



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

PROJECT NUMBER

PM066769

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Amendment to Tentative Parcel Map No. PM066769-1
Amended Exhibit Map PM066769-1

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Casa Del Goody Trust (EGL Associates)

**MAP/EXHIBIT
DATE:**

07/14/15

**SCM REPORT
DATE:**

08/13/15

SCM DATE:

08/20/15

PROJECT OVERVIEW

A tentatively approved map to create one multi-family residence lot where an amendment is requested to authorize changes to the map.

Subdivision: To create one multifamily lot with 3 detached condominium units.

MAP STAGE

Tentative: Revised: Amendment: Amended :
Exhibit Map Modification to : Other:
Recorded Map

MAP STATUS

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

LOCATION

1796 N. Sierra Bonita Avenue

ACCESS

Bonita Avenue

ASSESSORS PARCEL NUMBER(S)

5851002016

SITE AREA

0.46 gross (0.39 net) acre

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

ALTADENA

SUP DISTRICT

5th

LAND USE DESIGNATION

LD – Low Density Residential (1 to 6 du/gross ac) - 0.46 gross acre

ZONE

R-2

CSD

ALTADENA

PROPOSED UNITS

(DU)

3 dwelling units

MAX DENSITY/UNITS

(DU)

2 dwelling units

GRADING

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

800 cubic yards total

50 cy cut, 400 cy fill

350 cy import

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt pursuant to Class 5, Minor Alterations in Land Use Limitations, of the County Environmental Reporting Guidelines.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov

Public Health

Hold

Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

PM066769, Oak Tree Permit Case No. 2006-00049-(5)

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the amendment to the tentative map. Clarifications to the project description are necessary. Please read below for further details.

Environmental Determination:

Cleared Hold

1. An environmental determination has already been made.]

Zoning Code Compliance:

Clear Hold

2. Note, at least 50 percent of any required front yard shall be landscaped.

Tentative Map:

Clear Hold

3. Verify lot line dimensions and the existing structures on the property.
4. Confirm notes for existing structures.
5. Note zoning code compliance correction notes.

Exhibit Map/Exhibit "A":

Clear Hold

6. Ensure front yard setback is calculated after deduction of highway dedication.
7. Clarify lot lines.
8. Clarify access and planter areas adjacent to unit 3, existing one story house to remain.
9. Clarify pedestrian access to units.
10. Note zoning code compliance observation.

Oak Tree Permit:

Clear Hold

11. File an updated oak tree report with status of damaged/removed oak tree. A new oak tree permit may be required prior to and/or concurrently with this request.
12. The Los Angeles County Forester and Fire Warden (Forester) reviews emergency oak tree permits. Provide copies of emergency oak tree permit or official record relating to damaged/removed oak tree.

Community Standards District:

13. Note zoning code compliance observation.
14. Provide elevations for building façades exceeding 30 feet in length to evidence compliance with required building design. Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features deemed appropriate by the director.

Administrative/Other:

Clear Hold

15. Update project description.
16. Since the existing house is now proposed to remain, building permits and assessor records are required.

RESUBMITTAL INSTRUCTIONS

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

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,

- *Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3rd revision and thereafter), and*
- *Other materials requested by the case planner.*

*NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.*

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. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirement.
2. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirement.
3. Please see attached Sewer review sheet (Comment 2) for additional requirements.
4. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Show and clearly label the proposed property line after the lot line adjustment on the amended map.
 - b. Please see attached Sewer review sheet for (Comment 3) for requirements.
 - c. Please see attached Road review sheet (Comment 1) for requirements.

HW

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 08-10-2015

pm66769-1L-Amend-New

http://planning.lacounty.gov/case/view/tentative_parcel_map_no_06676

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

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PARCEL MAP NO. 066769-1

AMENDED TENTATIVE MAP DATED 07-14-2015
AMENDED EXHIBIT MAP DATED 07-14-2015

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 "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 building.



Prepared by Tony Khalkhali
pm66769-1w-new.doc

Phone (626) 458-4921

Date 08-06-2015

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 subdivider shall submit an updated area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. The previously submitted area study was approved on 5-24-2006 which has been expired. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised revised exhibit map are required to show the following items:
 - a. Label existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. If existing structures are to remain, locations of existing sewer lateral lines to the existing buildings should be verified now.
 - c. Only one proposed laterals is required for each building, not each unit.
 - d. 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
PARCEL MAP NO. 066769

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TENTATIVE MAP DATED 07-14-2015
EXHIBIT MAP DATED 07-14-2015

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 a revised exhibit map are required to show the following additional items:
 - See attached check print for additional comments.



Name Erik Rodriguez Date 8/10/2015 Phone (626) 458-4921
PM066769r

DATE: 08/10/15
 DRAWN BY: SH
 CHECKED BY: SH
 PROJECT NO.: 15-114-003
 SHEET NO.: 1 OF 1

OWNER:
 CASA DEL GOODY TRUST
 MS. VICKI NOVELL
 135 W. FOOTHILL BLVD.,
 MONROVIA, CA 91016
 TEL: 626-757-7400

CIVIL ENGINEER:
 HANK JONG, PE
 ECL ASSOCIATES, INC.
 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CA 91006
 PH: 626-263-3588
 FAX: 626-263-3599

CONTRACT:
 OUT: 50 CY
 FILL: 400 CY
 IMPORT: 350 CY
 EXPORT: 0 CY

BENCH MARK:
 BOLT IN SOUTH CURB#10
 WEST OF W.J. HILL ST.
 ELEV = 1079.97

SURVEY CONDUCTED BY AL THELWELL, LS 6999 ON 01/11/2005
 MANAGED BY HANK JONG

PROTECTIVE OAK TREE INVENTORY
 THIS TABLE IDENTIFIES ALL THE PROTECTED OAK TREES LOCATED
 ON THE PROPERTY. THE TREE #S CORRESPOND TO THE LOCATIONS
 OF THE OAK TREES AS PLOTTED ON THIS MAP.

TREE #	SPECIES	TRUNK DIA.	PROPOSED PROTECTION
1	Q. AGRIFOLIA, COAST LINE OAK	22"	REMOVE
2	Q. AGRIFOLIA, COAST LINE OAK	12"	REMOVE
3	Q. AGRIFOLIA, COAST LINE OAK	8"	REMOVE
4	Q. AGRIFOLIA, COAST LINE OAK	12"	REMOVE
5	Q. AGRIFOLIA, COAST LINE OAK	8"	REMOVE

AMENDMENT TENTATIVE PARCEL MAP NO. 066769

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTIONS OF THE GROGAN TRACT, SO CALLED, IN THE RANCHO SAN PASQUAL, IN THE COUNTY OF LOS ANGELES,
 AS SHOWN ON RECORDER'S FILED MAP NO. 549, FILED MAY 22, 1880, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES



REVISIONS	
DATE	NO

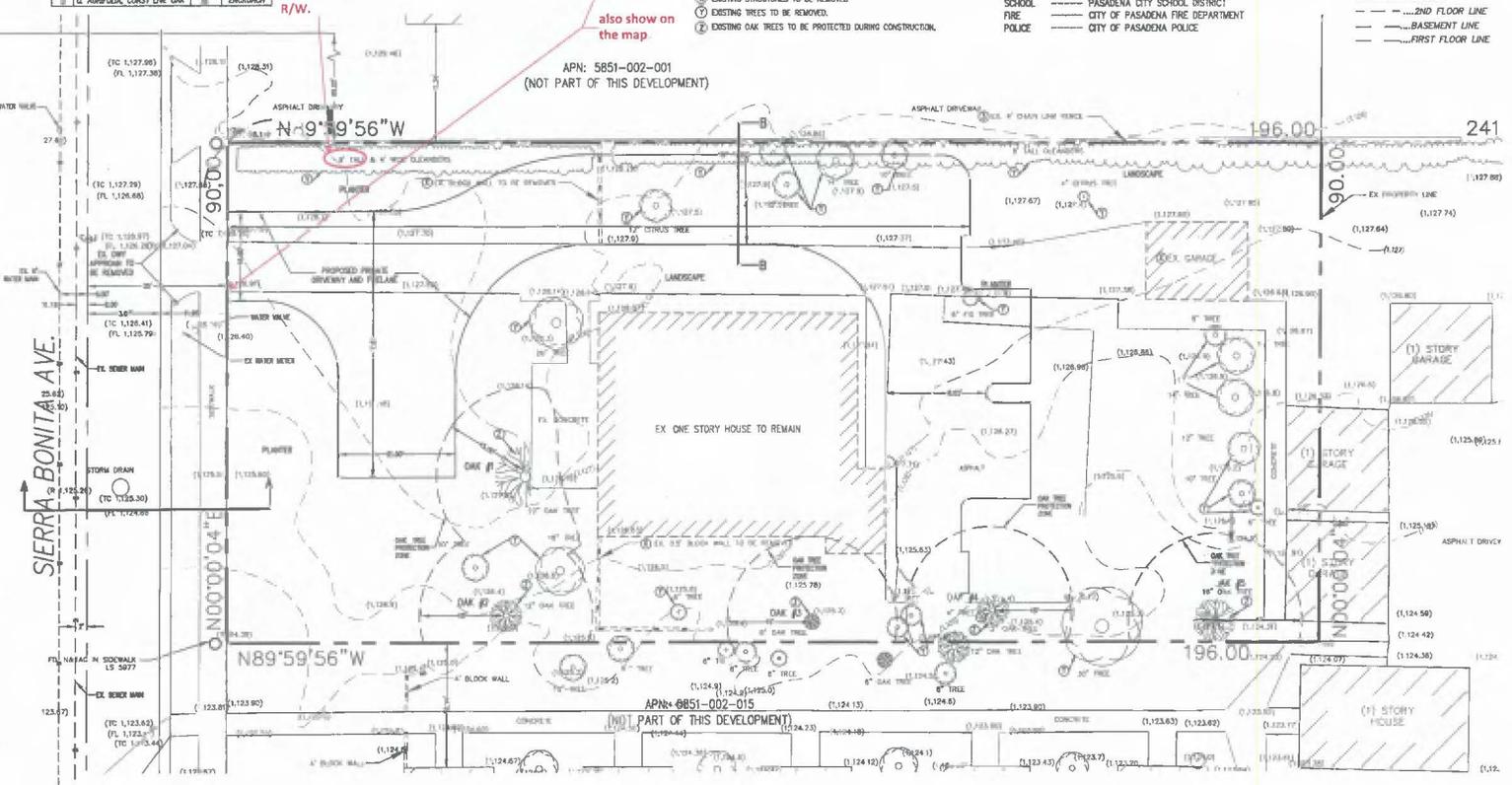
NOTES
 APN: 5851-002-016
 EXISTING ZONING: R-2
 PROPOSED ZONING: R-2
 LOCAL PLAN CATEGORY: LD-LOW DENSITY RESIDENTIAL (1-6 GROSS/AC)
 EXISTING LAND USE: RESIDENTIAL
 PROPOSED LAND USE: RESIDENTIAL
 GROSS LOT SIZE: 19,922 S.F. (0.46 ACRE)
 NET LOT SIZE AFTER DEDICATION: 17,100 S.F. (0.39 ACRE)
 NET LOT SIZE AFTER DEDICATION & LOT LINE ADJUSTMENT: 16,850 S.F. (0.38 ACRE)
 EXISTING LOT: 1
 EXISTING UNIT: 1
 PROPOSED LOTS: 1
 PROPOSED UNITS: 3
 PARKING: 6 (GARAGE PARKING)
 SEWERAGE DISPOSAL: BY GRANTY SENNER PIPES TO STREET MAN.
 PERMEABLE TEXTURED PAVEMENT FOR ALL GARAGE-ACCESS DRIVEWAYS
 AND GUEST PARKING AREAS

UTILITY SERVICES:
 WATER: CITY OF PASADENA WATER & POWER DIVISION
 SEWER: CITY OF PASADENA PUBLIC WORKS
 GAS: SOUTHERN CALIFORNIA GAS CO.
 ELECTRICAL: CITY OF PASADENA WATER & POWER DIVISION
 TELEPHONE: AT&T
 SCHOOL: PASADENA CITY SCHOOL DISTRICT
 FIRE: CITY OF PASADENA FIRE DEPARTMENT
 POLICE: CITY OF PASADENA POLICE

DEMOLITION NOTE:
 1 EXISTING STRUCTURES TO BE REMOVED
 2 EXISTING TREES TO BE REMOVED
 3 EXISTING OAK TREES TO BE PROTECTED DURING CONSTRUCTION



TYPICAL SIERRA BONITA AVE SECTION "A-A"
 SCALE: HORIZONTAL: 1" = 10'
 VERTICAL: 1" = 2'



EGL ASSOCIATES, INC.
 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CA 91006
 TEL: 626-263-3588 FAX: 626-263-3599

3 UNITS CONDOMINIUM
1796 N. SIERRA BONITA AVE.,
PASADENA, CA 91104

Date	07/06/2015
Scale	AS SHOWN
Drawn	SH
Job	15-114-003
Sheet	1 OF 1

DATE: 07/06/2015
 DRAWN BY: SH
 CHECKED BY: SH
 PROJECT: AMENDED EXHIBIT PARCEL MAP NO. 066769

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 BOLT IN SOUTH CURB 10'
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 ON THE PROPERTY. THE TREE #S CORRESPOND TO THE LOCATIONS
 OF THE OAK TREES AS PLOTTED ON THIS MAP.

#	SPECIES	DBH (IN)	PROPOSED ACTION
1	Q. AGRIFOLIA, COAST LINE OAK	7"	ENHANCE
2	Q. AGRIFOLIA, COAST LINE OAK	7"	ENHANCE
3	Q. AGRIFOLIA, COAST LINE OAK	7"	ENHANCE
4	Q. AGRIFOLIA, COAST LINE OAK	7"	ENHANCE
5	Q. AGRIFOLIA, COAST LINE OAK	7"	ENHANCE

AMENDED EXHIBIT PARCEL MAP NO. 066769

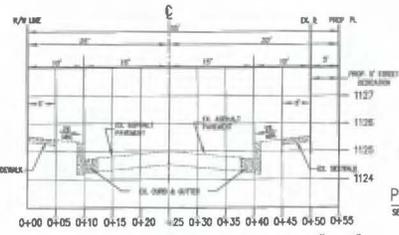
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FOR CONDOMINIUM PURPOSES



REVISIONS	
DATE	NO



NOTES
 APN: 5851-002-016
 EXISTING ZONING: R-2
 PROPOSED ZONING: R-2
 LOCAL PLAN CATEGORY: LD-LOW DENSITY RESIDENTIAL (1-6 GROSS/AC)
 EXISTING LAND USE: RESIDENTIAL
 PROPOSED LAND USE: RESIDENTIAL
 GROSS LOT SIZE: 18,922 S.F. (0.46 ACRE)
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 NET LOT SIZE AFTER DEDICATION & LOT LINE ADJUSTMENT: 16,650 S.F. (0.38 ACRE)

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 PERMEABLE TEXTURED PAVEMENT FOR ALL GARAGE-ACCESS DRIVEWAYS
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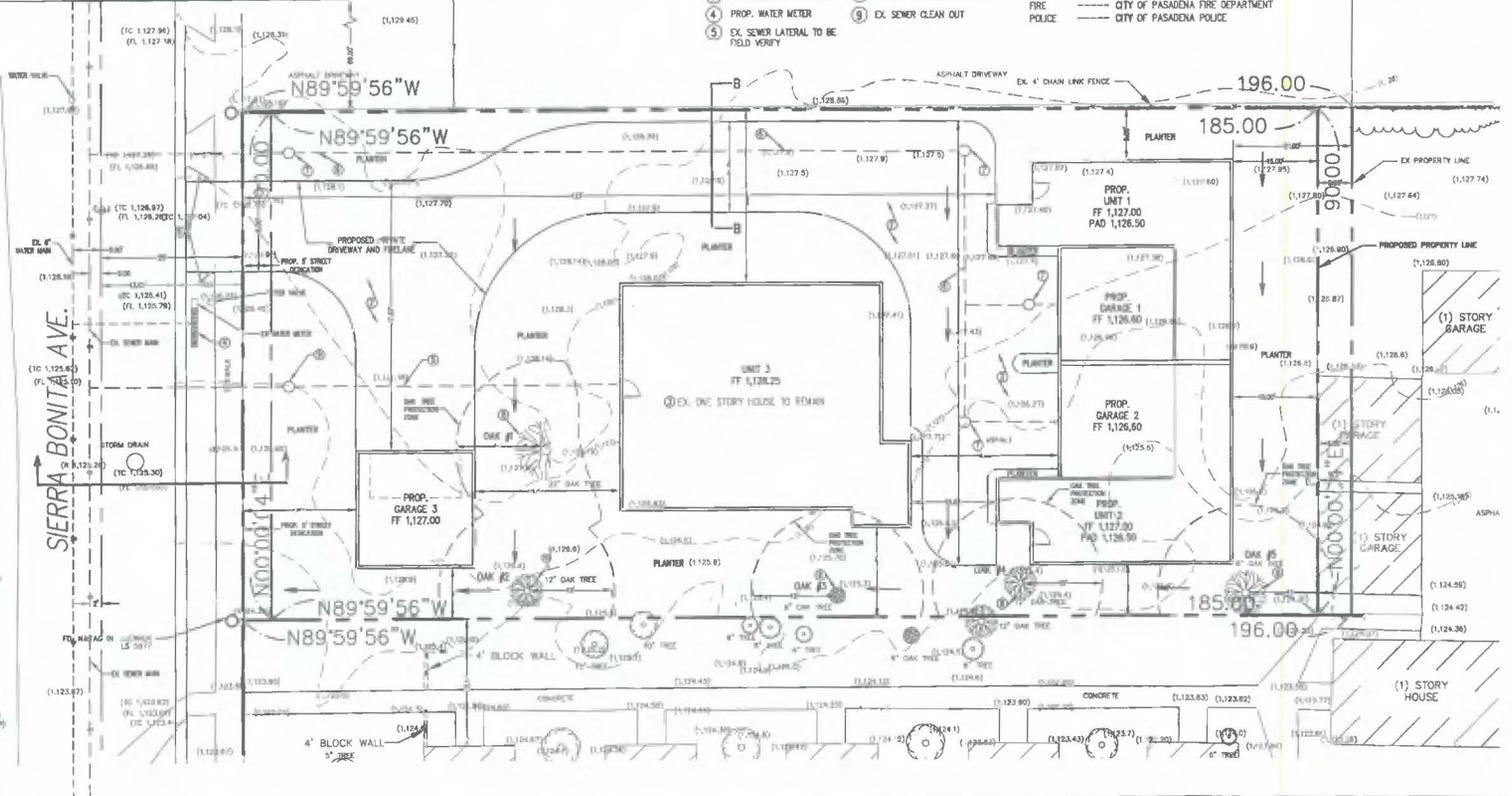
CONSTRUCTION NOTES

1. PROP. DRIVEWAY APPROACH	6. PROP. SEWER LATERAL
2. PROP. DRIVEWAY	7. PROP. SEWER CLEANOUT
3. EX. STRUCTURE TO REMAIN	8. EX. OAK TREE TO REMAIN
4. PROP. WATER METER	9. EX. SEWER CLEAN OUT
5. EX. SEWER LATERAL TO BE FIELD VERIFY	

UTILITY SOURCES:
 WATER ----- CITY OF PASADENA WATER & POWER DIVISION
 SEWER ----- CITY OF PASADENA PUBLIC WORKS
 GAS ----- SOUTHERN CALIFORNIA GAS CO.
 ELECTRICAL ----- CITY OF PASADENA WATER & POWER DIVISION
 TELEPHONE ----- AT&T
 SCHOOL ----- PASADENA CITY SCHOOL DISTRICT
 FIRE ----- CITY OF PASADENA FIRE DEPARTMENT
 POLICE ----- CITY OF PASADENA POLICE

LEGEND

(98.23).....EXISTING ELEVATION
98.23.....PROPOSED ELEVATION
---(100)---EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPOSED STRUCTURE
.....PROPERTY LINE
.....SEWER LINE
EX.....EXISTING
FS.....FINISH SURFACE
T.C.....TOP OF CURB
FL.....FLOW LINE
F.F.....FINISH GRADE
R/W.....RIGHT OF WAY
P/L.....PROPERTY LINE
L.....LANDSCAPE



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3 UNITS CONDOMINIUM
1796 N. SIERRA BONITA AVE.,
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Date	07/06/2015
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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PARCEL MAP NO. 066769-1 (Amend.) AMENDED MAP DATED 07-14-2015
AMENDED EXHIBIT MAP DATED 07-14-2015

- 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 Teni Mardirosian

Phone (626) 458-4910

Date 08-10-2015

pm66769-1L-Amend-New

http://planning.lacounty.gov/case/view/tentative_parcel_map_no

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. Place standard condominium notes on the final map to the satisfaction of Public Works.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
16. 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.
17. 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.

18. 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.

19. 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 Teni Mardirosian TM

Phone (626) 458-4910

Date 08-10-2015

pm66769-1L-Amend-New

http://planning.lacounty.gov/case/view/tentative_parcel_map_no_066769/



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 066769

TENTATIVE MAP DATE: 07/14/2015

EXHIBIT MAP DATE: 07/14/2015

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study report, which was approved on 06/07/2006 to the satisfaction of the Department of Public Works.

Name *M.D. Esfandi* Date 07/23/15 Phone (626) 458-7130
David Esfandi

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	66769	Tentative Map Dated	7/6/15 (Amendment)	Parent Tract
Grading By Subdivider? [Y] (Y or N)	400 yd ³	Location	Pasadena	APN 5851-002-016
Geologist	---	Subdivider	Casa Del Goody Trust	
Soils Engineer	---	Engineer/Arch.	---	

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

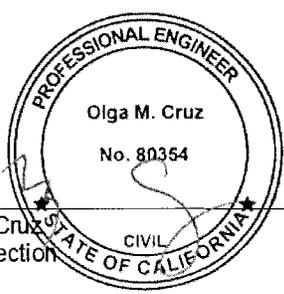
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- Geotechnical report(s) may be required prior to approval of building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by

Olga Cruz
Soils Section



Charles Nestle
Geology Section

Date 8/5/15

Comply with all other previously approved conditions to the satisfaction 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:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
2. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.

DGR

Name Diego Rivera Date 08/11/15 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 66769 AMENDED TENTATIVE/EXHIBIT MAP DATE: July 14, 2015

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. The on-site private driveways proposed as fire apparatus vehicular access or fire lane shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Clearly delineate the fire lane on the Amended Tentative and Exhibit Map prior to Tentative Map clearance.
2. All driveways intended for fire apparatus access shall be labeled as "Private Driveway and Fire Lane" on the Amended Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.
3. The fire lane cross section shall be revised to reflect the required 20 feet paved unobstructed width. Indicate compliance on the Amended Tentative and Exhibit Map prior to Tentative Map clearance.
4. The vehicular access to the proposed Garage 3 can be confused as a Fire Department turnaround which is not required for this project. Clearly delineate the fire lane on the Amended Tentative and Exhibit Map prior to Tentative Map clearance.
5. The existing public fire hydrant as shown on the Amended Exhibit Map is not the closest to the subject property. The closest existing public fire hydrant is located at the northwest corner of Sierra Bonita Avenue and Woodbury Road. Show and dimension the distance to the lot frontage on the Amended Exhibit Map. Compliance required prior to Tentative Map clearance.
6. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant located at the northwest corner of Sierra Bonita Avenue and Woodbury Road. Compliance required prior to Tentative Map clearance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 66769 AMENDED TENTATIVE/EXHIBIT MAP DATE: July 14, 2015

7. The required fire flow for this development is **1500** gallons per minute at 20 psi for a duration of 2 hours. The closest existing public fire hydrant may need to be upgraded to a standard size due to the required fire flow for this development. Upgrade confirmation will be determined once the fire flow form is submitted and reviewed.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. The on-site private driveway proposed as fire apparatus vehicular access or fire lane shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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7. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
8. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
10. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

CONDITIONS OF APPROVAL - WATER

1. Upgrade 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
2. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
3. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.



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PROJECT: PM 66769 AMENDED TENTATIVE/EXHIBIT MAP DATE: July 14, 2015

5. 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.
6. An approved automatic fire sprinkler system is required for the proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



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



PARK OBLIGATION REPORT

Tentative Map #	66769	DRP Map Date:	07/14/2015	SCM Date:	08/20/2015	Report Date:	08/11/2015
Park Planning Area #	40		ALTADENA			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$6,843

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$6,843 in-lieu fees.

Trails:

No trails.

Comments:

Proposed three (3) residential condominium units, with credit for one (1) existing house to be removed, net density increase of two (2) units.

*****The In-Lieu Fee has been updated to \$6,843 to reflect the fee schedule at the time Map 66769 was advertised for public hearing in July 2007**

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

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

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

Supv D 5th
July 27, 2015 10:32:57
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	66769	DRP Map Date:	07/14/2015	SMC Date:	08/20/2015	Report Date:	08/11/2015
Park Planning Area #	40		ALTADENA			Map Type:	REV. (REV RECD)

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			1	
Total Acre Obligation =				0.02

Park Planning Area = **40 ALTADENA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$342,141	\$6,843

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$342,141	\$6,843



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

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August 4, 2015

Amended Parcel Map No. 066769-1

Vicinity: Altadena

Amended Parcel Map Date: July 14, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Amended Parcel Map 066769-1** based on the use of public water (City of Pasadena Water and Power) and public sewer as proposed. A copy of a current (issued within the past 12 months of submittal) original signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the amended parcel map.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA *M.T.*
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Fifth District

August 4, 2015

Amended Exhibit Parcel Map No. 066769-1

Vicinity: Altadena

Amended Exhibit Parcel Map Date: July 14, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Amended Exhibit Parcel Map 066769-1**. This Department does not have any objection to the recommendation of approval of the amended exhibit parcel map.

Prepared by:

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