



# Los Angeles County Department of Regional Planning



Richard J. Bruckner, Director  
320 West Temple Street, Suite 1382, Los Angeles, CA 90012

## SUBDIVISION COMMITTEE MEETING REPORT

**Planner:** Christine Robertson      **Email:** [crobertson@planning.lacounty.gov](mailto:crobertson@planning.lacounty.gov)  
**Tract/Parcel No.:** PM060661      **Project No.:** 03-336  
**Map Date:** January 8, 2013      **Reports Date:** February 7, 2013  
**SCM Date:** February 14, 2013

**APN:** 5829-031-0265th      **Supervisorial District:** 5th  
**Zoned District:** Altadena      **Community:** Altadena

**Map Type:** Tentative Map  
**Map Stage:** Second Revision

**Location:** 638 West Mariposa Street, Altadena  
**Proposal:** To create four single family residential fee lots with private driveway/firelane.

**This application is:**  
 Complete                                       Incomplete                                       Recommended for Denial

Departmental Status (See attached reports)					
Hold	Clear	Department	Contact	Phone	Email
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning	Christine Robertson	(213) 974-6433	<a href="mailto:crobertson@planning.lacounty.gov">crobertson@planning.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works	Henry Wong	(626) 458-4961	<a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire	Juan Padilla	(323) 890-4243	<a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parks & Rec	Clement Lau	(213) 351-5120	<a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Health	Thao Komura	(626) 430-5581	<a href="mailto:tkomura@ph.lacounty.gov">tkomura@ph.lacounty.gov</a>

HOLDS							
<b>Department of Regional Planning</b>							
<input type="checkbox"/>	Zone Change	<input type="checkbox"/>	CUP	<input checked="" type="checkbox"/>	Constraints Exhibit	<input type="checkbox"/>	Plan Determination
<input checked="" type="checkbox"/>	Oak Tree Permit	<input checked="" type="checkbox"/>	Environmental	<input type="checkbox"/>	Slope Map	<input type="checkbox"/>	Plan Amendment
<input checked="" type="checkbox"/>	Revised Map	<input type="checkbox"/>	Revised Exhibit Map	<input checked="" type="checkbox"/>	Revised Exhibit	<input checked="" type="checkbox"/>	Other (comments)
<b>Department of Public Works</b>							
<input checked="" type="checkbox"/>	Drainage Concept	<input type="checkbox"/>	Geologic Report	<input type="checkbox"/>	Soils Report	<input type="checkbox"/>	Traffic Study
<input checked="" type="checkbox"/>	Sewer Area Study						
<b>Fire</b>							
<input checked="" type="checkbox"/>	Fire Flow	<input checked="" type="checkbox"/>	Fire Access	<input type="checkbox"/>	Other		
<b>Parks and Recreation</b>				<b>Public Health</b>			
<input type="checkbox"/>	Trails	<input type="checkbox"/>	Parks	<input checked="" type="checkbox"/>	Will Serve Letter	<input type="checkbox"/>	Septic System

**Time Extension:** 6 months

*\*\*Please resubmit 5 folded copies of the map, one original and a cover letter outlining all changes made to the map*  
 **Reschedule for Subdivision Committee**                                       Schedule for Subdivision Committee Reports

**ENVIRONMENTAL REVIEW**  
 This project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA). Submit the required environmental impact assessment fee and information form available at: <http://planning.lacounty.gov/apps> (see current fee schedule). Additional information may be required to complete the analysis.

- GENERAL PLAN**  
 **COMMUNITY PLAN**    LD (Low Density Residential) 1-6 du/gross acre
- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Altadena Community Plan  | <input type="checkbox"/> Antelope Valley Area Plan       | <input type="checkbox"/> Catalina Island Land Use Plan      |
| <input type="checkbox"/> East Los Angeles Community Plan     | <input type="checkbox"/> Hacienda Heights Community Plan | <input type="checkbox"/> Marina Del Rey Land Use Plan       |
| <input type="checkbox"/> Rowland Heights Community Plan      | <input type="checkbox"/> Santa Clarita Valley Area Plan  | <input type="checkbox"/> Santa Monica Mtns. North Area Plan |
| <input type="checkbox"/> W. Athens - Westmont Community Plan | <input type="checkbox"/> Walnut Park Neighborhood Plan   |   |

Proposed Density: 4 Max Density (not automatic): 6

Plan Highways: Residential Collector

**Significant Ecological Area** (Conservation and Open Space Element). CUP and SEATAC review required  
SEA: \_\_\_\_\_

Burden of Proof:  Satisfactory  Additional Information Required

**Hillside Project (Land Use Element)**

Urban  Non-Urban

Submit a revised slope map and revised calculations

0-24.99% Slopes: \_\_\_\_\_ 25-49.99% Slopes: \_\_\_\_\_ 50%+ Slopes: \_\_\_\_\_

Low Density: \_\_\_\_\_ Mid-Point Density \_\_\_\_\_ Max Density: \_\_\_\_\_

Proposed Density: \_\_\_\_\_

Hillside CUP:  Required  Not Req'd  Building restrictions on slopes >25%

Proposed Open Space:  Public Parks  Private Parks  Private Yards

Burden of Proof:  Landscaped Areas, slopes, walkways  Undisturbed natural areas  
 Satisfactory  Additional Information Required

**Infill Project (Land Use Element)**

Request Increase By: \_\_\_\_\_ Land Use Categories \_\_\_\_\_

Surrounding Land Use Category: \_\_\_\_\_ Surrounding Density: \_\_\_\_\_

Burden of Proof:  Satisfactory  Additional Information Required

**Plan Amendment**

Burden of Proof:  Satisfactory  Additional Information Required

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination:  Pending  Consistent  Inconsistent

**ZONING**

Current Zone: R-1-7500

**Zone Change** Proposed Zone: \_\_\_\_\_

Surrounding Zoning: \_\_\_\_\_ Surrounding Land Uses: \_\_\_\_\_

Burden of Proof:  Satisfactory  Additional Information Required

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

**Conditional Use Permit:**

Submit a Revised Exhibit A showing:

Burden of Proof:  Satisfactory  Additional Information Required

**Oak Tree Permit** Proposed Removals 0 Proposed Encroachments: TBD

Sent oak tree report to Forester on: \_\_\_\_\_

Burden of Proof:  Satisfactory  Additional Information Required

**Community Standards District:** Altadena

Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code Section 22.04.110.

**IMPROVEMENTS**

Section 21.32.040: 20-acre parcels; No improvements required.

Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).

Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.

Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.

Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.

Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: "Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."

- ACCESS**
- Primary Access: Mariposa Street Secondary Access: \_\_\_\_\_
- Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
- Provide proof of off-site access prior to tentative map approval and delineate on final map.
- Provide a minimum of 20 feet of paved access to the satisfaction of Regional Planning.
- Tract/Parcel Map No. \_\_\_\_\_ must be recorded first.
- A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- Section 21.24.020: Single Means of Access
- Pavement width shall be  $\geq 20$  feet.
- Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- If pavement width on the single means of access is  $< 36$  feet and will not to be widened to  $\geq 36$  feet as part of the subdivision, the permitted number of dwelling units shall be reduced by: \_\_\_\_\_
- 25% if pavement width is  $\geq 28$  feet.  50% if pavement is  $< 28$  feet.
- Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is  $\geq 64$  feet and the restriction to a single means of access will be removed through future development.
- Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- Section 21.24.040: Modification to access requirement requested.
- Granted  Not Granted
- Provide tap street(s) to: \_\_\_\_\_

- STREETS**
- Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map: Mariposa
- Sections 21.24.120 and 21.24.060: Private and future streets.
- Show the following street(s) as private & future streets on the final map:
- Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- Dedicate \_\_\_\_\_ feet of additional future street right-of-way on:
- Provide for the ownership of the private and future streets:
- Show lot lines to the centerline of the private and future streets.
- Show the following streets as lots on the final map:
- Provide for the maintenance of the private and future streets by a:
- Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
- Road Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- Section 21.24.090: Right-of-way modification requested.
- Granted. Required width of \_\_\_\_\_ feet from centerline granted to permit \_\_\_\_\_ feet from centerline, but in no case shall the minimum right-of-way be  $< 40$  feet, except for alleys.
- Not granted.
- Section 21.24.090: Alternate cross section requested. **TBD**
- Granted.
- Not granted because it would not be in keeping with the design of adjoining highways or streets.
- Section 21.24.100: Street grade is  6%. Modification is requested.
- Modification granted for street grade to be  $> 6\%$  but  $\leq 10\%$  on portions of the following streets, with final determinations made by DPW:
- Street grade modification granted to be  $> 10\%$ , but not  $> \underline{\hspace{1cm}}$  % on portions of the following streets, with final determinations made by DPW.
- Section 21.24.150: For property abutting a major or secondary highway:
- Service road or local street is required.
- Alley is required instead of a service road or local street.
- Service road, local street, and alley requirement is waived.
- Section 21.24.160: Alley is required for multiple residential use, commercial use or \_\_\_\_\_
- Section 21.24.180. Turnarounds.
- Required at intermediate points on cul-de-sacs  $> 700$  feet in length.
- Required on local streets where the distance between intersections is  $> 2,000$  feet.
- Required at the end of stub or dead-end streets
- Section 21.24.190: Cul-de-sacs.

- Maximum of 500 feet in length for industrial or commercial uses.
- Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre
- Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
- Maximum cul-de-sac length:
- Section 21.24.040: Modification to cul-de-sac requirements requested.
  - Granted for: \_\_\_\_\_
  - Not Granted
- Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
- Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
- Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
- Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
- Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft<sup>2</sup> and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft.
- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 sq ft.
- Section 21.32.200: Pay major thoroughfare and bridge fees:
- Section 21.32.400: Pay drainage facilities fees:
- Prepare a feasibility study to Public Works' satisfaction for:
- Dedicate/offer vehicular access rights on: Mariposa
- Dedicate/offer complete access rights + construct a wall  D-65  Slough on:
- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

**DRIVEWAYS**

- Show the driveway system and paving widths on the tentative map.
- Construct or bond with Public Works for driveway paving as shown on the tentative map.
- Label the driveway as "Private Driveway Fire Lane" on the final map.
- Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- Provide for maintenance of the common driveway by a:
  - Homeowners Association.
  - Maintenance Agreement.
  - Other:
- Provide reciprocal easements over TBD
- Show lot lines to the \_\_\_\_\_
- Show as lot(s) on final map.

**LOT/BUILDING DESIGN**

- Section 22.52.043: 50 ft minimum average lot width.
- Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7,000 sq ft & located in Lancaster District 31 or Palmdale District 54.
- Section 21.24.300: Provide street frontage ≥ average lot width.
- Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles.
- Section 21.24.040: Modification to frontage requirements requested.
  - Granted
  - Not Granted
- Section 21.24.320: Eliminate the flag lots:
- Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
  - Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
    - If zoning < 10,000 ft<sup>2</sup>: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
    - If 10,000 ft<sup>2</sup> < 15,000 ft<sup>2</sup>: Minimum area: 70% of required area. Minimum average width: 60 feet.
    - If 15,000 ft<sup>2</sup> < 30,000 ft<sup>2</sup>: Minimum area: 70% of required area. Minimum average

- width: 80 feet.
- If  $\geq 30,000 \text{ ft}^2$ : Minimum area 65% of required area. Minimum average width: 100 feet.
- Not Granted.
- Section 21.24.310. Eliminate the acute angle point on lots:
- Permission is granted to adjust lot lines to Regional Planning satisfaction.
- Provide evidence that each lot meets zoning requirements.
- Show the setbacks on the tentative map.
- Setback modification requested.
- Granted. Setbacks modified to:
- Not Granted
- Existing structure(s) shown on lot(s) \_\_\_\_\_ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- Existing structure(s) shown on lot(s) **1, 2 & 4** to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval. See comments.

- OPEN SPACE**
- Dedicate construction rights.
- Provide for ownership and maintenance by a:
  - Homeowners Association. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
  - Other: \_\_\_\_\_
- Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- Number as lots on the final map.
- Provide a minimum of 15 feet of access to each lot.

- DEDICATIONS**
- Section 21.28.080: Dedicate easements for:
- Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- Section 21.28.100: Dedicate right-of-way for required drainage channel.
- Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- Dedicate secondary residential construction rights over lots having twice the required area.

- PARKS**
- Section 21.24.340: Park space obligation.
- Sections 21.24.350 and 21.28.120: Local park sites.
- Section 21.28.130: Private parks.
- Section 21.28.140: Park fees.
- Trail requirements.

- OTHER REQUIREMENTS/COMMENTS**
- Meet requirements of the zone, Subdivision Ordinance and **Altadena CSD**
- Withdraw and cancel tract/parcel map
- Section 21.38.010 through 21.38.080: Vesting tentative map.
- Property line returns.
- Final parcel map waiver requested.
  - Granted
  - Not Granted
- California Department of Fish and Game impacts. The project:
  - Is *de minimus* in its impact on fish and wildlife. A processing fee of **TBD** is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
  - Is not *de minimus* in its impact on fish and wildlife. A fee of **TBD** to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval.
- Chapter 22.72: Pay library impact fee prior to issuance of building permits.
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- Pay Mitigation Monitoring Program Fee subsequent to project approval.
- Provide slope planting and an irrigation system as required in the grading ordinance.
- Section 21.32.195: Plant one tree in the front yard of each residential lot.
- The design of the subdivision provides for future passive or natural heating or cooling opportunities.

- The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
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**RESIDENTIAL PLANNED DEVELOPMENT N/A**

- Waive the requirement for street frontage.
  - Conform to the minimum average lot width requirement approved by the CUP.
  - Conform to the minimum street frontage requirement approved by the CUP.
  - Conform to the lot area requirements approved by the CUP.
  - Provide for the maintenance of the common areas by the Homeowners Association (HOA).
  - Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
  - Dedicate construction rights over the common lots.
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**LEASE PROJECTS/LOTS N/A**

- This project is approved as a lease project for \_\_\_\_ residential/commercial buildings.
  - Section 21.24.370: Modifications to access, highway, and street requirements granted.
  - Place a note on the final map that lot \_\_\_\_ is a lease project for \_\_\_\_.
  - Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of  $\geq \frac{1}{4}$ " in height on the final map.
  - Record separate final maps.
- 

**MOBILEHOME SUBDIVISIONS N/A**

- This project is approved as a mobilehome project for \_\_\_\_ mobilehomes.
  - Section 21.24.370: Modifications to access, highway, and street requirements granted.
  - Place a note on the final map that lot \_\_\_\_ is a mobilehome project for \_\_\_\_.
  - Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters  $\geq \frac{1}{4}$ " in height on final map.
- 

**STANDARD CONDOMINIUM CONDITIONS N/A**

- New Condominiums  Condominium Conversion
  - Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
  - Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
  - Provide the standard note on the final map.
  - Provide the commercial note on the final map.
  - For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):
    - Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
    - Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
    - Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
  - Standard condominium conversion ordinance requirements.
  - Record a separate final map over the condominium project.
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**ADDITIONAL COMMENTS**

The proposed project is subject to the Altadena Community Plan and must comply with all applicable policies therein. Many of the Plan's policies seek to preserve environmental resources and community character. Please thoroughly review the plan and submit a comprehensive narrative which describes how the proposed project meets the following policies: 4.3.1.1, 4.3.1.2, 4.3.1.3, 4.3.2.1-9, 10.3.1, 10.3.2, 10.3.4, 10.3.5, 10.3.7, 10.3.8 and 10.3.15. Each policy should be listed separately. The plan is available online at: [http://planning.lacounty.gov/assets/upl/data/pd\\_altadena.pdf](http://planning.lacounty.gov/assets/upl/data/pd_altadena.pdf).

**Tentative Parcel Map:**

1. Remove all proposed structures from the map.
2. The lot length is shown on the Assessor's parcel map as 310.5' not 310.6'.
3. Clearly identify the lot lines.
4. Show existing contours and proposed grading.
5. Identify all structures and vegetation as "to remain" or "to be removed".
6. Identify existing paved areas and dimensions as "to remain" or "to be removed".
7. Label the size and species of all trees and label as "to remain" or "to be removed".
8. Identify the height of existing walls/fences and label as "to remain" or "to be removed".

**Plan & Code Consistency Exhibit:**

1. An Altadena Plan Consistency Exhibit is required to analyze project impacts. This should show conceptual level future development and compliance with the Plan and Altadena CSD (setbacks, gross structural area coverage, etc.). Additional documentation may be required to complete the analysis.
2. Label the size and species of all trees and callout as “to remain” or “to be removed”. Include the canopy.

**Oak Trees: (include with above exhibit)**

1. Oak trees must be mapped to fully and clearly illustrate the protected zone as defined in Title 22 – “Protected zone,” as used in this Part 16, shall mean that area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater. See the illustration on page 14 of the site plan review application available online at: <http://planning.lacounty.gov/assets/upl/apps/site-plan-review-application.pdf>.
2. The subdivision should be designed in a way that the lots can be developed without removing or encroaching into the protected area of an oak tree.
3. If any of the proposed improvements extend into the protected area of an oak tree, an oak tree permit is required and you will be required to submit an updated Land Divisions application, oak tree permit fees and other information listed on the checklist available online at: <http://planning.lacounty.gov/apps>.
4. Demolition would also require an oak tree permit
5. Please note that several trees labeled as oak trees do not appear to be oak trees based on a recent site visit. Please ensure species are labeled correctly in order to accurately assess impacts.

**Design:**

1. Homes fronting Mariposa should be oriented towards the street.
2. The large pine and palm trees contribute significantly to the community’s character. All development should be designed in a way that these trees are not impacted. An arborist’s report may be required to substantiate impacts to existing vegetation.
3. Modify access using the existing paving and incorporate an intermediate turn-around for fire access.
4. Locate garages to the rear of the structure or incorporate a design where the garage is recessed from the home’s frontage to avoid a “snout” design.

**Other:**

1. **Flag Lots** – You must provide supplemental information for a flag lot design. Please complete the Flag Lot Supplemental Information form available here: <http://planning.lacounty.gov/assets/upl/apps/flag-lot-supplemental-info.pdf>.
2. **Existing Structures** – If you plan to demolish existing structures prior to tentative map approval, this must be completed prior to hearing. You also have the option of conditioning the project so that the structures are demolished prior to final map recordation. If you wish to condition the project, please submit copies of the building permits and building description blanks to determine the legality of the structures. This documentation is available at the local Building and Safety office and regional Assessor’s office, respectively.
3. **Land Use Radius Map** – Submit a 1,000-foot land use radius map that identifies the type of development.
4. **Violation** – There is an open enforcement case on this property (**RFS 12-0015077**). The violation must be abated before a public hearing may be scheduled. Please contact Inspector **Shaun Temple** at (213) 974-6483 or by email at [stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov) for more information.

**Notes:**

1. The project is subject to the green building, low impact development and drought-tolerant landscaping ordinances.
2. A pre-construction nesting bird survey will be required.
3. Please note that fees increase on March 1, 2013.
4. The County will notify property owners within a 1,000-foot radius, once all Subdivision Committee holds are cleared and the project is scheduled for a public hearing.
5. A CUP is required if grading exceeds 2500 cy.
6. *Arundo*, the grass located along the southern property line, is an invasive species and should be shown as to be removed.

**These comments are preliminary and based on the current design. Please continue to work closely with the planner to ensure consistency with local plans and policies and to address potentially significant impacts, prior to the revision submittal.**

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**PUBLIC HEARING**

Hearing Officer

Regional Planning Commission

Newspaper: \_\_\_\_\_

Library: \_\_\_\_\_

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**COMMUNITY STANDARDS DISTRICT (CSD)**

- |                          |   |                                     |   |
|--------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> | Section 22.44.112: East Compton                 | <input type="checkbox"/>            | Section 22.44.113: Agua Dulce                     |
| <input type="checkbox"/> | Section 22.44.114: Walnut Park                  | <input type="checkbox"/>            | Section 22.44.118: East Los Angeles               |
| <input type="checkbox"/> | Section 22.44.119: Topanga Canyon               | <input type="checkbox"/>            | Section 22.44.120: West Athens-Westmont           |
| <input type="checkbox"/> | Section 22.44.121: Twin Lakes                   | <input type="checkbox"/>            | Section 22.44.122: Leona Valley                   |
| <input type="checkbox"/> | Section 22.44.123: Malibu Lake                  | <input type="checkbox"/>            | Section 22.44.125: Willowbrook                    |
| <input type="checkbox"/> | Section 22.44.126: Acton                        | <input checked="" type="checkbox"/> | <b>Section 22.44.127: Altadena</b>                |
| <input type="checkbox"/> | Section 22.44.129: Roseberry Park               | <input type="checkbox"/>            | Section 22.44.130: West Rancho Dominguez-Victoria |
| <input type="checkbox"/> | Section 22.44.131: South San Gabriel            | <input type="checkbox"/>            | Section 22.44.132: Rowland Heights                |
| <input type="checkbox"/> | Section 22.44.133: Santa Monica Mtns North Area | <input type="checkbox"/>            | Section 22.44.135: East Pasadena-San Gabriel      |
| <input type="checkbox"/> | Section 22.44.136: Avocado Heights              | <input type="checkbox"/>            | Section 22.44.137: Castaic Area                   |
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**TOWN COUNCIL**  
Altadena Town Council  
2303 Glen Canyon Road  
Altadena, CA 91001

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

- (1) An approved drainage concept, and Low Impact Development Plan (LID). Please see attached Storm Drain and Hydrology review sheet (Comments 1 to 3) for comments and requirements. The drainage concept, and LID shall be submitted directly to Public Works.
- (2) Please see attached Grading review sheet (Comments 2 and 3) for comments and requirements
- (3) Please see attached Road review sheet (Comments 1 and 2) for comments and requirements
- (4) An approved sewer area study. Please see attached Sewer review sheet for comments and requirements.
- (5) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for comments and requirements.
- (6) A revised tentative map is required to show the following additional items:
  - a. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
  - b. Please see attached Storm Drain and Hydrology review sheet for requirements (Comments 4).
  - c. Please see attached Grading review sheet for requirements (Comment 1).
  - d. Please see attached Road review sheet for requirements (Comment 3).
  - e. Please see attached Sewer review sheet for requirements (Comment 2).

*HCW*



Prepared by John Chin

Phone (626) 458-4918

Date 02-04-2013

pm60661L-rev2.doc

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



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

TRACT MAP NO. 060661

TENTATIVE MAP DATED 01/08/2013

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

1. A Water Quality Plan\* (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
  - Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area;
  - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;

\* Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85<sup>th</sup> percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page: [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/index.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml)
2. A Low Impact Development (LID) Plan (as part of the drainage concept) is required prior to the tentative approval of the map.
  - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)
3. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
4. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, existing & proposed drainage patterns, pad elevations, and proposed grading patterns. Show and label all existing Los Angeles County drainage systems and easements.

Reviewed by \_\_\_\_\_

ANDREW ROSS

Date 02/04/2013 Phone (626) 458-4921

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

1. A revised tentative map and/or exhibit map is required to show the following additional items:
  - a. Los Angeles County approved benchmark information or provide an equation to equate the two benchmarks.
  - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
  - c. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site. Also, provide the beneficiary of the offsite 10 feet drainage easement along the southerly property boundary.
  - d. Indicate maintenance responsibilities for all drainage devices if any.
  - e. Show drainage pattern and finish grade of the neighboring properties.
2. Approval of the latest drainage concept/hydrology/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Obtain an Oak Tree permit from the Department of Regional Planning and provide a note under the general notes section. Also, indicate all mitigated measures for all impacted oak trees on plan.

*W*

Name Imelda Ng Date 1-31-2013 Phone (626) 458-4921

pm060661g-rev2.doc

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

- (1) Submit a drainage concept to the Storm Drain and Hydrology Section to address potential drainage impacts as a result of the proposed street improvements and possible alterations to existing drainage patterns.
- (2) Obtain an Oak Tree permit from the Department of Regional Planning and provide a note under the general notes section. Also, indicate all mitigated measures for all impacted oak trees on plan.
- (3) A revised tentative map is required to show the following additional items:
  - a. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - b. Show and call out existing road and drainage improvements including, but not limited to, neighboring driveway aprons, catch basins, street lights and street trees on all existing streets. Label all affected improvements as "to remain", "to be relocated", or "to be abandoned".
  - c. Show location and dimension of proposed driveway.
  - d. Show dimension from existing edge of pavement to the street centerline.
  - e. Call out the public right of way line.
  - f. Identify any potential impacts on the existing trees from the proposed roadway widening and improvements along the property frontage on Mariposa Street.
  - g. The request to use alternate street cross section on Mariposa Street is denied. Remove note from general notes section and revise cross section to show sidewalk on Mariposa Street along property frontage to a minimum width of 5 feet adjacent to the right of way to the satisfaction of Public Works.

72)

Name Imelda Ng Date 1-31-2013 Phone (626) 458-4921

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

- (1) Prior to tentative map approval the area study PC 12184AS currently in plan check with Public Works must be approved.
- (2) A revised tentative map is required to show the following additional items:
  - Show how the proposed parcels will be served by existing public sewer.



Prepared by Tony Khalkhali  
pm60661s-rev2

Phone (626) 458-4921

Date 01-31-2013

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

- Provide a "Will Serve Letter" 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.

  
Prepared by Tony Khalkhali  
pm60661w-rev2.doc

Phone (626) 458-4921

Date 01-31-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 60661 (Rev.)

TENTATIVE MAP DATED 01-08-2013

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

Prepared by  John Chin  
pm60661L-rev2.doc

Phone (626) 458-4918

Date 02-04-2013

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. 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. 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 02-04-2013

pm60661L-rev2.doc

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

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

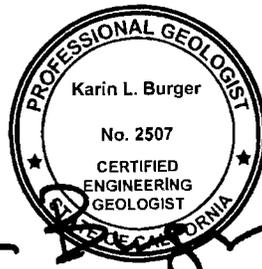
TENTATIVE PARCEL MAP 60661  
SUBDIVIDER Terra Concepts, Inc.  
ENGINEER B&E Engineers  
GEOLOGIST ---  
SOILS ENGINEER ---

TENTATIVE MAP DATED 1/08/13  
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 1-16-13 is attached.



Reviewed by \_\_\_\_\_

Karin Burger

Date January 16, 2013

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

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 Dated by Regional Planning 1/8/13 (rev.)  
Previous Review Sheet Dated 10/31/05

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 1/16/13

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

P:\gmepub\Soils Review\Jeremy\PR 60661, Altadena, TTM-A\_3.doc

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

Preliminary

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. 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 improvements plans and applicable fees prior to final map recordation.
9. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, 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. Install street light to the satisfaction of Public Works. (pending on T&L comments)

*zn*

Name Imelda Ng Date 1-31-2013 Phone (626) 458-4921



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 60661 Map Date January 08, 2013

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) 881-2404.
- 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: **Provide a cross section of the proposed Private Driveway and Fire Lane on the Tentative Map clearly depicting an all weather access surface of no less than 20 feet. Vehicular access shall be extended to within 150 feet of all exterior walls of all proposed structures.**

By Inspector: Juan C. Padilla Date February 5, 2013



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 60661 Tentative Map Date January 08, 2013

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 \_\_\_\_\_ public fire hydrant(s). Verify / Upgrade existing **1** public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 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: **Provide fire flow information on the fire hydrant located closest to the property. Indicate location on the tentative map.**
- 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: **Provide the location of the closest existing public fire hydrant to the lot frontage on the Tentative Map. Submit an original fire flow availability form, FORM 195, to our office for review prior to Tentative Map clearance.**

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 February 5, 2013



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60661</b>	DRP Map Date:	<b>01/08/2013</b>	SCM Date:	<b>02/14/2013</b>	Report Date:	<b>01/31/2013</b>
Park Planning Area #	<b>40</b>	ALTADENA				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>\$7,489</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,489 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>01/08/2013</b>	SMC Date:	<b>02/14/2013</b>	Report Date:	<b>01/31/2013</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	2.86	0.0030	2	0.02
M.F. < 5 Units	2.80	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	4.08	0.0030	0	0.00
Exempt Units			2	
<b>Total Acre Obligation =</b>				<b>0.02</b>

Park Planning Area = 40 ALTADENA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$374,425	\$7,489

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<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	\$374,425	\$7,489



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

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

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**JACQUELINE TAYLOR, MPA, REHS**  
Director, Bureau of Environmental Protection

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**THAO KOMURA, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5581 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

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First District

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Second District

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**Don Knabe**  
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**Michael D. Antonovich**  
Fifth District

Tract Map No. 060661

Vicinity: Altadena

Tentative Tract Map Date: January 8, 2013

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 060661** based on the use of public water and public sewer as proposed. Please forward a current original copy of signed “Will Serve” letter from the proposed water purveyor to this Department.

Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: Thao Komura  Phone No. (626) 430-5581 Date: January 29, 2013