



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 8, 2013

TO: Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez
Harold V. Helsley
Pat Modugno

FROM: Samuel Dea 
Supervising Regional Planner
Special Projects Section

SUBJECT: AGENDA ITEM NO. 6
PROJECT NO. PM070536-(5)
TENTATIVE PARCEL MAP NO. 070536
OAK TREE PERMIT NO. 201100046

The above-mentioned item was initially presented to the Regional Planning Commission ("Commission") on November 7, 2012, as a three detached condominium project in a 0.53 acre parcel located on Cross Street, in the Community of La Crescenta. At this hearing, representatives of the La Crescenta Town Council and the property's neighbor raised concerns regarding the proposed density of the development and expressed opposition to the proposed condominium project.

The Commission directed the applicant to redesign the project to accommodate two single-family lots. Consequently, the public hearing was continued to March 27, 2013, to provide additional time for the applicant to submit a revision to the tentative map.

The applicant submitted a revision to the tentative map on March 12, 2013 with a two lot design as directed by the Commission and requested additional time to clear the map through Subdivision Committee (SCM). Consequently, the March 27, 2013 public hearing was continued to May 22, 2013.

At the April 18, 2013 SCM, the Department of Public Works required the applicant to provide a revised drainage concept and show certain corrections on the tentative map. In order to allow additional time for the applicant to clear the tentative map through SCM, the Commission continued the public hearing to August 21, 2013.

The applicant re-submitted the tentative map and the SCM cleared the map on August 8, 2013. The tentative parcel map dated July 9, 2013 depicts two single-family lots, including one flag lot. The oak tree permit was also revised to request the encroachment into the protected zone of one oak tree instead of its removal as originally proposed.

Revised Project Overview

The tentative map dated July 9, 2013 depicts two single-family lots, including one flag lot. The property is currently developed with a 1,268 square feet single-family residence, one two-car detached garage and one accessory structure used for storage. The single-family residence and the two-car garage are proposed to remain and the accessory structure to be removed. The tentative parcel map also shows the two existing concrete driveways to be removed and replaced by one 20 feet wide driveway that will provide vehicular access to lots 1 and 2.

The oak tree permit requests the encroachment into the protected zone of one tree of the Oak genus (*Quercus agrifolia*) identified on the tentative map. Corrective trimming is necessary as the oak tree is leaning over the neighboring property.

General Plan and Zoning Consistency

The subject property is designated as Category 1 (Low Density Residential – One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan (General Plan). According to the General Plan, the maximum number of residential units permitted for the 0.6-acre (gross acres to the center line of the street) subject property is three. Therefore, the applicant's proposal to develop two dwelling units on the property (three dwelling units per acre) is consistent with the General Plan. The project also complies with all applicable development standards of the La Crescenta-Montrose Community Standard District ("CSD") and R-1 zone pursuant to Section 22.20.110 of the County Code.

County Departments and Agency Comments and Recommendations

The Los Angeles County SCM consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map on August 8, 2013 and recommends approval with the attached conditions.

The Los Angeles County Forester ("Forester") reviewed the request for the Oak Tree Permit and recommended conditions of approval in a letter dated August 1, 2013.

Public Comments

Staff has not received any additional comments.

Environmental Documentation

Class 4 and 15 Categorical Exemptions have been recommended for this project pursuant to the CEQA Guidelines and the Los Angeles County Environmental Guidelines.

Pursuant to Class 15 Categorical Exemption, Minor Land Divisions, division of property in urbanized areas zoned for residential use into four or fewer parcels are exempt from provisions of CEQA. The subdivision is located in an urbanized area zoned for residential use and proposes the creation of two single-family parcels (minor land division).

Pursuant to Class 4 Exemption, Minor Alterations to Land, the trim of an oak tree are exempt from provisions of CEQA.

Staff Evaluation

The applicant's proposal to create two single-family lots on the subject property is consistent with the maximum permitted density by the General Plan. Based on the acreage shown on the tentative parcel map, the subject property yields a maximum of three dwelling units. The project proposes two dwelling units, with a density of three dwelling units per acre, which is consistent with the maximum of six dwelling units per acre allowed by the

Low Density Residential General Plan category. The subject property is consistent with the minimum area required by the R-1-7,500 Zone. Parcel 1 is 10,724 square feet (net area) in size and Parcel 2 is 9,844 square feet (net area) in size. In addition, the proposal is consistent with the requirements of R-1-7,500 Zone and CSD. The flag lot configuration is justified by the shape of the lot which is relatively deep and narrow. It is also consistent with the pattern of the surrounding neighborhood development. There are 15 flag lots within a 500-foot radius of the subject property.

The existing oak tree is leaning over the south property line and the neighboring property. An oak tree permit is necessary to trim the tree to address safety concerns. Conditions of approval submitted by the Forester are attached.

This subdivision is not exempt from the Low Impact Development Ordinance since it was not deemed complete prior to January 2009. This project must comply with the Los Angeles County Green Building Ordinance and Drought-Tolerant Landscaping Ordinance prior to building permit issuance.

Hard copies of previous staff report and hearing material are available upon request and digital copies are available online at: <http://planning.lacounty.gov/case/view/pm070536/>

Staff Recommendation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends approval of the Tentative Parcel Map No. 070536 and Oak Tree Permit No. 201100046 subject to the attached findings and conditions.

SUGGESTED MOTION

<p>“I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP NO. 070536 AND OAK TREE PERMIT NO. 201100046 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.”</p>

If you need further information, please contact Carolina Blengini of my staff at (213) 974-1522 or cblengini@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

Attachments:

Revised Project Fact Sheet
Draft Findings
Draft Conditions
Applicant Oak Tree Permit Burden of Proof
Flag Lot Supplemental Information Form
Tentative Parcel Map No. 070536 dated July 9, 2013
Land Use Map

SZD:CSB



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NO. PM070536-(5)

PARCEL MAP NO. 070536

OAK TREE PERMIT NO. 201100046

RPC MEETING DATE August 21, 2013	CONTINUE TO
AGENDA ITEM 6	
PUBLIC HEARING DATE August 21, 2013	

APPLICANT Robert Bonner		OWNER Robert Bonner		REPRESENTATIVE Gail F. Littlejohn	
REQUEST Tentative Parcel Map No. 070536: To create two single-family lots in 0.53 acres (0.6 acres to the center line of the street) in the R-1-7,500 zone. Oak Tree Permit No. 201100046: To encroach into the protection zone of one oak tree that is leaning over the southern property line and neighboring property.					
LOCATION/ADDRESS 2446 Cross St., La Crescenta, CA 91214			ZONED DISTRICT La Crescenta		
ACCESS Cross Street			COMMUNITY La Crescenta		
			EXISTING ZONING R-1-7,500 (Single-Family Residence, 7,500 square feet minimum lot size)		
SIZE 0.6 Gross Acres (0.536 Net Acres)		EXISTING LAND USE Residential		SHAPE Rectangular	TOPOGRAPHY Slightly sloped
SURROUNDING LAND USES & ZONING					
North: Residential/R-1-7,500 (Single-Family Residence, 7,500 square feet minimum lot size)			East: Residential/ R-1-7,500 (Single-Family Residence, 7,500 square feet minimum lot size)		
South: Multifamily Residential, Commercial / C-2-BE (Neighborhood Business- Billboard Exclusion), R-3 (Limited Multiple Residence)			West: Residential / R-1-7,500 (Single-Family Residence, 7,500 square feet minimum lot size)		
GENERAL PLAN	DESIGNATION			MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	1 (Low Density Residential – 1 to 6 du/ac)			3 dwelling units	Yes
ENVIRONMENTAL STATUS Tentative Parcel Map: Categorically exempt Class 15 – Minor Land Divisions. Oak Tree Permit: Categorically exempt Class 4 – Minor Alterations to Land, pursuant to CEQA reporting requirements.					
DESCRIPTION OF SITE PLAN The tentative parcel map dated July 9, 2013 depicts the development of two single-family lots, including one flag lot, in a 0.53-acre property located on the south side of Cross Street in La Crescenta. Access to the two parcels will be provided through a 20 foot-wide private driveway and fire lane located on the western portion of the subject property. The existing single-family house and garage in Lot 1 are proposed to remain and the existing storage building located in Lot 2 is proposed to be removed. One oak tree located on the southern portion of project site is proposed to be encroached upon (corrective trimming) because it is leaning over the neighboring property. No grading is proposed.					
KEY ISSUES					
<ul style="list-style-type: none"> This project is within the La Crescenta-Montrose Community Standard District ("CSD"). All development in this property is required to conform to the requirements of this CSD. 					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON					
RPC HEARING DATE (S)		RPC ACTION DATE		RPC RECOMMENDATION	
MEMBERS VOTING AYE		MEMBERS VOTING NO		MEMBERS ABSTAINING	
STAFF RECOMMENDATION (PRIOR TO HEARING) *(O) = Opponents (F) = In Favor					
SPEAKERS* (O) (F)		PETITIONS (O) (F)		LETTERS (O) (F)	

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements ___ Paving ___ Curbs and Gutters ___ Street Lights
- Street Trees ___ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. 070536-(5)
TENTATIVE PARCEL MAP NO. 070536**

REQUEST: The subdivider requests the approval of Tentative Parcel Map No. 070536 ("PM070536") to create two single-family lots on 0.53-acre property in the R-1-7,500 zone.

HEARING OFFICER DATES: March 6, 2012 and March 20, 2012.

REGIONAL PLANNING COMMISSION HEARING DATES: November 7, 2012; March 27, 2013; May 22, 2013 and August 21, 2013

FINDINGS:

1. The project site is located at 2446 Cross Street, within the unincorporated community of La Crescenta, in the La Crescenta Zoned District. The Assessor's Parcel Number ("APN") is 5804-001-002.
2. The tentative parcel map dated July 9, 2013, depicts two single-family lots on a 0.53-acre property in the R-1-7,500 zone. The two single-family lots will take access through a 20 feet wide common private driveway and fire lane located on the western portion of the subject property fronting on Cross Street.
3. Oak Tree Permit No. 2011000461 is a proposal to encroach into the protected zone of one tree of the Oak genus (*Quercus agrifolia*) identified on the Tentative Parcel Map No. 070536. Corrective trimming is necessary as the oak tree is leaning over the south property line and the neighboring property.
4. The rectangular shaped property is 23,346 square feet or 0.53 acres (0.6 gross acres to the center line of the street) in size with slight sloping terrain. The property is currently developed with a 1,268 square feet single-family residence, one two-car detached garage and one accessory structure used for storage. The single-family residence and the two-car garage are proposed to remain and the accessory structure to be removed. The tentative parcel map also shows the two existing concrete driveways to be removed and replaced by one 20 feet wide driveway that will provide vehicular access to lots 1 and 2.
5. The subject property is surrounded by single-family residences to the east, west and north. There are multifamily residences and commercial uses to the south of the property.
6. The subject property is currently zoned R-1-7,500 zone (Single-Family Residences, 7,500 square feet minimum lot size.) The subject property is

surrounded by properties zoned R-1-7,500 zone (Single-Family Residences, 7,500 square feet minimum lot size) to the east, west and north. C-2-BE zone (Neighborhood Business- Billboard Exclusion) and R-3 zone (Limited Multiple Residence) are also to the south of the subject property. The proposed land use, single-family residences, is permitted in the R-1-7,500 zone and the subject property is consistent with the minimum area. The net area of Lot 1 and Lot 2 are 10,724 and 9,844 square feet respectively, and exceed the minimum net area of 7,500 square feet per lot. The proposal is consistent with all applicable requirements of the R-1-7,500 Zone and is consistent with neighborhood land use pattern.

7. The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The applicant's proposal to create two single-family lots on the 0.60 gross acre property (to the center line of the street) is consistent with the maximum permitted density on the subject property by the General Plan. Based on the acreage shown on the tentative parcel map, the subject property yields a maximum of three dwelling units. The project proposes two single-family dwelling units, with a density of three dwelling units per acre, which is consistent with the maximum of six dwelling units per acre allowed by the Low Density Residential General Plan category.

The project is consistent with the following applicable General Plan policies:

- Policy 17 of Land Use and Urban Development Pattern: Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.

The project proposes to develop two single-family lots on a property that is suitable for that density and is located within an urbanized area. The project maximizes the capacity of the land in an efficient manner and promotes urban growth in a neighborhood that has appropriate infrastructure and services to support this type of development.

- Policy 47 of Housing and Community Development: promote the provision of an adequate supply of housing by location, type and price.

The proposed two single-family lots including one flag lot provides for housing type diversity and increases the supply of housing in an established single-family neighborhood with available services.

8. The subdivider has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of

- approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
9. The flag lot configuration is justified by the shape of the lot which is relatively deep and narrow. It is also consistent with the pattern of the surrounding neighborhood development. There are 15 flag lots within a 500-foot radius of the subject property.
 10. The Los Angeles County Hearing Officer conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 070536 ("PM 070536") and Oak Tree Permit No. 2011000461 on March 6, 2012 and March 20, 2012, and referred the Project to the Regional Planning Commission. The Regional Planning Commission held public hearings on the project on November 7, 2012, March 27, 2013, May 22, 2013 and August 21, 2013.
 11. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code ("County Code"), the community was appropriately notified of the public hearing by mail, newspaper, and property posting.
 12. An e-mail was received on January 31, 2012 from Cheryl Davis, the President of the Crescenta Valley Town Council ("Town Council") asking information about the project. The president of the Town Council met with the applicant on the project site on February 6, 2012. Additional emails and one phone call were received from the Town Council asking questions about the project's condominium subdivision process and requesting a short hearing continuance since the Land Use Committee of the Town Council did not have the opportunity to meet and discuss the matter prior to the scheduled public hearing before the Hearing Officer on March 6, 2012.
 13. An e-mail was received on February 21, 2012, from a local resident requesting additional information about the project.
 14. A phone call was received on February 21, 2012, from a local resident expressing opposition to the condominium project.
 15. This project was presented to the Hearing Officer on March 6, 2012 and it was continued to March 20, 2012, to allow the Crescenta Valley Town Council ("Town Council") additional time to review the applicant's proposal. Los Angeles County Regional Planning staff ("staff") and the applicant attended the Town Council Land Use Committee ("Committee") meeting on March 8, 2012. At this meeting, the applicant presented the project and staff answered questions from the members of the Committee and the public. Twenty members of the public attended the meeting, four members of the public testified in opposition to the

Project and one was impartial. The following concerns were raised by the Committee and members of the public:

- That the buildings setbacks were not enough to buffer the proposed two-story homes from the existing residences in the neighboring lots;
- That detached condominium units are not consistent with the neighborhood character;
- That detached condominium units would have a negative impact on the home values of the properties in the community;
- That the subdivision of the parcel into three detached condominium units would significantly increase traffic on Cross Street; and
- That the oak tree should be preserved if it is healthy.

The Committee discussed the applicant's request and decided to recommend to the Town Council not to support the approval of the project.

16. Staff received a letter from the Crescenta Valley Town Council on March 19, 2012, expressing opposition to the project and recommending denial of the tentative parcel map and oak tree permit.
17. At the continued hearing on March 20, 2012, the Hearing Officer heard a presentation from staff and testimony from the applicant and two members of the public. The two members of the public expressed opposition to the development of the property as a detached condominium subdivision. After hearing the testimonies, the Hearing Officer decided to refer the cases to the Regional Planning Commission.
18. Subsequent to the March 20, 2012 Hearing Officer public hearing, the applicant has revised the proposed Exhibit Map to address some of the community's concerns raised at the public hearing and Town Council meeting. The changes are as follows:
 - Reduction of the proposed floor area for units 2 and 3 from 3,562 and 3,786 square feet respectively to 2,783 square feet;
 - Elimination of the driveway for the existing single-family residence fronting Cross Street. The garages of all three residences (one existing and two proposed) will be accessed from the proposed private driveway and fire lane located on the west side of the property;
 - Proposed guest parking spaces have been relocated between units 2 and 3 to allow for additional landscaping area on the east side of the property; and
 - Use of permeable pavement that allows the growth of grass contingent approval by the Fire Department.

19. At the Regional Planning Commission public hearing on November 7, 2012, the Commission heard a presentation from staff and testimony from representatives of the La Crescenta Town Council and the property's neighbor who expressed opposition to the development of the property as a detached condominium subdivision and concerns regarding the proposed density of the development as three detached condominium units. The Commission directed the applicant to redesign the project to accommodate two single-family lots. Consequently, the public hearing was continued to March 27, 2013, to provide additional time for the applicant to re-submit a tentative map.
20. The applicant submitted a revision to the tentative map on March 12, 2013 with a two lot design as directed by the Commission and requested additional time to clear the map through Subdivision Committee (SCM). Consequently, the March 27, 2013 public hearing was continued to May 22, 2013.
21. At the April 18, 2013 SCM, the Department of Public Works required the applicant to provide a revised drainage concept and show certain corrections on the tentative map. In order to allow additional time for the applicant to clear the tentative map through SCM, the Commission continued the public hearing to August 21, 2013.
22. The applicant re-submitted the tentative parcel map and the SCM cleared the map on August 8, 2013. The tentative parcel map dated July 9, 2013 depicts two single-family lots, including one flag lot. The oak tree permit was also revised to request the encroachment into the protected zone of one oak tree instead of its removal as originally proposed.
23. Proceedings from the August 21, 2013 public hearing (to be inserted).
24. The Project meets the criteria for Class 4 and 15 Categorical Exemptions pursuant to the CEQA Guidelines and the Los Angeles County Environmental Guidelines.

Pursuant to Class 15 Categorical Exemption, Minor Land Divisions, division of property in urbanized areas zoned for residential use into four or fewer parcels are exempt from provisions of CEQA. The subdivision is located in an urbanized area zoned for residential use and proposes the creation of two single-family lots (minor land division).

Pursuant to Class 4 Exemption, Minor Alterations to Land, the trimming of an oak tree are exempt from provisions of CEQA.

25. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is in the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of

Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES

26. The proposed project and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project provides for housing type diversity; promotes the efficient use of land through a more concentrated pattern of urban development; and promotes a balanced mix of dwelling unit types to meet present and future needs.
27. Future development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
28. The proposed development is compatible with surrounding land use patterns including lot size.
29. The site is physically suitable for the type of development and density being proposed. The property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
30. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
31. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
32. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. The required lot trees will provide passive cooling when the trees are mature. There is sufficient room on the property to plant future trees.

33. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
34. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
35. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 070536 is approved subject to the attached conditions established by the Regional Planning Commission and recommended by the Los Angeles County Subdivision Committee, and that the Project is categorically exempt from the California Environmental Quality Act (CEQA).

c: Each Commissioner

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:CSB

8/8/13

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 070536-(5)
TENTATIVE PARCEL MAP NO. 0700536**

MAP DATE: 7/9/13

DRAFT CONDITIONS:

1. Tentative Parcel Map 070536, as depicted on the tentative map dated July 9, 2013 is approved for the subdivision of a 0.53-acre property into two single-family lots, including one flag lot, in the unincorporated community of La Crescenta. Lot 1 is 0.28 acres in size (0.24 net acres) and Lot 2 is 0.25 acres in size (0.23 net acres).
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant and any other successors or assigns making use of this entitlement.
3. 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.
4. All future development, including construction, shall be subject to Los Angeles County's ("County") Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
5. A Final Map is required; a Parcel Map Waiver is not allowed.
6. The subdivider shall show and label the private driveway/fire lane on the final map, consistent with the fire lanes shown on the tentative map.
7. Provide reciprocal easements over the private driveway/fire lane, with a minimum combined width of 20 feet, for the benefit of the lots served. Submit to the Department of Regional Planning for approval the easement to be recorded and a notarized letter agreeing to record the easement documents when the lots are sold and a copy of the easement document.
8. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pads, to the satisfaction of Regional Planning and Public Works with a minimum of 20 feet in width where serving two residences.
9. Provide a maintenance agreement for the continued maintenance of the private driveway. Provide a copy of the document to be recorded to the Department of Regional Planning for review prior to final map approval
10. Plant at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the

site/landscaping plan shall be approved by the Director of Planning and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required trees.

11. Remove the accessory structure on lot 2 before the recordation of final map.
12. 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.
13. 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.
14. The permittee 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 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
15. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related

documents shall be paid by the permittee according to County Code Section 2.170.010.

16. 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 in the attached reports, which are incorporated herein by reference, from 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.

Attachments:

Subdivision Committee Reports (pages 1-16)
County Forester's Letter dated August 1, 2013
Oak Trees: Care and Maintenance Guide

SZD:CSB
8/8/13

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each 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. Quite claim or relocate easements running through proposed structures.
8. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. 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.
10. 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.
11. 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.
12. 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.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

PARCEL MAP NO.: 070536

TENTATIVE MAP DATE: 07/09/2013

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

Prior to recordation of a Final Map or Parcel map Waiver:

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Building Permit:

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; and comply with NPDES, SWMP, and MS4 requirements.
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name _____

Date 07/23/2013 Phone (626) 458-4921

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

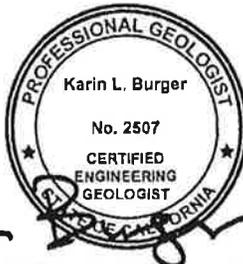
TENTATIVE PARCEL MAP 70536
SUBDIVIDER Bonner
ENGINEER Tritech Associates, Inc.
GEOLOGIST -----
SOILS ENGINEER -----

TENTATIVE MAP DATED 7/9/13 (rev.)
LOCATION Cross Street, La Crescenta
GRADING BY SUBDIVIDER [N] (Y or N)
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.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7-25-13 is attached.



Reviewed by Karin Burger Date July 25, 2013

**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

Ungraded Site Lots

Tentative Parcel Map 70536
 Location Cross Street, La Crescenta
 Developer/Owner Bonner
 Engineer/Architect Tritech Associates, Inc.
 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 7/9/13 (rev.)
 Previous Review Sheet Dated 3/19/13

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by _____ Date 7/25/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/dps/crs/survey>.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
 P:\amrcub\Development Review\Soils Review\Jeremy\PP 70536 - Cross Street, La Crescenta\TDM A - 6.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 70536

Page 1/1

TENTATIVE MAP DATED 07-09-2013

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 FINAL MAP RECORDATION:

1. Record a covenant for acceptance of cross-lot drainage.

DR

Name Diego Rivera Date 07/29/13 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\70536-Rev5 Conditions.doc

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

1. Construct new driveways/reconstruct existing driveways to meet current ADA (Americans with Disabilities Act) to the satisfaction of Public Works.
2. Plant street trees along property frontage on Cross Street to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
3. Execute a covenant for private maintenance of parkway landscaping and curb/parkway drains; if any, to the satisfaction of Public Works.
4. Repair any damaged improvements during construction along the property frontage on Cross Street to the satisfaction of Public Works.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Patricia Constanza
pm70536r-rev5.doc

Phone (626) 458-4921

Date 07-31-2013

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

- Submit a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system, that financial arrangements have been made, and that the sewer system will be operated by Crescenta Valley Water District.


Prepared by Tony Khalkhali
pm70536s-rev5.doc

Phone (626) 458-4921

Date 08-01-2013

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

1. Financial arrangements shall be made with Crescenta Valley Water District prior to final map approval.
2. A water system maintained by Crescenta Valley County Water District, with appurtenant facilities to serve all units in the subdivision. The system shall include fire hydrants of the type and location as determined by the Los Angeles County Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
3. There shall be filed with Public Works a statement from Crescenta Valley County Water District indicating that there is adequate water capacity in the existing water system, that financial arrangements have been made, and that the water system will be operated by Crescenta Valley County Water District, and that under normal conditions, the system will meet the requirements for the subdivision.

Prepared by  Tony Khalkhali
pm70536w-rev5.doc

Phone (626) 458-4921

Date 07-09-2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerçe, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70536 Map Date: July 09, 2013

C.U.P. _____ Vicinity: 3983A

- 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 the Fire Code, which requires all weather access. All weather access may require paving.
- 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: Access as shown on the Tentative Map is adequate.
The "Private Driveway and Fire Lane" shall be delineated clearly on the Final Map.

By Inspector: JanC Padilla Date July 23, 2013

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 70536 Map Date: July 09, 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 _____ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ 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 _____ 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: _____
- 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.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per Crescenta Valley Water's fire flow test dated 12-10-09, the existing fire hydrants are adequate.

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 July 23, 2013

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



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

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016
www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

- Gloria Molina
First District
- Mark Ridley-Thomas
Second District
- Zev Yaroslavsky
Third District
- Don Knabe
Fourth District
- Michael D. Antonovich
Fifth District

REVISED

Tentative Parcel Map No. 070536

Vicinity: La Crescenta

Tentative Parcel Map Date: July 9, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 070536** based on the use of public water (La Crescenta Valley Water District) and public sewer (La Crescenta Valley Water District) as proposed. A current original copy of a signed “Will Serve” letter from the water purveyor shall be provided to this Department following the public hearing and prior to final parcel map for approval by the Department.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: August 7, 2013

M.T.



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



PARK OBLIGATION REPORT

Tentative Map #	70536	DRP Map Date:	07/09/2013	SCM Date:	/ /	Report Date:	08/07/2013
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				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:	0.01
IN-LIEU FEES:	\$4,139

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$4,139 in-lieu fees.

Trails:

No trails.

Comments:

Two (2) single-family parcels proposed. An existing single-family home to remain; net increase of one (1) new unit.

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

Supv D 5th
August 07, 2013 13:22:43
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	70536	DRP Map Date:	07/09/2013	SMC Date:	/ /	Report Date:	08/07/2013
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY			Map Type: REV. (REV RECD)		

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	1	0.01
M.F. < 5 Units	2.16	0.0030	0	0.00
M.F. >= 5 Units	2.53	0.0030	0	0.00
Mobile Units	2.24	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$413,874	\$4,139

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
0.01	0.00	0.00	0.01	\$413,874	\$4,139

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 070536-(5)
OAK TREE PERMIT NO. 201100046**

1. The project site is located at 2446 Cross Street, within the unincorporated community of La Crescenta, in the la Crescenta Zoned District. The Assessor's Parcel Number ("APN") is 5804-001-002.
2. Oak Tree Permit No. 2011000461 is a proposal to encroach into the protected zone of one tree of the Oak genus (*Quercus agrifolia*) identified on the Tentative Parcel Map No. 070536. Corrective trimming is necessary as the oak tree is leaning over the south property line and the neighboring property.
3. The tentative parcel map dated July 9, 2013, depicts two single-family lots on a 0.53-acre property in the R-1-7,500 zone. The two single-family lots will take access through a 20 feet wide common private driveway and fire lane located on the western portion of the subject property fronting on Cross Street.
4. The rectangular shaped property is 23,346 square feet or 0.53 acres (0.6 gross acres to the center line of the street) in size with slight sloping terrain. The property is currently developed with a 1,268 square feet single-family residence, one two-car detached garage and one accessory structure used for storage. The single-family residence and the two-car garage are proposed to remain and the accessory structure to be removed. The tentative parcel map also shows the two existing concrete driveways to be removed and replaced by one 20 feet wide driveway that will provide vehicular access to lots 1 and 2.
5. The subject property is surrounded by single-family residences to the east, west and north. There are multifamily residences and commercial uses to the south of the property.
6. The subject property is currently zoned R-1-7,500 zone (Single-Family Residences, 7,500 square feet minimum lot size.) The subject property is surrounded by properties zoned R-1-7,500 zone (Single-Family Residences, 7,500 square feet minimum lot size) to the east, west and north. C-2-BE zone (Neighborhood Business- Billboard Exclusion) and R-3 zone (Limited Multiple Residence) are also to the south of the subject property. The proposed land use, single-family residences, is permitted in the R-1-7,500 zone and the subject property is consistent with the minimum area. The net area of Lot 1 and Lot 2 are 10,724 and 9,844 square feet respectively, and exceed the minimum net area of 7,500 square feet per lot. The proposal is consistent with all applicable requirements of the R-1-7,500 Zone and is consistent with neighborhood land use pattern.
7. The subject property is depicted within Category 1 (Low Density Residential - One

to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The applicant's proposal to create two single-family lots on the 0.60 gross acre property (to the center line of the street) is consistent with the maximum permitted density on the subject property by the General Plan. Based on the acreage shown on the tentative parcel map, the subject property yields a maximum of three dwelling units. The project proposes two single-family dwelling units, with a density of three dwelling units per acre, which is consistent with the maximum of six dwelling units per acre allowed by the Low Density Residential General Plan category.

The project is consistent with the following applicable General Plan policies:

- Policy 17 of Land Use and Urban Development Pattern: Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.

The project proposes to develop two single-family lots on a property that is suitable for that density and is located within an urbanized area. The project maximizes the capacity of the land in an efficient manner and promotes urban growth in a neighborhood that has appropriate infrastructure and services to support this type of development.

- Policy 47 of Housing and Community Development: promote the provision of an adequate supply of housing by location, type and price.

The proposed two single-family lots including one flag lot provides for housing type diversity and increases the supply of housing in an established single-family neighborhood with available services.

8. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
9. The flag lot configuration is justified by the shape of the lot which is relatively deep and narrow. It is also consistent with the pattern of the surrounding neighborhood development. There are 15 flag lots within a 500-foot radius of the subject property.
10. The Los Angeles County Hearing Officer conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 070536 ("PM 070536") and Oak Tree

Permit No. 2011000461 on March 6, 2012 and March 20, 2012, and referred the Project to the Regional Planning Commission. The Regional Planning Commission held public hearings on the project on November 7, 2012, March 27, 2013, May 22, 2013 and August 21, 2013.

11. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code ("County Code"), the community was appropriately notified of the public hearing by mail, newspaper, and property posting.
12. An e-mail was received on January 31, 2012 from Cheryl Davis, the President of the Crescenta Valley Town Council ("Town Council") asking information about the project. The president of the Town Council met with the applicant on the project site on February 6, 2012. Additional emails and one phone call were received from the Town Council asking questions about the project's condominium subdivision process and requesting a short hearing continuance since the Land Use Committee of the Town Council did not have the opportunity to meet and discuss the matter prior to the scheduled public hearing before the Hearing Officer on March 6, 2012.
13. An e-mail was received on February 21, 2012, from a local resident requesting additional information about the project.
14. A phone call was received on February 21, 2012, from a local resident expressing opposition to the condominium project.
15. This project was presented to the Hearing Officer on March 6, 2012 and it was continued to March 20, 2012, to allow the Crescenta Valley Town Council ("Town Council") additional time to review the applicant's proposal. Los Angeles County Regional Planning staff ("staff") and the applicant attended the Town Council Land Use Committee ("Committee") meeting on March 8, 2012. At this meeting, the applicant presented the project and staff answered questions from the members of the Committee and the public. Twenty members of the public attended the meeting, four members of the public testified in opposition to the Project and one was impartial. The following concerns were raised by the Committee and members of the public:
 - That the buildings setbacks were not enough to buffer the proposed two-story homes from the existing residences in the neighboring lots;
 - That detached condominium units are not consistent with the neighborhood character;
 - That detached condominium units would have a negative impact on the home values of the properties in the community;

- That the subdivision of the parcel into three detached condominium units would significantly increase traffic on Cross Street; and
- That the oak tree should be preserved if it is healthy.

The Committee discussed the applicant's request and decided to recommend to the Town Council not to support the approval of the project.

16. Staff received a letter from the Crescenta Valley Town Council on March 19, 2012, expressing opposition to the project and recommending denial of the tentative parcel map and oak tree permit.
17. At the continued hearing on March 20, 2012, the Hearing Officer heard a presentation from staff and testimony from the applicant and two members of the public. The two members of the public expressed opposition to the development of the property as a detached condominium subdivision. After hearing the testimonies, the Hearing Officer decided to refer the cases to the Regional Planning Commission.
18. Subsequent to the March 20, 2012 Hearing Officer public hearing, the applicant has revised the proposed Exhibit Map to address some of the community's concerns raised at the public hearing and Town Council meeting. The changes are as follows:
 - Reduction of the proposed floor area for units 2 and 3 from 3,562 and 3,786 square feet respectively to 2,783 square feet;
 - Elimination of the driveway for the existing single-family residence fronting Cross Street. The garages of all three residences (one existing and two proposed) will be accessed from the proposed private driveway and fire lane located on the west side of the property;
 - Proposed guest parking spaces have been relocated between units 2 and 3 to allow for additional landscaping area on the east side of the property; and
 - Use of permeable pavement that allows the growth of grass contingent approval by the Fire Department.
19. At the Regional Planning Commission public hearing on November 7, 2012, the Commission heard a presentation from staff and testimony from representatives of the La Crescenta Town Council and the property's neighbor who expressed opposition to the development of the property as a detached condominium subdivision and concerns regarding the proposed density of the development as three detached condominium units. The Commission directed the applicant to redesign the project to accommodate two single-family lots. Consequently, the

public hearing was continued to March 27, 2013, to provide additional time for the applicant to re-submit a tentative map.

20. The applicant submitted a revision to the tentative map on March 12, 2013 with a two lot design as directed by the Commission and requested additional time to clear the map through Subdivision Committee (SCM). Consequently, the March 27, 2013 public hearing was continued to May 22, 2013.
21. At the April 18, 2013 SCM, the Department of Public Works required the applicant to provide a revised drainage concept and show certain corrections on the tentative map. In order to allow additional time for the applicant to clear the tentative map through SCM, the Commission continued the public hearing to August 21, 2013.
22. The applicant re-submitted the tentative parcel map and the SCM cleared the map on August 8, 2013. The tentative parcel map dated July 9, 2013 depicts two single-family lots, including one flag lot. The oak tree permit was also revised to request the encroachment into the protected zone of one oak tree instead of its removal as originally proposed.
23. Proceedings from the August 21, 2013 public hearing (to be inserted).
24. The Project meets the criteria for Class 4 and 15 Categorical Exemptions pursuant to the CEQA Guidelines and the Los Angeles County Environmental Guidelines.

Pursuant to Class 15 Categorical Exemption, Minor Land Divisions, division of property in urbanized areas zoned for residential use into four or fewer parcels are exempt from provisions of CEQA. The subdivision is located in an urbanized area zoned for residential use and proposes the creation of two single-family lots (minor land division).

Pursuant to Class 4 Exemption, Minor Alterations to Land, the trimming of an oak tree are exempt from provisions of CEQA.

25. The permittee submitted an Oak Tree Report prepared by Steven's Tree Exports (consulting arborist), dated March 25, 2010, that identifies and evaluates one oak tree on the subject property. The proposed encroachment into the protected area of one oak tree is necessary to trim the tree to address safety concerns.
26. The Los Angeles County Forester and Fire Warden ("Forester") reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and specie of the oak tree on the site. The Forester

recommended approval, within their August 1, 2013 letter, of the requested encroachment into the protected zone of the oak tree, subject to recommended conditions of approval.

27. Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
28. Approval of this Oak Tree Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the related tentative parcel map.
29. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is in the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES

1. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
2. That the proposed encroachment into the protected zone of the oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
3. That in addition to the above facts, that the encroachment into the protected zone of the oak tree is necessary to address safety concerns and precludes the reasonable and efficient use of such property for a use otherwise authorized; and
4. That the proposed encroachment into the protected zone of the oak tree will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

THEREFORE, in view of the findings of fact and conclusions presented above, Oak Tree Permit No. 201100046 is approved subject to the attached conditions established by the Regional Planning Commission and recommended by the Los Angeles County

PROJECT NO. 070536-(5)
OAK TREE PERMIT CASE NO. 201100046

DRAFT FINDINGS
PAGE 7 of 7

Subdivision Committee and the County Forester, and that the Project is categorically exempt from the California Environmental Quality Act (CEQA).

SZD:CSB
8/8/13

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PM070536-(5)
OAK TREE PERMIT NO. 201100046**

PROJECT DESCRIPTION

The project is the encroachment (trim) into the protected zone of one (1) tree of the Oak genus (*Quercus agrifolia*) identified on the Tentative Parcel Map No. 070536, on the southern portion of the subject property, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee 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 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 070536. In the event that Tentative Parcel Map No. 070536 should expire without the recordation of a final map, this grant shall terminate. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. This grant shall terminate upon the completion of the authorized Oak Tree encroachment.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$200.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for one (1) inspection. If additional Department of Regional Planning inspections are deemed necessary, required supplementary funds (at \$200 per inspection) shall be deposited with the Department of Regional Planning. Inspections shall be unannounced and may be coordinated with the County Forester.
11. If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

1. This permit allows encroachment, for corrective trimming, into the protected zone of one (1) tree of the Oak genus (*Quercus agrifolia*) identified on the Tentative Parcel Map No. 070536, on the southern portion of the subject property.
2. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated August 1, 2013 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.

Attachments:

County Forester's Letter dated **August 1, 2013**
Oak Trees: Care and Maintenance Guide



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

August 1, 2013

Carolina Blengini, Planner
Department of Regional Planning
Special Projects Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Belengi:

OAK TREE PERMIT NUMBER 2011-00046
PROJECT NUMBER PM070536
2446 CROSS STREET, LA CRESCENTA

We have reviewed the "Request for Oak Tree Permit #2011-00046." The project is located at 2446 Cross Street in the unincorporated area of La Crescenta. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Steven's Tree Experts, the consulting arborist, dated March 25, 2010.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number one (1) on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above, that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

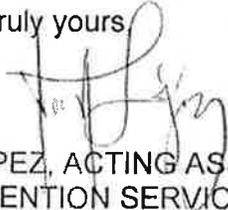
Carolina Blengini, Planner
August 1, 2013
Page 4

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule an inspection with a County Forester, please call the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,


J. LOPEZ, ACTING ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

Jl: jl

Enclosure



OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
<http://planning.co.la.ca.us>

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 5"-4" LONG: PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS! FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG: SPINY, ROUNDED, AND HOLLY-LIKE: BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak QUERCUS WISLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS:

CALIFORNIA BLACK OAK: QUERCUS KELLOGGI
CANYON LIVE OAK: QUERCUS CHRYSOLEPIS
ENGELMANN OAK: QUERCUS ENGELMANNII

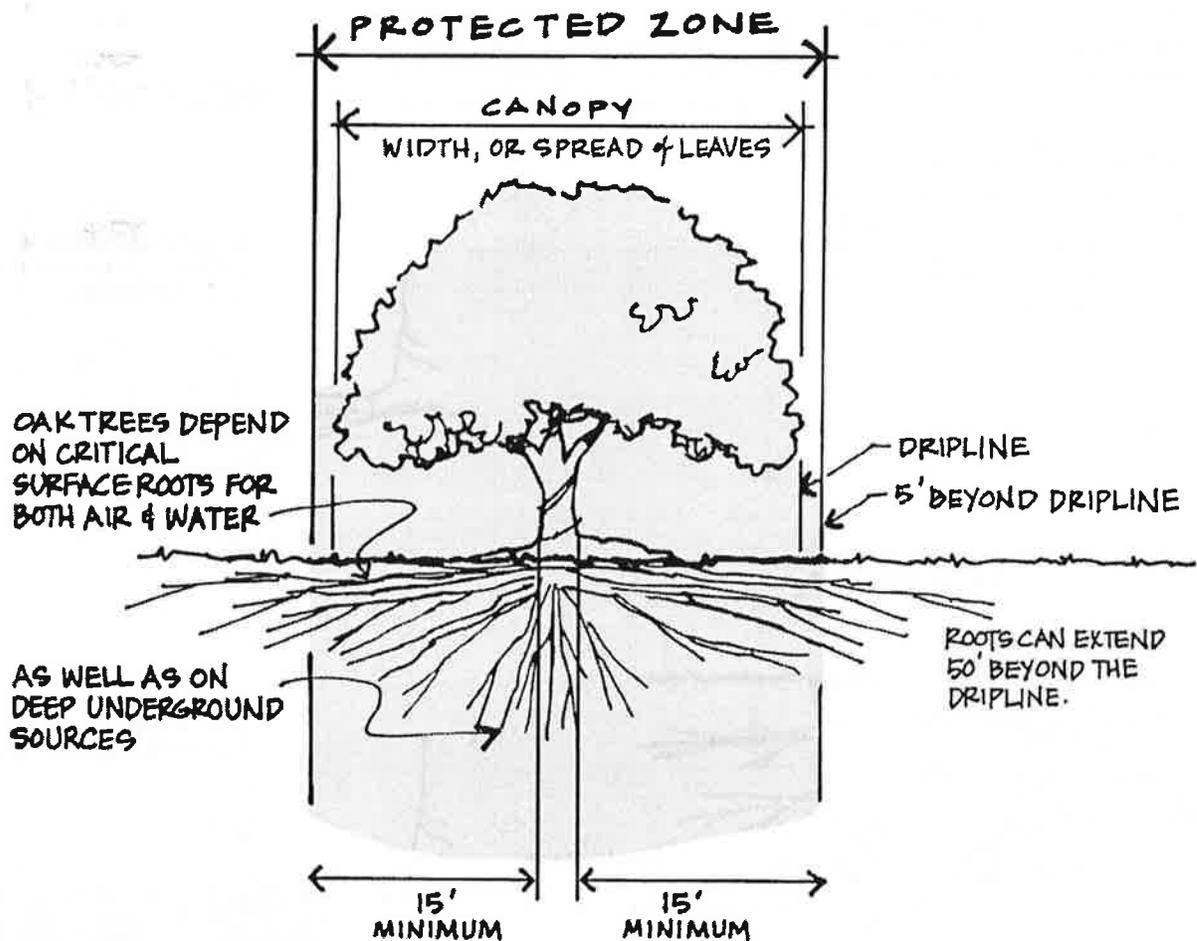
THE PROTECTED ZONE

The **protected zone** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

“The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater.”



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

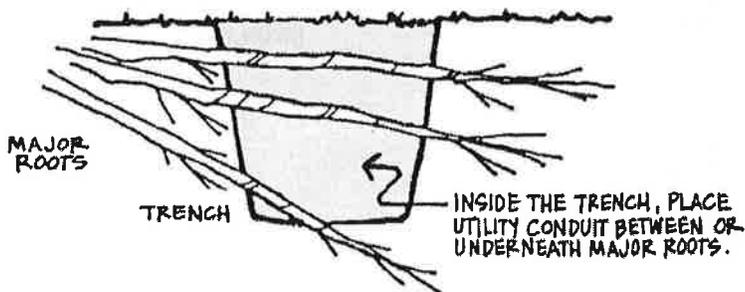
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

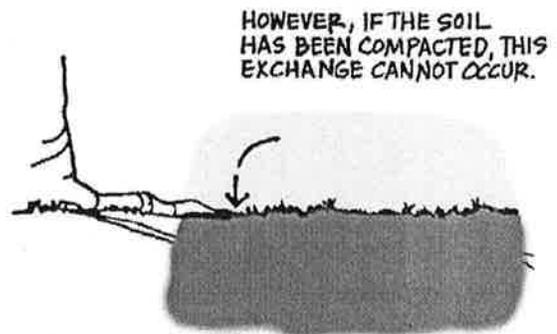
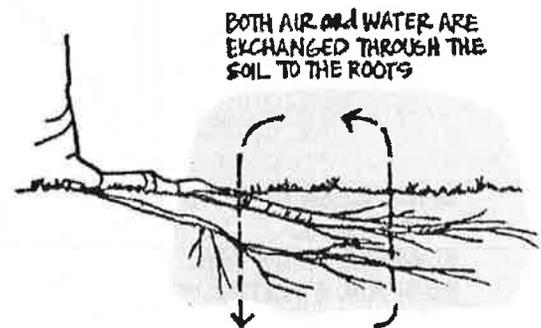
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

TRENCHING



SOIL COMPACTION



MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

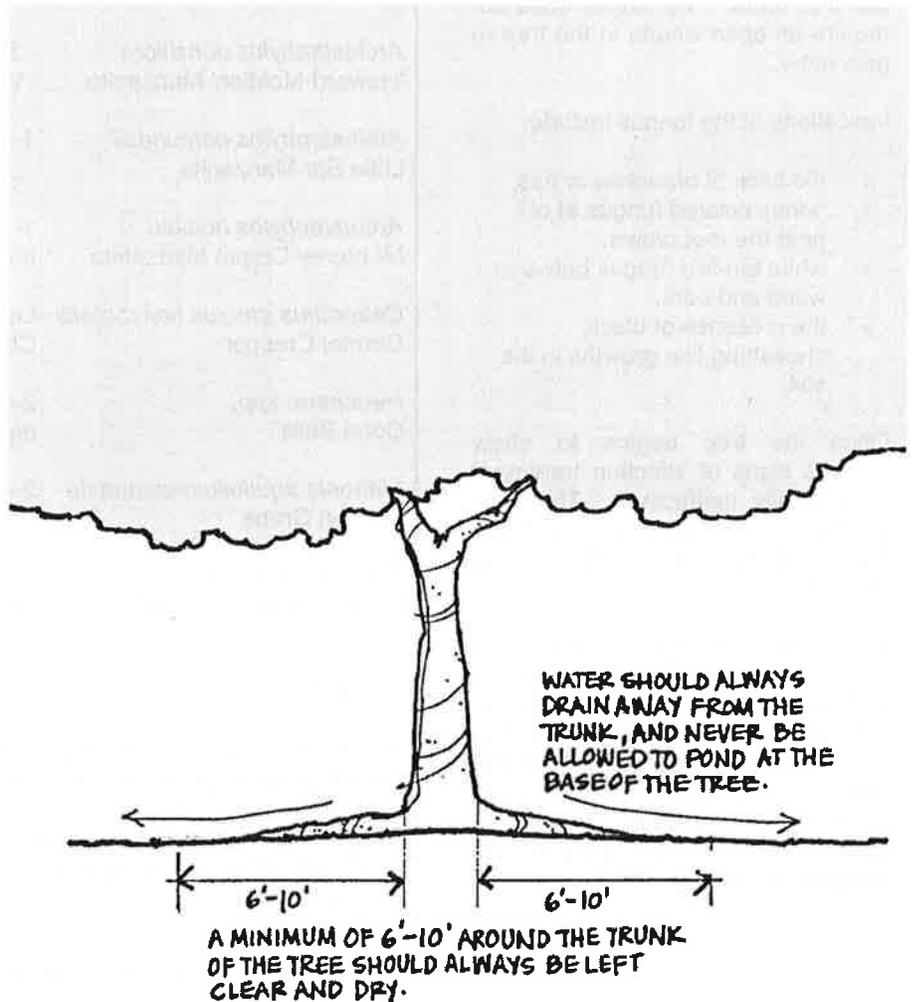
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood during dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera</i> spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the [Sunset Western Garden Book](#) to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://lacofd.org/forestry.htm>

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
<http://danr.ucop.edu/ihrmp>

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

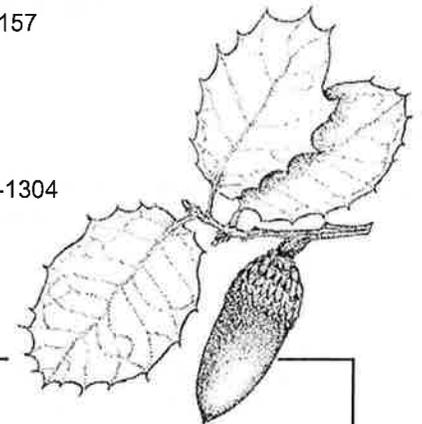
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



Publications

Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
Available from the University of California Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

 Removal Encroachment 1 To Remain 1 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

NON APPLICABLE - NO TREE'S ARE PROPOSED FOR REMOVAL

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

NON APPLICABLE - NO TREES ARE PROPOSED FOR REMOVAL

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

REQUEST TO TRIM THE ONE EXISTING OAK TREE ON PROPERTY. TRIMMING THE TREE IS NECESSARY AS IT IS A HAZARD TO THE NEIGHBORING PROPERTY. STATE FARM INSURANCE COMPANY HAS SPECIFICALLY REQUESTED THE TRIMMING

To: Los Angeles County Regional Planning

Re: Oak Tree Permit

Attn: Carolina Santoro Blengini

Addendum to Oak Tree Permit Burden of Proof

I propose to trim the existing oak tree. The tree is located on the extreme rear of the property, on the property line. The tree has grown over the property line and has become a hazard to the neighboring property. The tree overhangs their roof and the limbs extend on to their roof, windows and home siding. State farm Insurance has demanded we remove the hazardous portions of the tree, or they will cancel my homeowners insurance policy. I propose trimming the tree's limbs and branches away from their property to remove the current hazardous portion, of the tree.

Robert F Bonner

Robert F. Bonner- Owner

2/8/13

PM 70536



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Flag Lot Supplemental Information

Pursuant to Subdivisions Code Section 21.24.320, the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided:

(Do not provide one word or Yes/No responses. Each answer needs to address the specific circumstances of the project in question. Feel free to attach additional pages if necessary.)

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below.
The proposed Flag Lot design is justified by topographic conditions. The lot is similar in topography (basically flat) and similar to other Flag Lots in area
B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.
Yes. The size and shape is similar to all of the other flag lots in the vicinity of the subject property
C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.
No it is not in conflict with other Flag Lots in area. In fact, it is similar with other Flag Lots
D. How many flag lots are in a 500-foot radius and when were these flag lots created? Please answer these questions below, and attach a copy of the radius map with each the flag lots clearly highlighted.
There are 3 Flag Lots on Fairmont
There are 8 Flag Lots on Cross St
There are 3 Flag Lots on Briggs Ave
There is 1 (one) Lot on Foothill Blvd.

FAIRMOUNT AV

500 FOOT RADIUS MAP

Proj. PM070536 (5)
PM 070536
ROAK 2011-00046

Legend

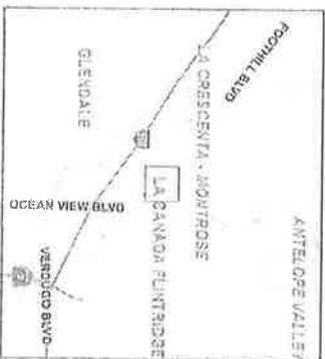
- PROPERTIES - 500 FEET RADIUS
- FLAG LOTS

BRIGGS AV

CROSS ST

5804001002

VICINITY MAP



COMMUNITY AV

SUNSET AV

LA CANADA FLINTRIDGE



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ROSEMONT AV

MARY ST

MARY ST

FOOTHILL BLVD

C-2-BE

R-1

C-2-BE

C-2-DP-BE

C-2-BE

R-3

C-2-BE

R-1-7500

R-1

R-3

R-1

R-1-7500

LAND USE

LAND USE 500 FOOT RADIUS MAP

Proj. PM070536 (5)
PM 070536
ROAK 2011-00046

Legend

- SINGLE-FAMILY RESIDENCE
- ⊙ MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION (NON-PROFIT)
- COMMERCIAL
- VACANT

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
250 W. Temple St.
Los Angeles, CA 90012

LA CANADA FLINTRIDGE

