



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

PROJECT NUMBER

PM070536

HEARING DATE

May 22, 2013

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 070536
Oak Tree Permit No. 201100046
Environmental Assessment No. 200800112

PROJECT SUMMARY (SUBDIVISIONS)

OWNER / APPLICANT

Robert Bonner

MAP/EXHIBIT DATE:

3/12/13

SCM REPORT DATE:

4/10/12

SCM DATE:

4/18/13

PROJECT OVERVIEW

To create two single-family parcels in 0.6 gross acres in the R-1-7,500 (Single-Family Residence, 7,500 square feet minimum lot size) zone. The proposal includes one flag lot. Parcels 1 and 2 are 0.3 acres in size each. Access to Parcel 2 is provided through a 20 feet wide driveway and fire lane. Parcel 1 has an existing house and two-car garage to remain. To trim one oak tree that is leaning over the southern property line and neighboring property.

MAP STAGETentative: Revised: Amendment: Amended :
Exhibit "A"Modification to :
Recorded MapOther: **MAP STATUS**Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee): 4th**LOCATION**

2446 Cross Street, Unincorporated Community of La Crescenta

ACCESS

Cross Street

ASSESSORS PARCEL NUMBER(S)

5804-001-002

SITE AREA

0.6 Gross acres (0.536 net acres)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

La Crescenta

SUP DISTRICT

5th

LAND USE DESIGNATION

1 – Low Density Residential (1 to 6 du/ac)

ZONE

R-1-7500 (Single Family residential – min. 7,500 sf. lot)

PROPOSED UNITS (DU/AC)

2 (3.4 DU/AC)

MAX DENSITY/UNITS (DU/AC)

3 (6 DU/AC)

COMMUNITY STANDARDS DISTRICT

La Crescenta - Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Tentative Parcel Map: Categorically exempt Class 1 – Existing Facilities, Class 3 – New Constructions or Conversion of Small Structures, and Class 15 – Minor Land Divisions.

Oak Tree Permit: Categorically exempt Class 4 – Minor Alterations to Land, pursuant to CEQA reporting requirements.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Carolina Blengini (213) 974-1522 cblengini@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative parcel map: show the existing accessory structure in Parcel 2 to be removed.

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. PM070536-(5)
TENTATIVE PARCEL MAP NO. 070536**

Map Date: March 12, 2013

DRAFT CONDITIONS:

1. The Subdivider or any successor in interest of the subdivider (herein after collectively "subdivider") shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), the requirements of the R-1-7,500 zone (Single-Family Residence – 7,500 square feet minimum required lot area) zone and the La Crescenta-Montrose Community Standard District ("CSD"). The subdivider shall also comply with all conditions of approval set forth in the associated oak Tree Permit ("OTP") No. 201100046. This subdivision request is to create single family lots, including one flag lot, in a 0.6 gross acre parcel (0.536 net acres) in the unincorporated community of La Crescenta.
2. All future development, including construction, shall be subject to Los Angeles County's ("County's") Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
3. A Final Map is required; a Parcel Map Waiver is not allowed.
4. The subdivider shall provide at least 15 feet of street frontage on flag Parcel No. 2.
5. The subdivider shall label the paved access strip for Parcel Nos. 1 and 2 as "Private Driveway and Fire Lane" on the final map, consistent with the fire lane shown on the tentative map.
6. Construct or bond with the Department of Public Works for paving on the flag lot fee strips with a minimum of 20 feet in width on dual access strip.
7. Reserve reciprocal easement for ingress and egress over the common driveway to benefit Parcels Nos. 1 and 2 served. Submit a copy of the draft document to be reviewed by Regional Planning prior to final map recordation.
8. The subdivider shall pay Regional Planning an initial deposit of \$1,000, from which the actual costs of the review of the final map shall be billed and deducted. The subdivider shall also pay Regional Planning supplemental deposits, should such additional funds be required to complete the review of the final map. There are no limits to the number of supplemental deposits that may be required.
9. Pursuant to Chapter 22.72 of the County Code, the subdivider or his/her successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the West San Gabriel Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to

Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law.

10. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action or proceeding, and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
 - c. The cost for collection and duplication of records and other related documents will be paid by the subdivider in accordance with Section 2.170.010 of the County Code.
12. Except as modified herein above, this approval is subject to all the conditions set forth in the Oak Tree Permit No. 201100046, as well as the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Department of Public Health in addition to Regional Planning.