



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

03-336

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM060661
Oak Tree Permit No. T201300035
Environmental Assessment No. T201300253

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

MICHAEL & DEBORAH MILAM / RAMY AWAD

MAP/EXHIBIT DATE:

07/08/14

SCM REPORT DATE:

08/07/14

SCM DATE:

08/07/14

PROJECT OVERVIEW

A subdivision request to create 4 single-family lots, 2 of which are flag lots. Proposed development activities, including the demolition of existing structures, will encroach into the protected zone of 4 oak trees.

Subdivision: To create 4 single-family lots.

Oak Tree Permit: For the encroachment into the protected zone of 4 oak trees.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit %A+ Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

638 W. Mariposa Street, Altadena

ACCESS

MARIPOSA STREET

ASSESSORS PARCEL NUMBER(S)

5829-031-026

SITE AREA

1 net acreage/1.09 gross acre

GENERAL PLAN / LOCAL PLAN

ALTADENA COMMUNITY PLAN

ZONED DISTRICT

ALTADENA

SUP DISTRICT

5th

LAND USE DESIGNATION

LD . Low Density

ZONE

R-1-7500 (SINGLE-FAMILY RESIDENCE-7500 S.F. MIN. LOT SIZE)

CSD

ALTADENA

PROPOSED UNITS (DU)

4

MAX DENSITY/UNITS (DU)

5

GRADING, CUBIC YARDS

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

1760 cut, 1760 fill (balanced on-site)

ENVIRONMENTAL DETERMINATION (CEQA)

PENDING

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626)430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit ~~%A+~~ Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map.*

Zoning Code Compliance:

Clear Hold

1. Shed structure attached to the rear of the garage must be removed or set back a minimum of 6 feet from the garage.

Environmental Determination:

Clear Hold

1. Additional and/or updated reports may be required.

Tentative Map:

Clear Hold

1. The net area must exclude the area devoted to the street right-of-way and easements. Your net calculation doesn't deduct the area devoted to the utility easement. Please revise the net figures for Parcels 1 & 4 in the Area Table and in the Project Area of of the General Notes section (#14).
2. If there is an existing fence along the southerly property line, call out the existing fence on the map and provide the fence material and height.
3. Correct the spelling in General Notes 11.

Exhibit Map/Exhibit ~~%A+~~:

Clear Hold

1. The net area must exclude the area devoted to the street r-o-w and easements. Your net calculation doesn't deduct the area devoted to the utility easement. Please revise the net figures for Parcels 1 & 4 in the Area Table and in the Project Area of of the General Notes section (#14).
2. Based on a net area that deducts the area devoted to the utility easement, the lot coverage for Parcel 1 exceeds the maximum allowed. Modify the lot coverage based on the recalculated net area.
3. Show the driveway system for parcels 1 & 2.
4. To minimize unnecessary encroachments, relocate Parcel 1's walkway out of the protective zone.
5. Ensure the building footprint observes the required yards set forth by the Altadena CSD (§22.44.127D1):
 - a) front yard: average depth of all front yards on the same block on the same side of the street;
 - b) side yard: 10% of the average width of the parcel
 - c) rear yard: 25 feet
6. If there is an existing fence along the southerly property line, call out the existing fence on the exhibit and provide the fence material and height.
7. Correct the grammar and spelling in General Notes 6 & 11.

Oak Tree Permit:

Clear Hold

1. To minimize unnecessary encroachments, relocate Parcel 1's walkway out of the oak tree protective zone.

Administrative/Other:

Clear Hold

1. Submit a revised application indicating **4** oak trees encroachments (Section 7), mark whether or not retaining walls are proposed (Section 9), and check the **1** box that applies to your project (Section 11). Be sure to use the updated Land Division Application available at <http://planning.lacounty.gov/assets/upl/apps/land-division-application.pdf>
2. Revise the front yard setback analysis to include the flag lots on the same side of the street. These parcels have street frontage since the access strip adjoins Mariposa Street. Also, the front yard setback of house #642+ should be measured from the street r-o-w to the house, not the carport. Revise the front yard setback map & table accordingly and add the average front yard setback distance to the table.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

The following reports consisting of 9 pages are the recommendations of Public Works.

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

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

8. Remove all existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. If applicable, quitclaim or relocate easements running through proposed structures.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

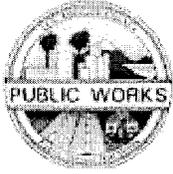
HW

Prepared by John Chin

pm60661L-rev5.doc
<http://planning.lacounty.gov/case/view/03-336/>

Phone (626) 458-4918

Date 07-29-2014



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 060661

TENTATIVE MAP DATE: 07/08/2014
OAK TREE MAP DATE: 07/08/2014

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map:

1. Comply with the requirements of the Hydrology Report which was conceptually approved on 01/10/2014 to the satisfaction of the Department of Public Works.

Name  Date 07/24/2014 Phone 626.458.4921
Andrew Ross

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP _____ 060661 _____
SUBDIVIDER _____ Tierra Concepts, Inc. _____
ENGINEER _____ B&E Engineers _____
GEOLOGIST _____ --- _____
SOILS ENGINEER _____ --- _____

TENTATIVE MAP DATED _____ 7/8/14 _____
LOCATION _____ Altadena _____
GRADING BY SUBDIVIDER [Y] (1760 c.y.)
REPORT DATE --- _____
REPORT DATE --- _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans
- The Soils Engineering review dated 7/15/14 is attached.

Prepared by  _____
Ricardo Lopez-Maldonado

Reviewed by  _____
Charles Nestle

Date 17 July 2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129 / A885
Sheet 1 of 1

Tentative Parcel Map 60661
Location Altadena
Developer/Owner Tierra Concepts, Inc.
Engineer/Architect B & E Engineers
Soils Engineer ---
Geologist ---

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 7/8/14 (rev.)
Previous Review Sheet Dated 1/8/14

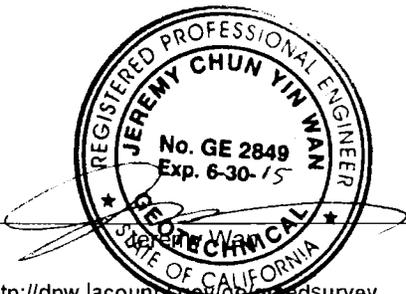
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>

Prepared by _____



Date 7/15/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/customer-service-survey>.

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

P:\gme\pub\Development Review\Soils Review\Jeremy\PR 60661, Altadena, TTM-A_6.doc

Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest Hydrology Study approved by the Storm Drain and Hydrology Section of Land Development Division.
 - b. Oak Tree Permit

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs or Deed Restriction may be required for all privately maintained drainage devices and other facilities.

Name Nazem Said  Date 07-08-2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 060661\SUB 060661\Grading comments

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

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
2. Construct new driveway to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
3. The 15' curb and gutter transition is not necessarily approved as shown on plan. Construct curb and gutter transition to the satisfaction of Public Works.
4. Repair any displaced, broken, or damaged improvements during construction to the satisfaction of Public Works.
5. Permission is granted to delete the sidewalk requirement along Mariposa Street due to oak tree encroachment.
6. Plant street trees along the property frontage on Mariposa Street to the satisfaction of Public Works. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
7. Remove existing wooden fence from the right of way on Mariposa Street.
8. Submit street improvement plans and applicable fees prior to final map recordation.
9. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, and landscaping along the property frontage to the satisfaction of Public Works.
10. Install postal delivery receptacles in groups to serve two or more residential parcels.
11. Be advised that we currently have no known County construction projects within the limits of your site. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would prohibit any pavement work for two years after any pavement resurfacing or reconstruction project. An exception could be made provided sufficient pavement rehabilitation is incorporated into the project's construction plans to the satisfaction of Public Works.


Name Imelda Ng Date 07-31-2014 Phone (626) 458-4921
pm60661r-rev5.doc

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
2. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
3. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.


Prepared by Tony Khalkhali
pm60661s-rev5

Phone (626) 458-4921

Date 07-31-2014

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.


Prepared by Tony Khalkhali
pm60661w-rev5.doc

Phone (626) 458-4921

Date 07-31-2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 60661

MAP DATE: July 8, 2014

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The flag lots shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky, for fire apparatus access. Shared driveway shall provide a reciprocal access agreement. Verification of compliance is required prior to Final Map clearance.
3. The driveway required for fire apparatus access, including the required Fire Department turnaround, shall be labeled on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted. Compliance required prior to Final Map clearance.
4. Prior to final map clearance, provide written verification the construction bond for the required fire lane has been posted.
5. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. The proposed Permeable Pavers on the fire lane shall be capable to support a live load of 75,000 pounds. Verification for compliance is required prior to occupancy.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 60661

MAP DATE: July 8, 2014

-
7. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 8. Maintain a minimum vertical clearance of 13 feet 6 inches for the protected tree encroaching into the required fire apparatus access driveway. Compliance is subject to any applicable tree trimming permit from the appropriate county agencies.
 9. The driveway apron off Mariposa Street used to access the required fire lane shall comply with the Department of Public Works standards. Review and approval required during the street improvement plans performed by the Department of Public Works.
 10. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Lincoln Avenue Water Company dated 08-08-13, the existing fire hydrants exceed the distance requirement to the lot frontage therefore a new public fire hydrant shall be installed on the easterly property line along the lot frontage.
2. Install **1** public fire hydrant as noted on the Exhibit Map.
Location: AS PER MAP FILED IN OUR OFFICE.
3. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.



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PROJECT: PM 60661

MAP DATE: July 8, 2014

-
4. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 5. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Department when architectural plans are submitted for review prior to building permit issuance.
 6. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
 7. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
 8. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or striping shall be required prior to occupancy.
 9. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	60661	DRP Map Date:	07/08/2014	SCM Date:	/ /	Report Date:	08/05/2014
Park Planning Area #	40	ALTAGENA				Map Type:	TENTATIVE

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$7,664

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,664 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes to subdivide one (1) lot into four (4) single family lots. Credit given for two (2) existing houses to be removed; net increase of two (2) units.

*****Advisory:**

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

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	60661	DRP Map Date:	07/08/2014	SMC Date:	/ /	Report Date:	08/05/2014
Park Planning Area #	40	ALTADENA		Map Type:	TENTATIVE		

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

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.92	0.0030	2	0.02
M.F. < 5 Units	1.70	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	0	0.00
Mobile Units	1.86	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.02

Park Planning Area = 40 ALTADENA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$383,195	\$7,664

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$383,195	\$7,664



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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July 25, 2014

Tentative Parcel Map No. 060661

Vicinity: Altadena

Tentative Parcel Map Date: July 8, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 060661** based on the use of public water (Lincoln Avenue Water Company) and public sewer as proposed. A current original copy of a signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

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