined that the VTTM meets all the requirements of the Subdivision Map Act as well as Title 16 (Subdivisions) of the SEMMC as detailed in the attached Staff Report.
- B. The Project promotes the City’s goals and objectives stated in the General Plan as detailed in the Section 4. No goal or policy will be impaired.
- C. The subdivision of four parcels into two with 207 condominiums will not become a nuisance to surrounding properties.

**SECTION 4:** Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated November 21, 2023, which is hereby incorporated into this Resolution 21-16 by reference, the Planning Commission hereby finds:

A. As conditioned below at Section 6, the Project meets the requirements of the SEMMC, including Title 16, and will not be detrimental to the public health, safety or welfare, nor will it adversely affect nearby properties or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels are residential uses with some manufacturing and commercial, ensure that this will hold true in the future.

B. As conditioned, the Project is consistent with the City's General Plan, provided the City Council accepts Planning Commission's recommendations in Resolutions Nos. 21-05 (adoption of the Starlite Specific Plan) and 21-17 (adopting the Project IS/MND, and approving General Plan amendment No. 21-18 and Zone Change No. 21.-17). The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the development of a large residential development by a large amount of new residential units which are lacking in the City;
- (2) Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* This Project will serve the area by greatly expanding the housing stock in the City. Currently the Property is undeveloped, and will create 207 for sale units including affordable units;
- (3) Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* The multi-family neighborhood to the north has an average density of approximately 12 dwelling units per acre and this Project will provide a higher density of 16.88 dwelling units per acre;
- (4) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a large residential development that fits with the surrounding uses;
- (5) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has been undeveloped and underdeveloped for many years;

Housing Element

- (6) Goal 1: *An adequate supply of a variety of housing types to meet the existing and future needs of City residents* This Project will fulfill a housing need the City has by providing multi-family and single family units at a range from moderate income to market rate;
- (7) Policy 1.1: *The City shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional housing needs, including low-density single-family units, moderate- to higher-density single-family attached and multiple-family units.* This Project will fulfill a need the City has in regards to their housing needs by providing multi-family units at a range from very low income, to low income, to market rate;
- (8) Goal 3: *Compatible land uses that meet the needs of residents, employers and*

*employees.* The development of housing in this area will help visually as well as physically seamlessly transition between the residential uses in the area and industrial uses; and

- (9) Policy 3.3: *The City shall encourage development of higher density housing in close proximity to public transportation, services, employment, recreation, and other resources and amenities.* This is accomplished through the Project consisting of a medium density development located near high quality bus routes that are less than 0.25 miles away.

**SECTION 5:** Concurrently with the approval of the VTTM, the Applicant is requesting the creation of Specific Plan No. 21-05, as well as a Zone Change (No. 21-17), and General Plan Amendment (No. 21-18) which require final approval by City Council. Thus, the Planning Commission's approval of this Subdivision will be contingent on the approval of the Specific Plan, General Plan Amendment, and Zone Change by City Council and shall not be effective until such approval by the City Council.

**SECTION 6:** Exhibits "A" and "B" attached hereto are incorporated herein by reference.

**SECTION 7:** Based on the aforementioned findings, the Planning Commission hereby **approves** Subdivision No 21-16, Vesting Tentative Tract Map No.08339, as shown in Exhibit "B", subject to the following conditions:

**General Conditions**

1. The Applicant, any entity affiliated therewith, its successor(s) in interest, any homeowners association, common owners, or individual property owners, as applicable (hereafter, "Applicant"), shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorneys' fees in any such lawsuit or action.
2. The approval shall lapse and become void if the privilege authorized is not utilized or where the Final Map has not been recorded within two years from the date of the final approval.
3. The Applicant shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten (10) calendar days from the date of the Planning Commission's approval.
4. Applicant and its employees, agents, and contractors shall comply with all Municipal Code provisions.

### **Planning Conditions**

5. A Final Map shall be recorded prior to the issuance of a Certificate of Occupancy.
6. Prior to obtaining any building permits for any construction on the Project site, the Applicant shall submit for review and approval a site plan and grading plan with hydrology calculations showing the handling of the on-site drainage to the City's Building Division, the Public Works Department, and any other department as deemed necessary by the Community Development Division.
7. The Applicant will be required to have a Registered Civil Engineer design and construct any public improvements, such as sidewalks, asphalt pavement, curb/gutter, and drive approaches required by the City Engineer, per City standards and specifications.
8. If the sanitary sewer mainline system is going to be maintained by the City, the Applicant shall provide a sanitary sewer easement. All sewer facilities must be designed and constructed per City standards and approved by the Public Works Director.

### **Engineering Conditions**

9. A Final Map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
10. A soils report is required prior to issuance of building permits.
11. A preliminary tract map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the Final Map is filed with the Los Angeles County Recorder.
12. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final tract map is approved by the City and filed with the Los Angeles County Recorder; unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the Final Map.
13. Monumentation of Final Map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.
14. All conditions from City Departments and Divisions shall be incorporated into the Final Map prior to submitting the Final Map for review.
15. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis

of the Final Map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.

16. Proof of Tax clearance shall be provided at the time of Final Map review submittal.
17. Upon submittal of the Final Map for review by the City, a letter signed by both the Applicant and the engineer who prepared the Map shall be provided which indicates that these individuals agree to submit one blueprint, one sepia mylar, and one pdf copy on a thumb drive or other means of electronic storage of the recorded Final Map to the City Engineering/Public Works Department.
18. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

**SECTION 8:** Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

[SIGNATURES ON FOLLOWING PAGE]

ADOPTED this 21<sup>ST</sup> day of November 2023.

\_\_\_\_\_  
Chair of the Planning Commission

ATTEST:

\_\_\_\_\_  
Secretary, Renee Reyes

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       ) SS  
CITY OF SOUTH EL MONTE        )

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 21-16 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21<sup>st</sup> day of November 2023.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Secretary, Renee Reyes

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

The APNs and legal description of the Property will change with the filing of VTTM No. 083399.

Real property in the City of South El Monte, County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN: 8102-037-020 AND 8102-037-022)

PARCEL 1 OF CERTIFICATE OF COMPLIANCE /LOT LINE ADJUSTMENT RECORDED MARCH 18, 2016 AS INSTRUMENT NO. [20160296565](#) OF OFFICIAL RECORDS, BEING THAT PORTION OF LOT 30, TRACT NO. 621, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN [BOOK 15, PAGES 182 AND 183](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT DISTANT NORTHERLY THEREON 100 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY IN A DIRECT LINE TO A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 200 FEET OF SAID LOT DISTANT WESTERLY THEREON 100 FEET FROM SAID EASTERLY LINE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE EASTERLY 200 FEET OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF THE SOUTHERLY 300 FEET OF SAID LOT; THENCE WESTERLY ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE EASTERLY LINE OF THE WESTERLY 52 FEET OF SAID LOT; THENCE NORTHERLY ALONG SAID LAST MENTIONED EASTERLY LINE TO THE NORTHERLY LINE OF THE SOUTHERLY 500 FEET OF SAID LOT; THENCE EASTERLY ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE WESTERLY LINE OF THE EASTERLY 100 FEET OF SAID LOT; THENCE NORTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE TO THE NORTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 8102-037-024)

PARCEL 2 OF CERTIFICATE OF COMPLIANCE /LOT LINE ADJUSTMENT RECORDED MARCH 18, 2016 AS INSTRUMENT NO. [20160296565](#) OF OFFICIAL RECORDS, BEING LOT 29 OF TRACT 621, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN [BOOK 15 PAGES 182 AND 183](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 8102-035-017)

THAT PORTION OF LOT 12, OF TRACT 621, IN THE RANCHO POTRERO GRANDE, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 15 PAGES 182 AND 183](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT, DISTANT SOUTH ALONG SAID EAST LINE, 250 FEET FROM THE SOUTHEAST CORNER OF LOT 22, BLOCK "C" OF TRACT 11814, AS PER MAP RECORDED IN [BOOK 216 PAGE 21](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO TUNIS ANTHONY KOLL AND WIFE, RECORDED DECEMBER 27, 1946 IN [BOOK 24017 PAGE 407](#) OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF OF

THE LAND SO CONVEYED, TO A POINT IN THE SOUTH LINE OF SAID LOT 12, DISTANT WEST ALONG SAID SOUTH LINE, 150 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 12; THENCE EAST ALONG SAID SOUTH LINE OF LOT 12, A DISTANCE OF 150 FEET TO SAID SOUTHEAST CORNER OF LOT 12; THENCE NORTH ALONG SAID EAST LINE OF LOT 12 TO THE POINT OF BEGINNING.

EXCEPT ALL PETROLEUM, OIL AND ASPHALTUM, GAS AND ALL HYDROCARBONS IN, ON OR UNDER THE SOUTH HALF OF LOT 12, EXCEPTED AND RESERVED BY LINUS J. NIEMEYER AND CHRISTA MIEMEYER AS PER DEED RECORDED JULY 7, 1948 INSTRUMENT NO. 546, OF OFFICIAL RECORDS.

**EXHIBIT "B"**

**VESTING TENTATIVE TRACT MAP NO. 083399**

# MAJOR LAND DIVISION AMENDED VESTING TENTATIVE TRACT MAP NO. 083399 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE CITY OF SOUTH EL MONTE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**GENERAL NOTES:**

1. EXISTING GENERAL PLAN DESIGNATION.....COMMERCIAL-MANUFACTURING & MEDIUM DENSITY RESIDENTIAL
2. PROPOSED GENERAL PLAN DESIGNATION.....MEDIUM DENSITY RESIDENTIAL FOR LOT 1
3. EXISTING ZONING.....C-M & R-3
4. PROPOSED ZONING.....STARLITE SPECIFIC PLAN FOR LOT 1,
5. EXISTING LAND USE.....COMMERCIAL - SWAP MEET
6. PROPOSED LAND USE.....RESIDENTIAL CONDOMINIUMS FOR LOT 1
7. TOTAL NUMBER OF GROSS ACRES: (TO SURROUNDING STREET C/L)..... 12.83 AC
8. TOTAL NUMBER OF NET ACRES :..... 12.23 AC
9. EXISTING NUMBER OF LOTS.....1
10. PROPOSED NUMBER OF LOTS.....1  
LOT 1 - 532,603 SF = 12.23 NET ACRES
11. NO STREET DEDICATIONS REQUIRED AT THIS TIME
12. TOTAL OPEN SPACE PROVIDED WITHIN PROPOSED LOT 1 ONLY.....430,347 SF  
PRIVATE OPEN SPACE - ENCLOSED YARDS = 59,818 SF  
PRIVATE OPEN SPACE - BALCONIES IN PLAN 2X AND PLAN 3X = 1,480 SF  
COMMON OPEN SPACE - LANDSCAPE = 143,789 SF  
COMMON OPEN SPACE - HARDSCAPE = 215,464 SF  
RECREATION CENTER POOL DECK, POOL AND REC BLDG = 9,796 SF
13. TOTAL NUMBER CONDOMINIUM UNITS .....38 ATTACHED & 169 DETACHED = 207 EA
14. ALLOWABLE DENSITY PER STARLITE SPECIFIC PLAN..... 16.88 D.U./AC OR 207 D.U.
15. PROPOSED PARKING:  
PRIVATE (ALL UNITS WILL HAVE A TWO-CAR GARAGE)..... 414 EA  
ONSITE GUEST PARKING STALLS (0.5/UNIT)..... 104 EA  
OVERFLOW PARKING STALLS (OVER LA COUNTY FLOOD CONTROL EASEMENT) ... 10 EA
16. SITE ADDRESS: 2540 ROSEMEAD BLVD, 2603 CHICO AVE. AND 2559 CHICO AVE, SOUTH EL MONTE 91733
17. ASSESSOR PARCEL NUMBER: 8102-037-020, 8102-037-022, 8102-037-024 & 8102-035-017
18. PROPOSED HEIGHT.....30' MAX. TO EAVES  
36' TO RIDGE
19. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
20. PROPOSED METHOD OF SEWAGE DISPOSAL:  
8" VCP PUBLIC SEWER MAINS ARE PROPOSED WITHIN THE PRIVATE DRIVE AISLES. ONSITE SEWER MAIN WILL EXTEND TO ROSEMEAD BLVD AND CONNECT TO AN EXISTING 8" PUBLIC SEWER MAIN OWNED BY THE CITY OF SOUTH EL MONTE.
21. PROPOSED METHOD OF WATER SUPPLY:  
PROPERTY IS WITHIN SAN GABRIEL VALLEY WATER AGENCY SERVICE AREA. THERE IS AN EXISTING 12" WATER MAIN IN ROSEMEAD BLVD. AND A 10" WATER MAIN IN CHICO AVENUE. PRIVATE LOOPING WATER MAIN IS PROPOSED WITHIN THE PRIVATE DRIVE AISLES CONNECTING TO BOTH ROSEMEAD BLVD AND CHICO AVENUE WATER LINES.
22. PROPOSED METHOD OF DRAINAGE AND LOW IMPACT DEVELOPMENT:  
IN ACCORDANCE WITH THE LOS ANGELES COUNTY LOW IMPACT DEVELOPMENT MANUAL, 2014, ONSITE RUNOFF WILL BE COLLECTED AND DETAINED IN A CENTRAL UNDERGROUND DETENTION FACILITY. PRELIMINARY GEOTECHNICAL INVESTIGATIONS CANNOT CONFIRM WHETHER OR NOT INFILTRATION IS SUITABLE ONSITE. IF INFILTRATION IS PERMITTED AFTER FURTHER INVESTIGATION, THE DETAINED VOLUME GENERATED BY THE 85TH PERCENTILE RAIN EVENT WILL BE DIRECTED TO ONSITE DRYWELLS AT SUITABLE DEPTHS. IF INFILTRATION SYSTEM IS NOT FEASIBLE, THE REQUIRED DETENTION VOLUME WILL BE FILTERED BY HIGH FLOW BIOPFILTRATION DEVICES OVER 96 HRS. AND RELEASED TO LA COUNTY STORM DRAIN SYSTEM ONSITE. STORM WATER IN EXCESS OF THE REQUIRED TREATMENT VOLUME WILL BE CONVEYED DIRECTLY TO LA COUNTY STORM DRAIN SYSTEM.
23. FEMA FLOOD ZONE:  
PROJECT LAYS WITHIN ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THIS ZONE.  
FIRM MAP NO. 06037C1665F & 06037C1670F DATED SEPTEMBER 26, 2008  
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYORS OPINION OF THE PROBABILITY OF FLOODING.
24. ALL UTILITIES WILL BE UNDERGROUND.

**EXISTING EASEMENTS:**

- EASEMENTS BASED ON FIRST AMERICAN TITLE COMPANY ALTA COMMITMENT LETTER DATED OCTOBER 22, 2020, ORDER NO. OSA-6262814.
- (A) An easement for Pipelines for the transportation of gas and incidental purposes, recorded October 28, 1948 as Instrument No. 2277 in Book 2889B, Page 381 of Official Records. In Favor of: Southern California Gas Company and Southern Counties Gas Company  
Affects: Parcel 1
  - (B) An easement for pipelines for the transportation of gas and incidental purposes, recorded April 6, 1949 as Instrument No. 2396 in book 29773, Page 298 of Official Records. In Favor of: Southern California Gas Company and Southern Counties Gas Company  
Affects: Parcel 2
  - (C) An easement for Covered storm drain and appurtenant structures and incidental purposes, recorded January 23, 1975 as Instrument No. 2108 of Official Records. In Favor of: Los Angeles County Flood Control District  
Affects: As described therein  
NOT PLOTTABLE
  - (D) An easement for Covered storm drain and appurtenant structures and incidental purposes, recorded March 21, 1975 as Instrument No. 4495 of Official Records. In Favor of: Los Angeles County Flood Control District  
Affects: As described therein
  - (E) An easement for Public Utilities and incidental purposes, recorded July 1, 1952 as Instrument No. 3596 of Official Records. In Favor of: Southern California Edison Company, a corporation  
Affects: Parcel 3
  - (F) An easement for Sanitary Sewers and incidental purposes, recorded August 3, 1954 as Instrument No. 3253 in Book 45225, Page 334 of Official Records. In Favor of: County of Los Angeles  
Affects: Parcel 2

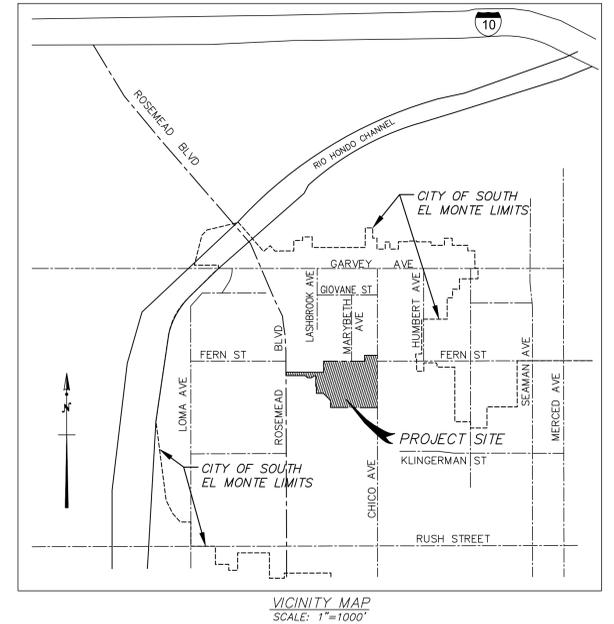
SEE SHEET 2 FOR PROPOSED EASEMENTS

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL B OF CERTIFICATE OF COMPLIANCE FOR LOT MERGER RECORDED FEBRUARY 2, 2023 AS INSTRUMENT NO. 20230068298 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING A PORTION OF PARCEL 1 AND ALL OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE/LOT LINE ADJUSTMENT RECORDED MARCH 18, 2016 AS INSTRUMENT NO. 20160296565 OF OFFICIAL RECORDS, BEING LOT 29 AND A PORTION OF LOT 30 OF TRACT 621, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 15 PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THAT PORTION OF LOT 12, OF TRACT 621, IN THE RANCHO POTRERO GRANDE, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 12, DISTANT SOUTH ALONG SAID EAST LINE, 250 FEET FROM THE SOUTHEAST CORNER OF LOT 22, BLOCK "C" OF TRACT 11814, AS PER MAP RECORDED IN BOOK 216, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE,  
WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO TUNIS ANTHONY KOLL AND WIFE, RECORDED DECEMBER 27, 1946 IN BOOK 24017, PAGE 407 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE,  
SOUTH ALONG THE EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF OF THE LAND CONVEYED, TO A POINT IN THE SOUTH LINE OF SAID LOT 12, DISTANT WEST ALONG SAID SOUTH LINE, 150 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 12; THENCE,  
EAST ALONG SAID SOUTH LINE OF LOT 12, A DISTANCE OF 150 FEET TO SAID SOUTHEAST CORNER OF LOT 12; THENCE, NORTH ALONG SAID EAST LINE OF LOT 12 TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION OF LAND WITHIN PARCEL 1, OF SAID CERTIFICATE OF COMPLIANCE/LOT LINE ADJUSTMENT, BEING PORTION OF LOT 30 OF TRACT 621, IN THE CITY OF SOUTH EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 15 PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, NORTH 00°02'00" EAST 152.46 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 1, BEING THE EASTERLY RIGHT OF WAY OF ROSEMEAD BOULEVARD, 132' WIDE; THENCE,  
LEAVING SAID WESTERLY LINE SOUTH 89°57'48" EAST 212.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 22.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'36"; AN ARC LENGTH OF 22.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 42.00 FEET; THENCE,  
EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 57°54'36" FEET, AN ARC LENGTH OF 42.45 FEET; THENCE,  
SOUTH 89°57'48" EAST 30.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE,  
NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°25'42", AN ARC LENGTH OF 42.89 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12.00 FEET; THENCE,  
NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 61°25'42", AN ARC LENGTH OF 12.87 FEET; THENCE,  
NON-TANGENT FROM SAID CURVE SOUTH 89°57'48" EAST 25.54 FEET; THENCE, SOUTH 00°02'47" WEST 149.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE,  
ALONG SAID SOUTHERLY LINE NORTH 89°58'00" WEST 368.16 FEET TO THE POINT OF BEGINNING.  
APN: 8102-035-017 AND 8102-037-020 AND 8102-037-022 AND 8102-037-024

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°55'33"E ON THE CENTERLINE OF GARVEY AVENUE AS SHOWN ON MAP FILED IN BOOK 307 PAGE 84, OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, AND SHOWN AS N89°44'28"W ON THIS MAP.



**EARTHWORK QUANTITY TABLE**

	CUT (CY)	FILL (CY)
RAW VOLUME WITH STREETS LEFT LOW FOR UTILITY SPOILS	25,930	19,460
MAIN DRIVE AISLES LEFT 18" LOW ALLEYS LEFT 24" LOW		
OVEREX & RECOMPACT 5' BELOW PROPOSED PAD OVER ENTIRE SITE EXCEPT IN OPEN AREA USED FOR DETENTION AND EX SD (953,000 SF)	102,407	102,407
GRADING SUBTOTAL VOLUME:	128,337	121,867
SHRINKAGE (ASSUME 12%)		15,400
UNDERGROUND DETENTION/INFILTRATION SYSTEM AND POOL SPOILS	2,000	
TOTAL EARTHWORK VOLUME:	130,337	137,267
IMPORT WITH 12% SHRINKAGE		6,930 CY

**UTILITY PURVEYORS:**

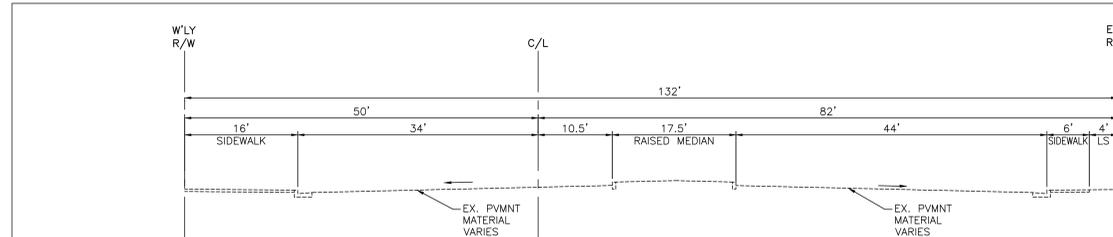
- WATER: SAN GABRIEL VALLEY WATER COMPANY  
ADDRESS: 11142 GARVEY AVENUE, EL MONTE, CA 91733  
PHONE: (626) 448-6183
- GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ADDRESS: 1600 CORPORATE CENTER DRIVE, MONTEREY PARK, CA 91754  
PHONE: (310) 987-2011
- SEWER: CITY OF SOUTH EL MONTE  
ADDRESS: 1415 N. SANTA ANITA AVE., SOUTH EL MONTE, CA 91733  
PHONE: (626) 579-8540
- ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
PHONE: AT&T CALIFORNIA  
ADDRESS: 600 E. GREEN STREET, ROOM 300, PASADENA, CA 91101
- STORM: COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
ADDRESS: 900 SOUTH FREMONT AVENUE, ALHAMBRA, CA 91803  
PHONE: (626) 458-4936
- CABLE: CHARTER CABLE COMPANY
- FIRE: LOS ANGELES COUNTY FIRE DEPARTMENT

**LEGEND OF ABBREVIATIONS:**

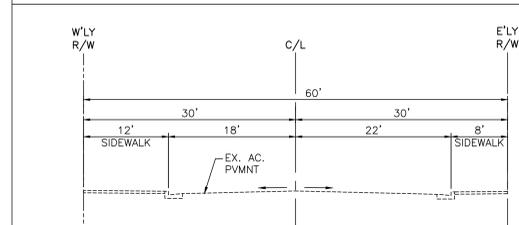
- EX, EXIST ----- EXISTING
- TC ----- TOP OF CURB
- FL ----- FLOW LINE
- TOP ----- TOP OF SLOPE
- TOE ----- TOE OF SLOPE
- FS ----- FINISHED SURFACE
- FF ----- FINISHED FLOOR
- FG ----- FINISHED GRADE
- BW ----- BACK OF WALK
- TG ----- TOP OF GRATE
- INV ----- INVERT
- CL ----- CENTERLINE
- PL ----- PROPERTY LINE
- GB ----- GRADE BREAK
- HP ----- HIGH POINT
- LP ----- LOW POINT
- EL OR ELEV ----- ELEVATION
- DWY ----- DRIVEWAY
- PVMT ----- PAVEMENT
- LS ----- LANDSCAPE
- PVT ----- PRIVATE
- PROJECT BOUNDARY
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING CONTOUR
- PROPOSED CONTOURS
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE

**CONTACTS:**

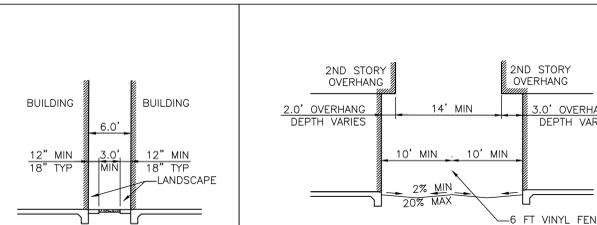
- LAND SURVEYOR:**  
NAME: VERTEX LAND SURVEYING, INC.  
REPRESENTATIVE: MIKE LOPEZ  
ADDRESS: 28348 CONSTELLATION ROAD, SUITE 800, VALENCIA, CA 91355  
PHONE: (661) 254-1928
- OWNER:**  
NAME: KB HOME GREATER LOS ANGELES INC.  
REPRESENTATIVE: HAGGA MAZLER  
ADDRESS: 25152 SPRINGFIELD COURT, SUITE 250, VALENCIA, CALIFORNIA 91355  
PHONE: (818) 430-8328
- CIVIL ENGINEER:**  
NAME: UNITED CIVIL, INC.  
REPRESENTATIVE: JOHN T. LUONG  
ADDRESS: 30141 AGOURA ROAD SUITE 215, AGOURA HILLS, CA 91301  
PHONE: (818) 707-8648
- SUBDIVIDER:**  
NAME: KB HOME GREATER LOS ANGELES INC.  
REPRESENTATIVE: HAGGA MAZLER  
ADDRESS: 25152 SPRINGFIELD COURT, SUITE 250, VALENCIA, CALIFORNIA 91355  
PHONE: (818) 430-8328
- GEOTECHNICAL/SOILS ENGINEER:**  
NAME: GEOSOLS CONSULTANTS, INC.  
REPRESENTATIVE: MAHAN PASDARPOUR  
ADDRESS: 6034 VALLEJAN AVENUE, VAN NUYS, CA 91406  
PHONE: (818) 785-2158



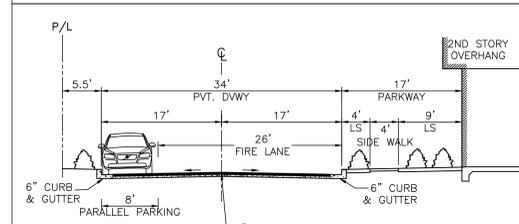
TYPICAL ROSEMEAD BLVD SECTION AT PROJECT FRONTAGE



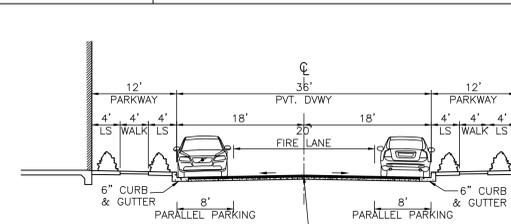
TYPICAL CHICO AVENUE SECTION AT PROJECT FRONTAGE



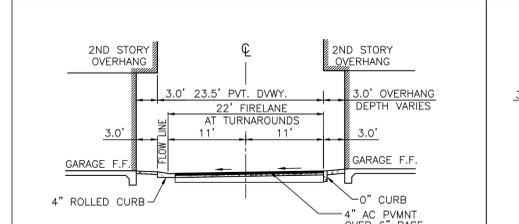
TYPICAL REAR YARD for DETACHED PRODUCT



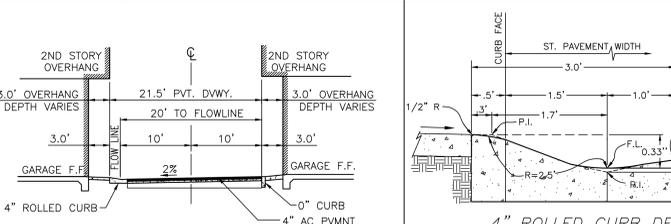
34' WIDE PVT. DRIVEWAY & FIRELANE B DRIVE BETWEEN ROSEMEAD BLVD. AND C DRIVE



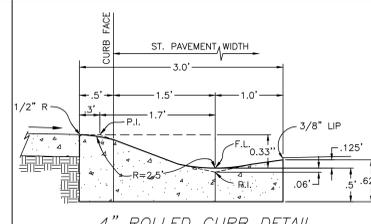
36' WIDE PVT. DRIVEWAY & FIRELANE A DRIVE, C DRIVE, D DRIVE & B DRIVE BETWEEN A AND C DRIVES



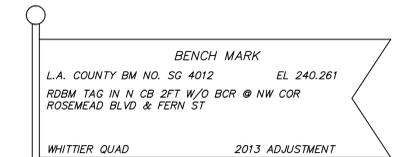
TYPICAL ALLEY SECTION FOR ALLEYS 9 & 20 22' WIDE PVT. DRIVEWAY



TYPICAL ALLEY SECTION FOR ALLEYS 1-8 AND 10-19 20' WIDE PVT. DRIVEWAY



4" ROLLED CURB DETAIL SCALE: 1"=1'



BENCH MARK  
L.A. COUNTY BM NO. SG 4012 EL 240.261  
ROBM TAG IN N CB 2FT W/O BCR @ NW COR ROSEMEAD BLVD & FERN ST

WHITTIER QUAD 2013 ADJUSTMENT

**LAND SURVEYOR:** CONTACT: MIKE LOPEZ, VERTEX SURVEY INC., 28348 CONSTELLATION RD., VALENCIA, CA 91355, TEL: (661)-254-1928  
**SOILS ENGINEER:** CONTACT: MAHAN PASDARPOUR, GEOSOLS CONSULTANTS, INC., 6034 VALLEJAN AVENUE, VAN NUYS, CA 91406, TEL: (818) 785-2158  
**ARCHITECT:** CONTACT: SOPHIA KETAMEE, AIA, KB HOME ARCHITECTURE, 6230 PACIFIC CONCOURSE DR., SUITE 250, SPRINGFIELD, CT, 06457, TEL: (424)-294-3718  
**DEVELOPER/OWNER:** CONTACT: HAGGA MAZLER, KB HOME GREATER LOS ANGELES INC., 25152 SPRINGFIELD CT., VALENCIA, CA 91355, TEL: 661-219-6852  
**REVISIONS:** NO. DATE DESCRIPTION  
 1 07/18/23 REMOVE PREVIOUS LOT 2 COMMERCIAL LOT & UPDATE LEGAL DESCRIPTION UPDATED  
**REGISTERED PROFESSIONAL ENGINEER:** JOHN T. LUONG, NO. 66514, EXPIRES 12/31/25  
**UNITED CIVIL, INC.:** 30141 AGOURA ROAD, SUITE 215, AGOURA HILLS, CA 91301, PH: (818) 707-8648, FAX: (818) 707-8649  
**PREPARED BY:** [Signature]  
**VESTING TENTATIVE TRACT MAP FOR STARLITE COVER SHEET VTTM FOR TRACT 083399 2540 ROSEMEAD BLVD. SOUTH EL MONTE, CA 91733**  
 DATE: 7/18/2023  
 JOB NUMBER: 20109  
 1 OF 4 SHEETS

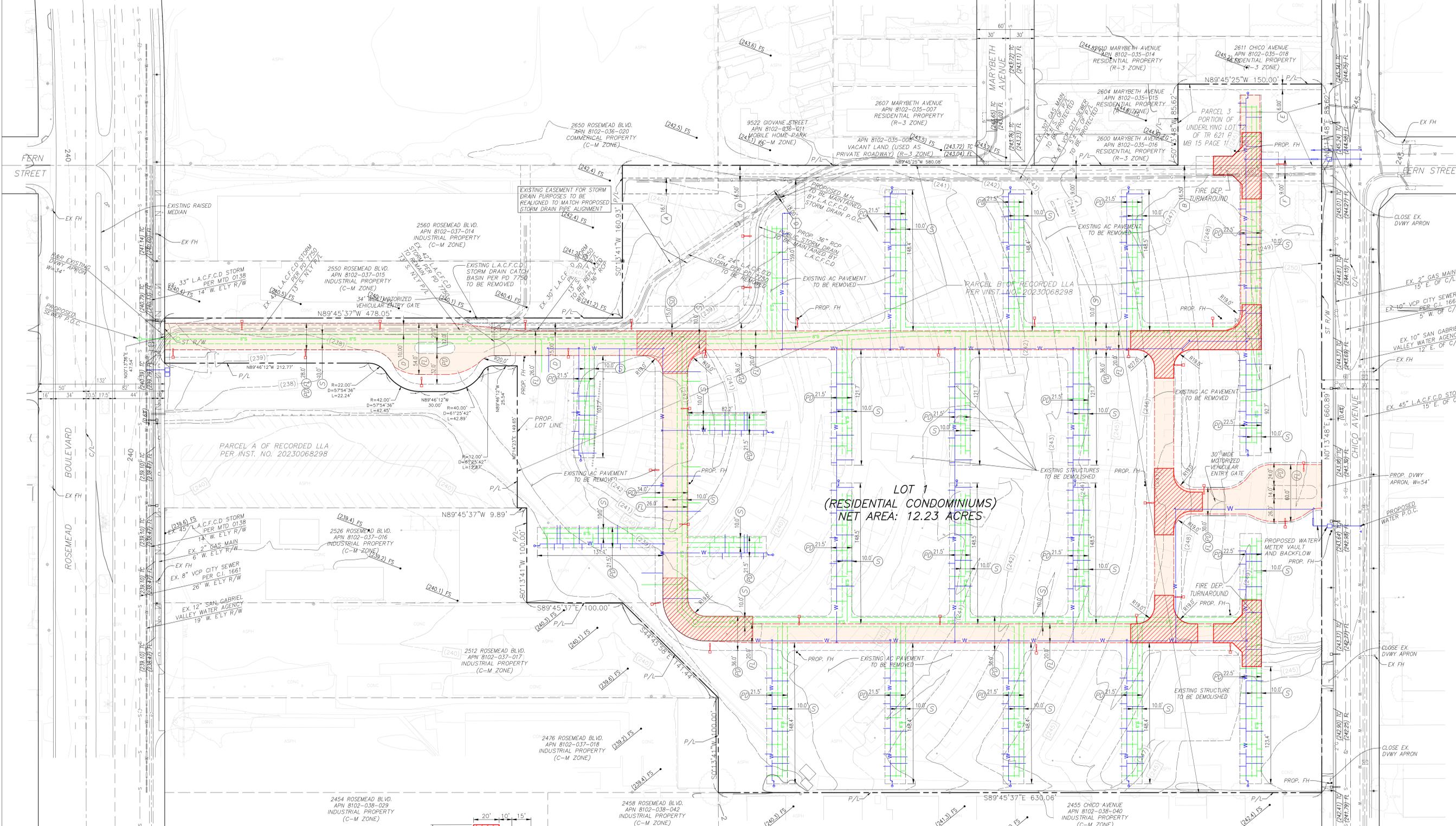
# MAJOR LAND DIVISION

## AMENDED VESTING TENTATIVE TRACT MAP NO. 083399

### (FOR CONDOMINIUM PURPOSES)

### LOCATED IN THE CITY OF SOUTH EL MONTE

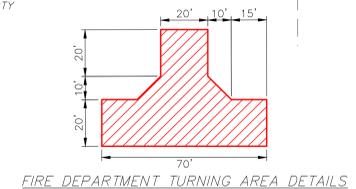
### COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



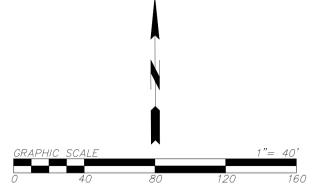
**LOT 1  
(RESIDENTIAL CONDOMINIUMS)  
NET AREA: 12.23 ACRES.**

- PROPOSED EASEMENTS**
- (FL) 20' WIDE MINIMUM AND VARIABLE WIDTH PRIVATE DRIVEWAY AND FIRE LANE EASEMENT.
  - (PD) 21.5' WIDE MINIMUM AND VARIABLE WIDTH PRIVATE DRIVEWAY EASEMENT.
  - (S) 10' WIDE MINIMUM AND VARIABLE WIDTH SEWER EASEMENT TO THE CITY OF SOUTH EL MONTE.
  - (SD) 10' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR STORM DRAIN PURPOSES.

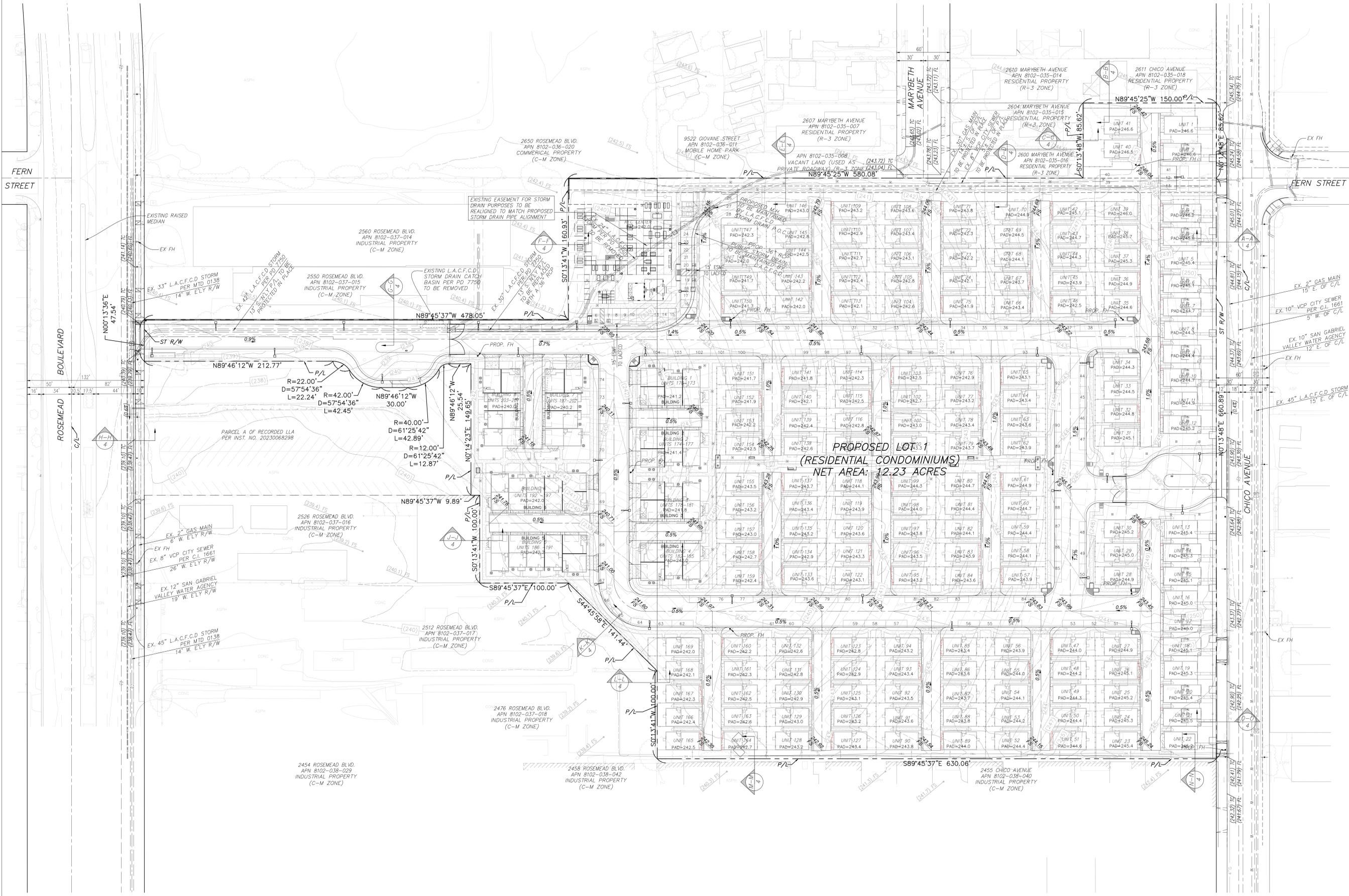
- LEGEND:**
- W — EXISTING WATER MAIN
  - S — EXISTING SEWER MAIN
  - G — EXISTING 30" GAS MAIN
  - SD — EXISTING STORM DRAIN MAIN
  - CB — EXISTING CATCH BASIN
  - FH — EXISTING FIRE HYDRANT
  - PP — EXISTING POWER POLE
  - W — PROPOSED 6" WATER MAIN
  - S — PROPOSED 8" SEWER MAIN
  - SD — PROPOSED STORM DRAIN MAIN
  - CB — PROPOSED CATCH BASIN
  - FH — PROPOSED FIRE HYDRANT
  - PP — EXACT LOCATIONS TO BE DETERMINED BY LA COUNTY FIRE DEPARTMENT
  - FL — PROPOSED FIRE LANE



- NOTES:**
- GARAGE FF (FINISH FLOOR) ELEVATIONS FOR UNITS VARY. THEY ARE 4" TO 7" BELOW UNIT FF ELEVATIONS EXCEPT FOR THE ADA ACCESSIBLE UNITS. ADA ACCESSIBLE UNITS ARE DESIGNED WITH 1/4" THRESHOLD FROM UNIT FF TO GARAGE FF.
  - SURFACE GRADES FOR PARKING STALLS AND VEHICLE MANEUVERING AREAS ARE 5% MAX AT ANY DIRECTION.
  - SURFACE GRADES FOR ADA PARKING STALLS TO BE 2% MAX AT ANY DIRECTION.



<b>LAND SURVEYOR</b>	CONTACT: MIKE LOPEZ VERTEX SURVEY INC. 28348 CONSTELLATION RD. SANTA ANA, CA 92705 TEL: (949) 254-1928
<b>SOILS ENGINEER</b>	CONTACT: WAHAN PASADOUR WAHAN PASADOUR & ASSOCIATES, INC. 6654 VAN CANT AVENUE VAN NUYS, CA 91406 TEL: (818) 785-2158
<b>ARCHITECT</b>	CONTACT: SOPHIA KETAMEE, AIA KB HOME ARCHITECTURE 5230 PACIFIC CONCOURSE DR. SUITE # 400 VAN NUYS, CA 91404 TEL: (818) 785-2158
<b>DEVELOPER/OWNER:</b>	CONTACT: HAGGA MAZLER KB HOME GREATER LOS ANGELES INC. 5230 PACIFIC CONCOURSE DR. SUITE # 400 VAN NUYS, CA 91404 TEL: (818) 785-2158
<b>REVISIONS</b>	NO. DATE DESCRIPTION
1	07/18/23 REMOVE PREVIOUS LOT 2 COMMERCIAL LOT & UPDATE LEGAL DESCRIPTION UPDATED
<b>UNITED CIVIL, INC.</b> 3041 AGOURA ROAD, SUITE 215 AGOURA HILLS, CA 91301 PH: (818) 707-8648 FAX: (818) 707-8649	
<b>VESTING TENTATIVE TRACT MAP FOR STARLITE TENTATIVE TRACT MAP VTTM FOR TRACT 083399 2540 ROSEMEAD BLVD. SOUTH EL MONTE, CA 91733</b>	
DATE	7/18/2023
JOB NUMBER	20109
2	
OF 4 SHEETS	



**VESTING TENTATIVE TRACT MAP FOR STARLITE GRADING EXHIBIT VTTM FOR TRACT 083399 2540 ROSEMEAD BLVD. SOUTH EL MONTE, CA 91733**  
 DATE: 7/18/2023  
 JOB NUMBER: 20109  
 OF 4 SHEETS

**PREPARED BY:**  
  
**UNITED CIVIL, INC.**  
 3041 AGUIRRA ROAD, SUITE 215  
 AGUIRRA HILLS, CA 91301  
 PH: (818) 707-8648  
 FAX: (818) 707-8649

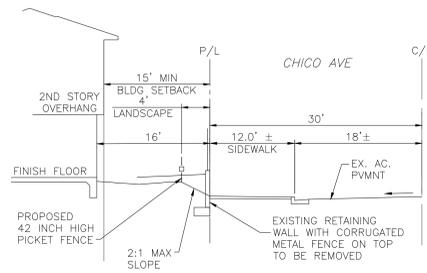
**PROFESSIONAL ENGINEER**  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 66089  
 CIVIL  
 STATE OF CALIFORNIA

**NO.** **DATE** **REVISIONS**  
 1 07/18/23 REMOVE PREVIOUS LOT 2 COMMERCIAL LOT & UPDATE LEGAL DESCRIPTION UPDATED

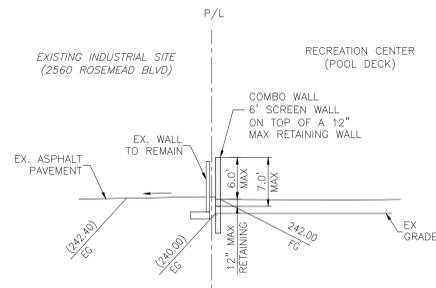
**DEVELOPER/OWNER:**  
 CONTACT: HAGGA MAZLER  
 KB HOME GREATER LOS ANGELES  
 5230 PACIFIC CONCOURSE DR.  
 SUITE #400  
 SCOTT VALLEY, CA 95045  
 VALENCIA, CA 91355  
 TEL: 424-294-3718  
 TEL: 661-219-6852

**ARCHITECT:**  
 CONTACT: SOPHIA KETEMAE, AIA  
 KB HOME ARCHITECTURE  
 6545 VAN CANT AVENUE  
 VAN NUYS, CA 91406  
 VAN NUYS, CA 91406  
 TEL: (818) 785-2158

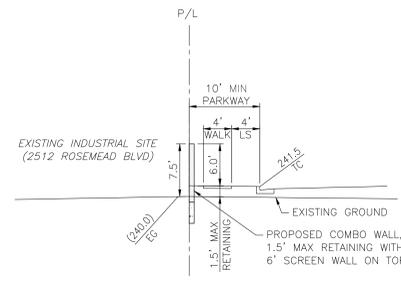
**SOILS ENGINEER:**  
 CONTACT: MIKE LOPEZ  
 VERTEX SURVEY INC.  
 28348 CONSTELLATION RD.  
 VAN NUYS, CA 91406  
 VAN NUYS, CA 91406  
 TEL: (818) 254-1928



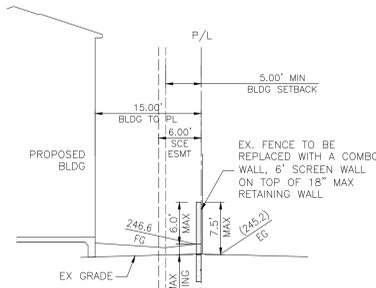
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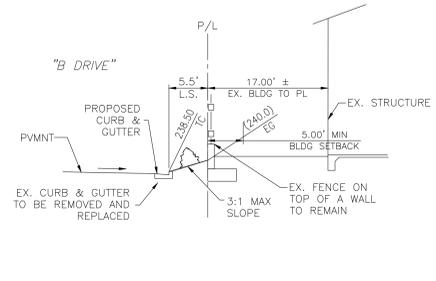
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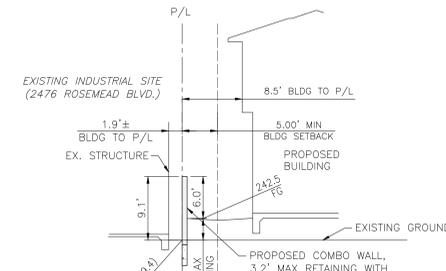
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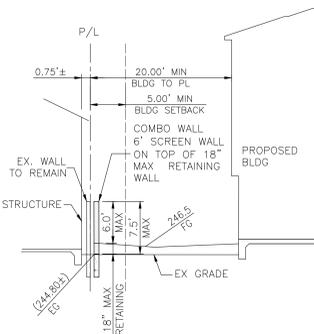
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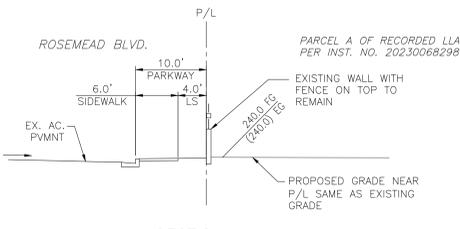
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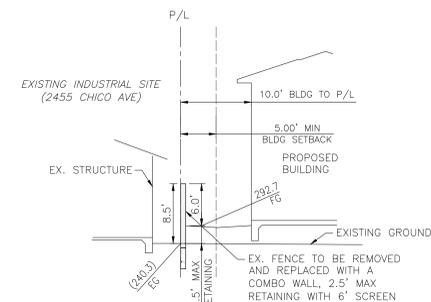
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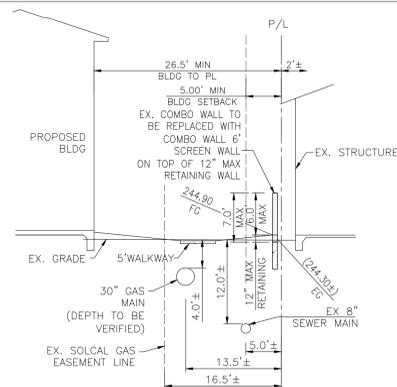
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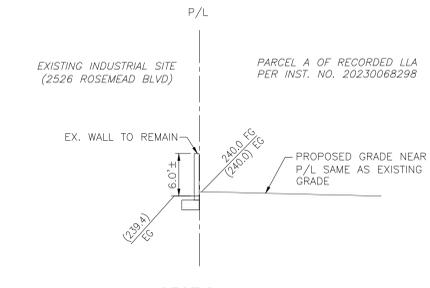
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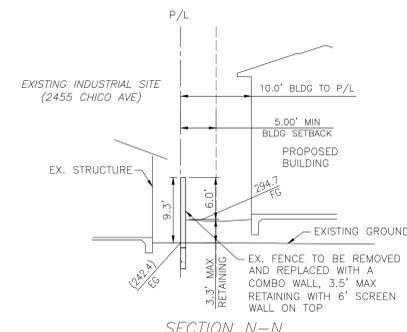
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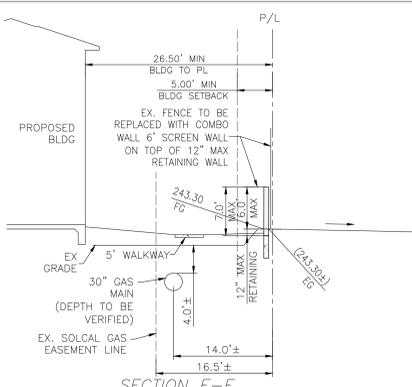
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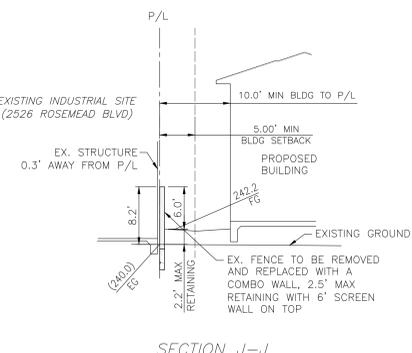
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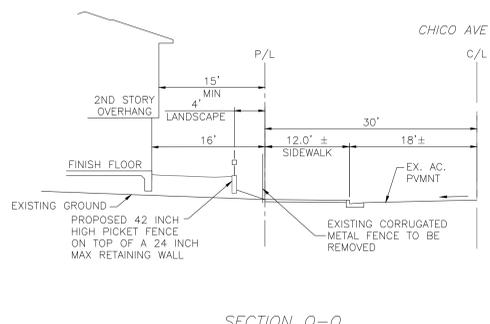
SECTION N-N



SECTION E-E



SECTION J-J



SECTION O-O

LAND SURVEYOR  
CONTACT: MIKE LOPEZ  
VERTIX SURVEY INC.  
28348 CONSTELLATION RD.  
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TEL: 424-294-3718

DEVELOPER/OWNER:  
CONTACT: HAGGA MAZLER  
KB HOME GREATER LOS ANGELES INC.  
20152 SPRINGFIELD CT.  
VALENCIA, CA 91355  
TEL: 661-219-6852

NO.	DATE	REVISIONS
1	07/18/23	REMOVE PREVIOUS LOT 2 COMMERCIAL LOT & UPDATE LEGAL DESCRIPTION UPDATED



PREPARED BY:  
**UNITED CIVIL, INC.**  
3041 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648  
FAX: (818) 707-8649

VESTING TENTATIVE TRACT MAP  
FOR STARLITE  
PROJECT SECTIONS  
VTM FOR TRACT 083399  
2540 ROSEMEAD BLVD.  
SOUTH EL MONTE, CA 91733