



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. 060661  
Oak Tree Permit No. 201300035  
Environmental Assessment No. 201300253

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Michael and Deborah Milam

**MAP/EXHIBIT DATE:**

12/18/13

**SCM REPORT DATE:**

01/16/14

**SCM DATE:**

01/30/14

**PROJECT OVERVIEW**

A tentative parcel map to create four single-family residential fee lots (two of which will be flag lots) and an Oak Tree Permit to encroach into the protected zone of four oak trees in the unincorporated community of Altadena. The existing homes and accessory structures are proposed to be demolished.

**MAP STAGE**

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

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (requires a fee):

**LOCATION**

638 & 656 W. Mariposa Street, Altadena

**ACCESS**

W. Mariposa Street

**ASSESSORS PARCEL NUMBER(S)**

5829-031-026

**SITE AREA**

43,560 ft<sup>2</sup> net (47,768 ft<sup>2</sup> gross)

**GENERAL PLAN / LOCAL PLAN**

Altadena Community Plan

**ZONED DISTRICT**

Altadena

**SUP DISTRICT**

5th

**LAND USE DESIGNATION**

LD . Low Density Residential (1-6 du/ac)

**ZONE**

R-1-7500 . Single-Family Residential

**PROPOSED UNITS (DU/AC)**

4du/ac

**MAX DENSITY/UNITS (DU/AC)**

6du/ac

**COMMUNITY STANDARDS DISTRICT**

Altadena

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending initial study

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	HOLD	Marie Pavlovic (213) 974-6433 <a href="mailto:mpavlovic@planning.lacounty.gov">mpavlovic@planning.lacounty.gov</a>
Public Works	CLEARED	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	CLEARED	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	CLEARED	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	HOLD	Vicente Banada (626) 430-5382 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

**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 (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

## Tentative Map:

1. Provide accurate project area information (#14).
  - a. Correct the gross and net square footage for all proposed parcels.
2. Provide the scale bar.
3. Label ~~to~~ be removed+next to each existing structure.

## Oak Tree Exhibit:

1. Provide accurate project area information (#14).
  - a. Correct the gross and net square footage for all proposed parcels.
2. Provide the scale bar.
3. Revise the Oak Trees Summary to indicate 4 encroachments are proposed.
4. Indicate the symbol used to represent the oak tree canopy is to scale.
5. Label ~~to~~ proposed+next to each proposed structure.
6. Clearly distinguish between the existing and proposed sewer lines in the legend and on the site plan.
7. Currently, the proposed sewer lines, serving parcels 3 and 4, encroach into the protected zone of oak tree #3. Re-route the proposed sewer lines to avoid damage and/or impacts to the tree and root system.

## Administrative/Other:

1. Provide a copy of the recorded instrument that established the easement on site.
2. Provide copies of the building description blanks available from the regional Assessor's office.
3. Submit a complete Land Division Application. Be sure to address the following:
  - a. Complete #4 . Oak Tree Permit. Mark the box indicating encroachment of 4 oak trees.
  - b. Complete #9 - Are retaining walls proposed? Mark the appropriate box.
  - c. Complete #11 . Oak Tree Certification. Check the appropriate box.
4. Submit a complete Environmental Assessment Information Form. Be sure to address the following:
  - a. Revise #28 and indicate the number of oak trees to be encroached as 4.
  - b. Complete #43. Attach school administration verification if existing school facilities adequately accommodate the proposed project?
  - c. Owner/Applicant/Agent must certify the application and sign the Archaeological Statement on page 11.
5. The initial study must be completed. Please be advised that mitigation may be required if the project will have unanticipated environmental impacts. Please provide one copy of all reports/studies submitted to other departments. This information will assist staff in preparing the environmental analysis.

**Follow-up:**

1. Provide 5 copies of the revised tentative map as well as a digital map.
2. Provide 5 copies of an Exhibit A.
3. Outstanding reports, studies, etc. should be provided directly to the requesting department.
4. Contact the case planner directly with any questions or concerns.

Date 01-14-2014

TO: Nooshine Paidar  
Department of Regional Planning

Attention Marie Pavlovic

FROM: John Chin  
Department of Public Works

**PARCEL MAP NO.** 060661-Rev4

Public Works' report for NO SCM map dated \_\_\_\_\_.

Revised Public Works' report for map dated 12-18-13.

Revised pages of Public Works' report for map dated 12-18-13 as follows.

**Subdivision: Removed denial page (Page 1/1). Removed recommendation of disapproval is changed to a recommendation approval page (Page 1/1). Updated conditions page (Page 2/2).**

**Road: Removed denial page (Page 1/1). Removed Altadena community plan infrastructure goals page (Page 1/1). Updated condition page (Page 1/1).**

Revised Public Works' report clearing previous **Subdivision and Road** denial(s).

Public Works still has \_\_\_\_\_ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map; may be filed.

Other:

cc: Ramy Awad; B&E Engineers

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 060661 (Rev.)

TENTATIVE MAP DATED 12-18-2013  
EXHIBIT MAP DATED 12-18-2013

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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 060661 (Rev.)

TENTATIVE MAP DATED 12-18-2013  
EXHIBIT MAP DATED 12-18-2013

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

Phone (626) 458-4918

Date 01-14-2014

pm60661L-rev4.doc

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



**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: 12/18/2013  
OAK TREE MAP DATE: 12/18/2013

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 01/10/2014 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  
\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

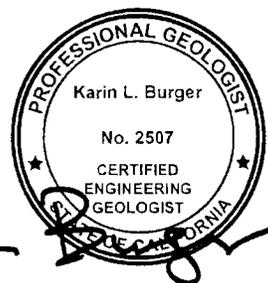
TENTATIVE PARCEL MAP 060661  
SUBDIVIDER Tierra Concepts, Inc.  
ENGINEER B&E Engineers  
GEOLOGIST ---  
SOILS ENGINEER ---

TENTATIVE MAP DATED Dec 18 2013 (oak tree map) [rev.]  
LOCATION Altadena  
GRADING BY SUBDIVIDER [ Y ] (Y or N) 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 1-8-14 is attached.



Reviewed by Karin Burger Date January 8, 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  
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 Oak Tree Map Dated by Regional Planning 12/18/13 (rev.)  
Previous Review Sheet Dated 10/21/13

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/gmed/manual.pdf>

Prepared by \_\_\_\_\_



Date 1/8/14

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

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

D:\mccrumb\Development\Review\Soils Review\Jeremy\PP 60661 - Altadena - TTM A - 5.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:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (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.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices and other facilities.



Name Nazem Said

Date 12/26/2013

Phone (626) 458-4921

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 not granted to delete the sidewalk requirement along Mariposa Street. It is the Altadena Community Plan goal to install streets, curbs and gutters in deficient public areas to improve pedestrian safety. Construct curb, gutter, base, pavement, and sidewalk (5 feet sidewalk adjacent to the property line) along the property frontage on Mariposa Street to the satisfaction of Public Works.
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.

Name <sup>pr</sup> Imelda Ng Date 01-09-2014 Phone (626) 458-4921

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-rev4

Phone (626) 458-4921

Date 01-09-2014

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.



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 60661 Map Date December 18, 2013 - Ex A

C.U.P. 03-386 Vicinity La Canada

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 88162404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of Title 32 (County of Los Angeles Fire Code), which requires all weather access.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- 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.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of the Tentative and Exhibit Map as presently submitted with the conditions of approval in the additional page.**

By Inspector: Juan C. Padilla Date January 14, 2014



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 60661 Tentative Map Date December 18, 2013 - Ex A

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install **1** public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6øx 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location: \_\_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the fire flow test performed by Lincoln Avenue Water Company dated 08-08-13, the existing public 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.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date January 14, 2014



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### LAND DEVELOPMENT UNIT REQUIREMENTS

#### ADDITIONAL PAGE

Subdivision No: PM 60661 Map Date: December 18, 2013 - Ex A

#### **TENTATIVE/EXHIBIT MAP – CONDITIONS OF APPROVAL**

- 1 The driveway apron off Mariposa Street used for the Private Driveway and Fire Lane shall comply with the Department of Public Works standards.
- 2 A reciprocal access easement agreement is required for the shared driveway in compliance with the Department of Regional Planning and the Fire Department. Submit a copy of the recorded easement to the Fire Department prior to Final Map clearance.
- 3 The proposed permeable pavers shall be certified by the licensed Civil Engineer to meet the minimum live load weight capacity of 75,000lbs prior and after installation. Submit documentation to the Fire Department for review and approval during each phase, the installation certification shall be submitted prior to occupancy.
- 4 Prior to Final Map clearance, verification for the financial arrangement with the Lincoln Avenue Water for the installation of the required new public fire hydrant shall be submitted to our office. The required new public fire hydrant shall be installed and tested prior to any on-site construction.

By Inspector: Juan C. Padilla Date: January 14, 2014

Land Development Unit ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60661</b>	DRP Map Date: <b>12/18/2013</b>	SCM Date: <b>01/30/2014</b>	Report Date: <b>12/24/2013</b>
Park Planning Area #	<b>40</b>	<b>ALTADENA</b>	Map Type: <b>TENTATIVE</b>	

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:	<b>0.02</b>
IN-LIEU FEES:	<b>\$7,585</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,585 in-lieu fees.

Trails:

No trails.

Comments:

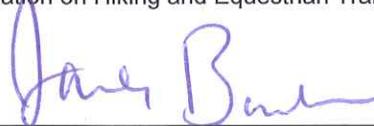
The map proposes to subdivide one (1) lot into four (4) single family lots. Credit given for two (2) existing houses to be removed; net increase of two (2) units.

**\*\*\* 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:   
James Barber, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>60661</b>	DRP Map Date:	<b>12/18/2013</b>	SMC Date:	<b>01/30/2014</b>	Report Date:	<b>12/24/2013</b>
Park Planning Area #	<b>40</b>	ALTADENA				Map Type:	<b>TENTATIVE</b>

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

**(P)eople 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	2.91	0.0030	2	0.02
M.F. < 5 Units	1.98	0.0030	0	0.00
M.F. >= 5 Units	2.35	0.0030	0	0.00
Mobile Units	2.34	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				<b>0.02</b>

Park Planning Area = **40 ALTADENA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$379,251	<b>\$7,585</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$379,251	<b>\$7,585</b>



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December 27, 2013

Tentative Parcel Map No. 060661

Vicinity: Altadena

Tentative Parcel Map Date: December 18, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **T P I M p 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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