



CITY OF CLAREMONT

Community Development Department

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June 26, 2023

Via Electronic Mail

Sheila Harjanto
EGL Associates
11819 Goldring Road, Suite A
Arcadia, CA 91006

Dear Ms. Harjanto:

Tentative Parcel Map No. 83881 (#22-TPM03)
Lot Split & Two-Unit Development Pursuant to Senate Bill 9 (SB 9)
Located at 1088 Cascade Place

The Community Development Department has reviewed and approved your Tentative Parcel Map (TPM) to allow for an urban lot split pursuant to Senate Bill 9 (SB 9) to create two lots located at the above-referenced property. Specifically, the approved TPM will split the existing 16,805-square feet into two lots, one with a total area of 8,784-square feet and another with 8,021-square feet. The existing single-family residence is to remain on the northern lot, while a new 3,195-square foot two-story, two-unit development is proposed through the approved lot split on the southern lot. The existing garage located to the south of the existing residence will be demolished and replaced with new landscaping.

The provisions of SB 9 override any conflicting provisions of the Subdivision Map Act, Claremont Municipal Code, and General Plan that would preclude the ministerial approval of lot splits and/or two-unit developments pursuant to Government Code § 65852.21. The project complies with the City's subdivision standards and the State of California legal requirements applicable to SB 9 effective as of January 1, 2022. Additionally, the above-described development complies with the development standards of the RS 10,000 zoning district in which the properties are located. Please note the Findings (Attachment A) and Conditions of Approval (Attachment B) are attached for your reference.

Furthermore, the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15268(a) – Ministerial Projects, in that the project is a qualifying project under SB 9. Therefore, no further environmental review is necessary.

Sheila Harjanto
June 26, 2023
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Should you have any questions or comments regarding this decision, please contact me at (909) 399-5321 or via email at slee@ci.claremont.ca.us.

Sincerely,



Stacy Lee
Planning Aide

Attachments: Attachment A – Findings
Attachment B – Conditions of Approval
Attachment C – Final Tract Map Submittal Checklist

c: Planning Commission
Brad Johnson, Community Development Director
Maria Tipping, City Engineer
Nikola Hlady, Senior Planner
DeLisa Bryant, Associate Engineer
Annie Zhang, Property Owner
Johnny Vu, Architect

P:\PLANNING\PROJECTS\Parcel Map (TPM)\22-TPM03 - 1088 Cascade PI

TENTATIVE PARCEL MAP NO. 83881 (#22-TPM03)
Lot Split & Development of New Single-Family Residence and Two Accessory
Dwelling Units Pursuant to Senate Bill 9 (SB 9)
Located at 1088 Cascade Place

FINDINGS

Pursuant to Claremont Municipal Code Section 17.050.070, the following findings shall be made in approving a tentative parcel map:

1. *That the proposed map or the design or improvement of the subdivision is consistent with the General Plan or any applicable specific plan, and with other applicable provisions of this Code.*

The lot split and subsequent development to create two additional living units on the newly created lot is consistent with State legal requirements pursuant to SB 9, the General Plan, and with applicable provisions of the Claremont Municipal Code (CMC). The lot split would take a lot that is oversized for the zoning district in which it is located (RS 10,000) and create two smaller lots that are generally consistent in terms of size and dimensions with other single-family residential lots in the near vicinity with the same zoning designation. While the two new lots (8,784 square feet and 8,021 square feet) are slightly smaller than the minimum lot size of 10,000 square feet for properties in the RS 10,000 zoning district, the development on the site is still able to comply with the development standards of the RS 10,000 zone. Given that the approval will make way for the creation of much-needed new housing units in a way that maintains existing land use patterns, staff finds that the proposed project is consistent with the General Plan.

Specifically, the approved TPM will split the existing 16,805-square feet into two lots, one with a total area of 8,784-square feet and another with 8,021-square feet. The existing single-family residence is to remain on the northern lot, while a new 3,195-square foot two-story, duplex development is proposed through the approved lot split on the southern lot. The existing garage located to the south of the existing residence will be demolished and replaced with landscaping.

2. *That the site is physically suitable for the type and density of development.*

The oversized site is physically suitable to accommodate a new two-story development along with the existing single-family residence on the two newly created lots. Because the size of the newly created parcels will be consistent with other single-family residential parcels in the RS 10,000 zoning district, the project is able to comply with its development standards, confirming that the site is physically suitable for the above-described development.

3. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.*

The subject site is already developed with a single-family residence and is located in an urbanized context, surrounded by residential uses on all sides. As such, it is unlikely that the subject site serves as wildlife habitat. With further development that is consistent with surrounding residential uses, it is highly unlikely that the project will cause substantial environmental damage.

- 4. That the design of the subdivision or the type of improvements is not likely to cause serious public health or safety problems.*

The design of the subdivision and related improvements associated with the development of two new residential units are not likely to cause serious public health or safety problems, in that they comply with applicable development standards for residential development in the RS 10,000 zone, which are intended to avoid public health or safety problems and have proven to do so at similar properties located throughout the City.

- 5. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision*

The approved Tentative Parcel Map (TPM) shows that the improvements associated with this subdivision do not conflict with any easements in favor of the public for access through or use of the property. There are a few existing easements on this site: an easement for pipelines (blanket in nature) and two six-foot easements for public utilities on the north and south ends of the existing property. There is also a proposed 15-foot wide easement to create a private street and fire lane for access to the new lot and two-unit development.

- 6. That solar access and passive heating and cooling design requirements have been satisfied in accordance with Chapter [17.013](#).*

As a subdivision for only two lots, the provisions of CMC Chapter 17.013 do not apply. Furthermore, the design of the subdivision does not inhibit the ability for future development at the site to take advantage of solar energy and passive heating or cooling opportunities.

- 7. That the subdivision balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

The approved subdivision addresses the urgent need to create new housing in a manner that does not diminish the availability of fiscal and environmental resources that benefit the City's residents. The approved subdivision will make way for the development of two new residential units on a property zoned for residential use in an urbanized area developed with closely similar residential uses along with commercial uses in the near vicinity.

8. *That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements of the Los Angeles Regional Water Quality Control Board*

The existing residential property located within the parcel map area are connected to the existing sewer system in compliance with the requirements of the Los Angeles Regional Water Quality Control Board, and the approved subdivision provides for the discharge of waste into this existing sewer system.

TENTATIVE PARCEL MAP NO. 83881 (#22-TPM03)
Lot Split & Two-Unit Development Pursuant to Senate Bill 9 (SB 9)
Located at 1088 Cascade Place

CONDITIONS OF APPROVAL

1. This Tentative Parcel Map (TPM) is approved pursuant to Senate Bill 9 (SB 9) allows for an urban lot split to create two new lots located at the above-referenced property. Specifically, the approved TPM will split the existing lot of 16,805 square feet into two lots, one with a total area of 8,784 square feet and another with 8,021 square feet. The existing single-family residence is to remain on the northern lot, while a new 3,195-square foot two-story, two-unit development is proposed through the approved lot split on the southern lot. The existing garage located to the south of the existing residence will be demolished and replaced with new landscaping.
2. Tentative Parcel Map 83881 shall expire three (3) years from the date of this approval unless extended under Government Code §66452.6. If no final parcel map is filed within the specified timeframes, then this tentative map approval shall automatically expire without further action by the City. The final parcel map shall be filed with the City Engineer and shall comply with the Subdivision Map Act of the State of California and all applicable ordinances, resolutions, and requirements of the City of Claremont.
3. The applicant shall submit, within five (5) days of this approval, a check for \$75 to file a Notice of Exemption (NOE) with the Los Angeles County Clerk, as required by the California Environmental Quality Act (CEQA). The check shall be made payable to the Los Angeles County Clerk.
4. Complete the tentative and final map review processes and record the Final Map with the Los Angeles County Recorder's Office.
5. Submit to the City, at least sixty (60) days before filing the original signed final map in order to permit review pursuant to Government Code §66452.2, the following documents and receive approval from the City Engineer:
 - a. Submit a final map for review and approval of the City Engineer and Acting Land Surveyor along with the applicable review fees. The final map shall be in conformance with the approved tentative map. A final map shall comply with the State of California's Subdivision Map Act, and all applicable City Ordinances and Resolutions.
 - b. Include one original, signed map offers for dedication of all necessary easements when required for roadway purposes, public sidewalks, drainage facilities, sanitary sewer, landscaping, utilities, ingress and egress, etc. The map shall show additional dedications for street right-of-way, and

any existing and new easements, landscape, pedestrian access, sewer lines, storm drain lines, or overland flow as necessary.

- c. Title report and backup documents. Said backup documents shall include, but are not limited to, all previous deeds, easements, maps, and records of survey associated with the final map.
- d. Closure calculations for the final map.
- e. Letters of non-interference from any utility company that may have rights of easement within the property boundaries, as well as a description of the types and locations of all underground utilities.
- f. "Will-serve" letters from utilities including gas, water, electric, cable, TV, and telephone. Further, the developer shall contact the individual utility companies to coordinate the installation of said utilities.
- g. Final Map tax clearance from the Los Angeles County Land Development Office pursuant to Government Code Section §66492.
- h. Annex or verification that the property has been annexed into the Los Angeles County Sanitation District Number 21, and all applicable fees shall be paid.
- i. Obtain approval and satisfy the requirements from the Los Angeles County Fire Department (LACFD) for the proposed map demonstrating compliance with LACFD requirements.
- j. Hire a licensed surveyor to identify and field mark with monuments set at the corner locations of parcels created with the subdivision and the map boundary.
- k. Applicant must hire a licensed land surveyor to identify and field mark surveying monuments located on the property. The licensed land surveyor shall prepare a certification letter addressing monument preservation within the boundaries of the Project. All work related to these monuments to be in accordance with the California Business and Professions Code Section 8771 (b) & (c). The monument preservation certification addressing boundaries of the Project shall be provided to the Engineering Division prior to issuing any permits to start the work.
- l. If applicant's land surveyor cannot prepare this certification, the City's Acting Land Surveyor will conduct his own work/investigation (at the applicant's expense) to certify monument preservation within the boundaries of the Project. The Project schedule could be impacted should applicant chose to go with this option.

6. Prior to the issuance of any clearing/grubbing/and/or grading permit, the applicant shall complete the following:
- a. Submit a stamped and signed grading/drainage plan, prepared by a licensed Civil Engineer per the City's Preparation of Grading plan requirements. At a minimum, such plan shall include the following:
 - i. Delineate all proposed improvements.
 - ii. Clearly identify public right of way improvements.
 - iii. Delineate finished floor elevations.
 - iv. Show any utility boxes found on the property. If relocation is required, the applicant shall make adequate arrangements with applicable utility companies.
 - v. Show summary of earthwork volumes.
 - vi. Show city trees and tree protection zones.
 - vii. Show existing trees, trees to be removed, trees to be protected in place with the project, and tree protection zones.
 - viii. Show sewer connection. Show installation of backflow prevention device if upstream manhole is not lower than finished floors of all buildings. If existing sewer lateral is proposed to be used, the applicant shall provide proof that the lateral is in good condition.
 - ix. Denote the underground location of various utilities to serve the site.
 - x. All utilities shall be placed underground in accordance with Chapter 16.151 of the Claremont Municipal Code.
 - xi. Be in compliance with any applicable MS4 permit requirements subject to the review and approval of the City Engineer. The developer shall work with the City's MS4 consultant (at the applicant's expense) to ensure compliance with applicable MS4 requirements.
 - xii. Submit a compaction test for grading pads(s).
 - xiii. Prepare a soils report which addresses the geology, stability of the site and grading requirements. Items to be included in the soils report and noted in regard to soils report includes, but not limited to:
 1. Specific evaluation of the site's conditions.
 2. Mitigations addressing impacts to existing topography and recommendations associated with proposed structures.
 3. Denote proposed vegetation and landscaping to be used for new construction.
 4. Mitigation measures and recommendations developed in this report shall be incorporated in the final grading plans and foundation plans.
 5. Following rough-grade completion, compaction tests shall be conducted within the pad areas and compaction test reports shall be submitted to the City.

6. Be in compliance with the City's Stormwater Ordinance (MS4 Permit), as well as, all other state, county, and city water, wastewater and hydrological requirements. This includes, but is not limited to:
 - a. Conserve natural area.
 - b. Provide storm drain system stenciling and signage.
 - c. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability.
 - d. Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.
 - e. No site drainage discharge through underground pipes or any other conveyance to the City's MS4.
 - f. Maximize the percentage of pervious surfaces to allow percolation of storm water into the ground.
 - g. Minimize the quantity of storm water directed to impervious surfaces and the City's Municipal Separate Storm Sewer System (MS4).
 - h. Control runoff from impervious surfaces through infiltration, bioretention, and/or rainfall harvest and use.
- b. Provide a 25-year hydrology study for the proposed project site prepared in conformance with the standards and requirements of the Los Angeles County Flood Control District. The study shall address how potential grading, in conjunction with the drainage conveyance systems, will allow the building pad and adjacent properties to be safe from inundation from rainfall runoff and will protect downstream properties from drainage caused by the alteration of drainage patterns. All drainage structures shall be per City of Claremont or Los Angeles County standards.
- c. Pay all fees established by City ordinances and resolutions including, but not limited to, those set forth in the Claremont Municipal Code. These shall include, but are not limited to:
 - i. Permit, plan check and inspections;
 - ii. Transportation impact;
 - iii. Drainage impact;
 - iv. Sewer Connection;
 - v. Street Resurfacing;
 - vi. Public Works Permit and Plan Check fees;
 - vii. Grading/On-Site Improvement Permit and Plan Check Fees
- d. Work with the City Engineer to identify any areas for possible public improvement failures contiguous to the project site. All needed street repair measures, including but not limited to, removal and replacement of affected

public improvements shall be completed to the satisfaction of the City Engineer.

- e. Install all public right of way improvements and private onsite improvements, including, but not limited to, drive approaches, landscape areas, sidewalks meeting American with Disabilities Act (ADA) standards.

7. During grading and construction operations, the applicant shall:

- a. Implement best available control measures (BACMs) to minimize nuisance levels of construction activity emissions such as dust, emissions, and off-site impacts. BACMs shall include, but are not limited to, the following:

- i. Water all active construction areas at least twice daily.
- ii. Cover all haul trucks or maintain at least two feet of freeboard.
- iii. Pave or apply water four times daily to all unpaved parking or staging areas.
- iv. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
- v. Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.
- vi. Suspend all operations on any unpaved surface if winds exceed 25 mph.
- vii. Hydro seed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
- viii. Require a 90-day low-NOx tune-ups for off-road equipment.
- ix. Limit allowable idling to 5 minutes for trucks and heavy equipment.
- x. Encourage carpooling for construction workers.
- xi. Limit lane closures to off-peak travel periods.
- xii. Park construction vehicles off traveled roadways.
- xiii. Wet down or cover dirt hauled off-site.
- xiv. Wash or sweep access points daily.
- xv. Encourage receipt of material during non-peak traffic hours.
- xvi. Sandbag construction sites for erosion control.

- b. The applicant shall ensure that the following measures are honored during all construction related activities for the project.

- i. The hours of construction operation are limited to 7:00 am to 8:00 pm, Monday-Saturday, as in effect in the Claremont Municipal Code. No construction activities are allowed on Sundays and National holidays.

8. Prior to the issuance of building permits for the development proposed through the Tentative Parcel Map the applicant shall:

ATTACHMENT B

- a. Submit an Architectural Design Review application with the Planning Division for the proposed two-story duplex development, subject to objective development and design review standards.
 - b. Submit a landscape and irrigation plan that demonstrates compliance with the Municipal Water Efficient Landscape Ordinance (MWELO) for review and approval by Planning Division staff.
 - c. Ascertain and comply with all requirements of the City's Building and Engineering Divisions, including the submittal of complete architectural, electrical, mechanical, and structural plans duly wet stamped and signed by a licensed architect or engineer. The construction documents submitted for plan check shall be in substantial conformance with those submitted in conjunction with the approved tentative parcel map.
 - d. Pay all applicable permit and development fees including, but not limited to, fire facility, plan check fees, and any outstanding development review fees, as established by City ordinances and resolutions.
 - e. Gain approval from the Building Division and install construction fencing or netting necessary to prevent construction debris from affecting downslope properties/streets.
9. Noncompliance with any condition of this approval shall constitute a violation of the Claremont Municipal Code (CMC). Violations may be enforced in accordance with the provisions and/or administrative fines program of CMC Chapter 1.14.
10. The applicant/owner shall defend, indemnify, and hold harmless the City of Claremont and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees relating to this discretionary approval, including without limitation, a claim, action, or proceeding to attack, set aside, void, or annul this approval, and/or an action by an advisory agency, appeal board, or legislative body concerning this approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant/owner of any claim, action, or proceeding and will cooperate fully in the defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant/owner shall be responsible to pay the full amount of such an award.