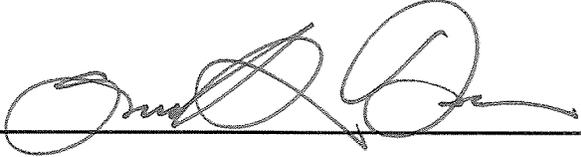


Regional Planning Commission Transmittal Checklist

HEARING DATE
NOVEMBER 7, 2012
AGENDA ITEM NO.
7

Project Number: PM070536-(5)
Case(s): TENTATIVE TRACT MAP NO. 070536
OAK TREE PERMIT NO. 201100046
Planner: CAROLINA BLENGINI

- MEMO TO THE COMMISSION
- REVISED DRAFT FINDINGS
- REVISED DRAFT CONDITIONS
- PHOTOGRAPHS
- PROPOSED REVISED EXHIBIT MAP (REDUCED SIZE)
- TENTATIVE PARCEL MAP AND EXHIBIT MAP (REDUCED SIZE)
- MATERIAL SUBMITTED TO HEARING OFFICER (FACTUAL, STAFF ANALYSIS, DRAFT FINDINGS AND CONDITIONS, LAND USE MAP, CORRESPONDENCE AND ADDITIONAL MEMOS)

Reviewed By:  _____



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 23, 2012

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. 7
PROJECT NO. PM070536-(5)
TENTATIVE PARCEL MAP NO. 070536
OAK TREE PERMIT NO. 201100046
2446 Cross Street, La Crescenta

The above-mentioned item was referred to the Regional Planning Commission by the Hearing Officer, Mr. Alex Garcia, on March 20, 2012. The project is a request to subdivide 0.6 acres (0.536 net acres) into three detached condominium units and to remove one oak tree in association with the project. 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 Committee discussed the applicant's request and decided to recommend to the Town Council not to support the approval of the project.

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.

Subsequent to the March 20, 2012 Hearing Officer public hearing, the applicant has revised the Exhibit Map (Attachment C) 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 upon approval by the Fire Department.

The main concern raised during the hearing officer proceedings is the potential conflicts of developing detached condominiums in a neighborhood consisting of single-family residences on individual lots, whereby owners have fee simple ownership over the property. In condominiums, the buildings are individually owned but the lot or land is owned collectively by all owners of the development. The Town Council and some local residents contested that detached condominium units should not be considered as single-family residences and should not be allowed in residential zones such as R-1. In accordance with Title 22, Single-family residence is defined as "a building containing one dwelling unit (...)." The County Code does not distinguish the difference of ownership of the land on which the building is located.

The land use proposed by the applicant is single-family residences with a condominium form of ownership in which the property owners have an undivided interest in common in a portion of the property. This form of ownership does not influence significantly in the pattern in which the property is developed and how the units are constructed. The proposed units are consistent with all applicable development standards that would apply to a standard single-family residence, such as parking, height and setbacks. Therefore it is compatible with other properties in the neighborhood that had been previously subdivided and developed as individual flag lots (see properties highlighted in the Attachment A.)

The table below shows how single-family residences are required to comply with the required setbacks in the R-1-7,500 zone if they are subdivided as fee lots (flag lots) or detached condominiums.

	Fee Lots (Flag lots)	Detached Condominiums
Setbacks	<u>Front:</u> 20 feet <u>Side:</u> 5 feet <u>Rear:</u> 15 feet or 10 feet from all lot lines	<u>Front:</u> 20 feet <u>Side:</u> 5 feet <u>Rear:</u> 15 feet Distance between buildings: 10 feet

Lot Area	22,500 sf (7,500 sf x 3 units) minimum area > 19,945 sf net area (23,345 minus the access strip area 3,400 sf)	22,500 sf (7,500 sf x 3 units) minimum area < 23,345 sf net area
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The minimum lot area required per individual lot or individual unit is similar; however, County Code requires that the area of the access strip be excluded from the net area in flag lots, therefore, if developed with flag lots, the subject property would only have sufficient net area to accommodate two lots. As a result for this requirement, the applicant proposed to develop three detached condominium units in order to make the project financially viable. However, the proposed units are very similar in density and layout of the existing flag lots that have been developed in the surrounding area.

OAK TREE PERMIT

The removal of the oak tree is necessary to accommodate the grading and construction of the project. The applicant provided an additional oak tree report dated July 21, 2012 (Attachment B), which states that the tree is leaning over the neighboring property to the south, arching toward the building rooftop, representing a hazard. According to the report, the tree has high potential for its root crown to be saturated and cause the oak to fall in the event of heavy rain. The report recommends that the tree be removed to avoid future hazard.

ENVIRONMENTAL DOCUMENTATION

Class 1, 3, 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 1 Categorical Exemption, Existing Facilities, additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition are exempt from provision of CEQA. The subject property has one single-family structure that will remain and its floor area will be increased by approximately 40 percent.

Pursuant to Class 3, New Constructions or Conversion of Small Structures, the construction of up to three single-family residences is exempt from provision of CEQA. The subdivision proposes the construction of two additional single-family residences.

Pursuant to Class 4, Minor Alterations to Land, the removal of one oak tree is exempt from provision of CEQA. The removal of the oak tree is necessary to accommodate the construction of the project.

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 provision of CEQA. The subdivision is located in an urbanized area zoned for residential use and proposes the creation of three condominium units (minor land division) in one lot.

STAFF EVALUATION

The applicant's proposal to create three detached condominium units on the 0.6 gross acre property 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 dated

October 13, 2010 (Attachment D), the subject property yields a maximum of three dwelling units. The project proposes three dwelling units, with a density of five 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 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 the property is 23,345 square feet and the minimum required area for three detached condominium units is 22,500 square feet. The proposal is consistent with all applicable requirements of the R-1-7,500 Zone and is consistent with neighborhood land use pattern. Furthermore, the applicant has made changes to the design and placement of the buildings to address some of the concerns raised by the Town Council and adjacent property owners.

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 recommended findings and conditions.

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:

Neighborhood vicinity map with flag lots – *Attachment A*

Additional oak tree report dated July 21, 2012 – *Attachment B*

Proposed Revised Exhibit Map No. 070536 (Reduced size) – *Attachment C*

Tentative Parcel Map No. 070536 and Exhibit Map No. 070536 dated October 13, 2010 (Reduced size) – *Attachment D*

Revised Draft Findings and Conditions

All material submitted to the Hearing Officer

SZD:CSB

**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 Tentative parcel Map No. 070536 ("PM070536") to create three condominium units on 0.6 gross acres.

REGIONAL PLANNING COMMISSION HEARING DATE: November 7, 2012

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

(To be included)

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 Parcel Number of the subject property is 5804-001-002. The Assessor's Parcel Number ("APN") is 5804-001-002.
2. The rectangular shaped property is 26,370 square feet or 0.6 gross acres (23,345 square feet or 0.536 net acres) in size with slight sloping terrain. The property is improved with one single-family residence to remain and be expanded and several accessory structures to be demelished. 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.
3. The tentative parcel map dated October 13, 2010, depicts three detached condominium units on 0.6 gross acres. The three detached condominium units will take access via a 26-foot wide private driveway and fire lane located on the western portion of the subject property fronting on Cross Street.
4. Oak Tree Permit No. 2011000461 is a proposal to remove one oak tree (non heritage oak) in association with the project pursuant to Section 22.56.2060 of the Los Angeles County Zoning Code. The removal of the oak tree is necessary to accommodate the grading and construction of the project.
5. 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 referred the Project to the Regional Planning Commission on March 20, 2012.
6. 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 three detached condominium units on the 0.6 gross acre property 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 submitted, the subject property yields a maximum of three dwelling units. The project proposes three dwelling units, with a

density of five 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 three dwelling units on a lot 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 43 of Housing and Community Development: Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities). The proposed project is of low density (5 dwelling units per acre) relatively to the neighborhood in which the subject property is located and it contributes to the balanced mix of dwelling unit types with detached condominiums that provide for owner occupied dwelling units.
 - Policy 47 of Housing and Community Development: promote the provision of an adequate supply of housing by location, type and price. The proposed detached condominium project provides for housing type diversity and increases the supply of housing in an established single-family neighborhood with available services.
7. 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 the property is 23,345 square feet and the minimum required area for three detached condominium units is 22,500 square feet. The proposal is consistent with all applicable requirements of the R-1-7,500 Zone and is consistent with neighborhood land use pattern.
 8. 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.
 9. 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.

10. An e-mail was received on February 21, 2012, from a local resident requesting additional information about the project.
11. A phone call was received on February 21, 2012, from a local resident expressing opposition to the condominium project.
12. 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.

13. Staff received a letter from the Crescenta Valley Town Council on March 19, 2012, expressing opposition to the project and requesting recommending denial of the tentative parcel map and oak tree permit.
14. 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.
15. 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.
16. Hold for the proceedings of the Regional Planning Commission public hearing on November 7, 2012.
17. 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

18. 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.
19. 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.
20. The proposed development is compatible with surrounding land use patterns including lot size.
21. 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.
22. 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.
23. 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.

24. 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.
25. 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.
26. 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.
27. 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.
28. The Project meets the criteria for Class 1, 3, 4 and 15 Categorical Exemption pursuant to the CEQA Guidelines and the Los Angeles County Environmental Guidelines.

Under a Class 1 Categorical Exemption, Existing Facilities, additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition are exempt from provision of CEQA. The subject property has one single-family structure that will remain and its floor area will be increased by approximately 40 percent.

Under a Class 3, New Constructions or Conversion of Small Structures, the construction of up to three single-family residences is exempt from provision of CEQA. The subdivision proposes the construction of two additional single-family residences.

Pursuant to Class 4, Minor Alterations to Land, the removal of one oak tree is exempt from provision of CEQA. The removal of the oak tree is necessary to accommodate the construction of the project.

Under a 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 provision of CEQA. The subdivision is located in an urbanized area zoned for residential use and proposes the creation of three condominium units in one lot..

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

PROJECT NO. 04-035 – (4)
TENTATIVE TRACT MAP NO. 060973
DRAFT FINDINGS

PAGE 6

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:CSB
10/24/2012

DRAFT CONDITIONS:

1. Tentative Parcel Map 070536, as depicted on the tentative map dated October 13, 2010 is approved for three condominium units in a 0.6 gross acre parcel (0.536 net acres) in the unincorporated community of La Crescenta.
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. This subdivision request is to create three condominium units in a 0.6 gross acres and 0.536 net acres in the unincorporated community of La Crescenta.
4. All future development, including construction, shall be subject to Los Angeles County's ("County's") Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
5. A Final Map is required; a Parcel Map Waiver is not allowed.
6. If a bond release inspection is required, the subdivider shall pay the fee in effect at the time of inspection, which is currently \$1,771.00 per inspection.
7. The subdivider shall place the following note, as stated on the final map to the satisfaction of the Los Angeles Department of Regional Planning ("Regional Planning") and the Los Angeles County Department of Public Works ("Public Works"): "Parcel No. 1 of this map is approved as a condominium project for a total of three detached residential units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units."
8. The subdivider shall submit for review and approval an Amended Exhibit Map that depict all project changes required by these conditions of approval, including the following: 1) 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; 2) Elimination of the driveway for the existing single-family residence fronting Cross Street. The garages of all three residences (one existing and two proposed) shall be accessed from the proposed private driveway and fire lane located on the west side of the property; 3) Proposed guest parking spaces be relocated between units 2 and 3 to allow for additional landscaping area on the east side of the property; and 4) Use of permeable pavement that allows the growth of grass

- shall be contingent upon the approval by the Fire Department.
9. The subdivider shall submit a draft copy of the Covenants, Conditions, and Restrictions ("CC&R's") to Regional Planning for review and approval prior to final map approval.
 10. The subdivider shall show and label all private driveway / fire lanes on the final map, consistent with the fire lanes shown on the tentative map.
 11. The subdivider shall post the driveway with "No Parking – Fire Lane" signs and provide for its continued enforcement in the CC&R's. The subdivider shall submit a copy of the draft document to be recorded to the Regional Planning for approval prior to final map approval.
 12. The subdivider shall provide for the maintenance of any driveway required to be a fire lane by the Los Angeles County Fire Department through CC&R's. The subdivider shall submit a copy of the draft document to be recorded to the Regional Planning for approval prior to final map approval.
 13. The subdivider shall provide in the CC&R's a method for ensuring that an adequate lighting system along walkways is constructed within the common areas to the satisfaction of Regional Planning. The subdivider shall submit a copy of the draft document to be recorded to the Regional Planning for approval prior to final map approval.
 14. The subdivider shall provide in the CC&R's a method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
 15. 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.
 16. 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.
 17. 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.

18. 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.

19. 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 1-18)

Oak Trees: Care and Maintenance Guide

SZD:CSB

10/23/12

The following reports consisting of 11 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. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. If applicable, construct a new garage for Parcel 1 prior to final map approval. Building permits are required from the Building and Safety office. After approval of the new garage, remove the existing garage for Parcel 1 as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
11. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
13. 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.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66442 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.

15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. 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.
16. 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.



Prepared by John Chin
pm70536L-rev3(rev'd 11-08-10).doc

Phone (626) 458-4918

Date 11-08-2010



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 70536

TENTATIVE MAP DATE: 10/13/2010
EXHIBIT MAP DATE: 10/13/2010

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

Comply with the requirements of the Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 07/09/2009 to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map:

Per the approved Drainage Concept the ponding area to the South of the property is an LID feature and must be maintained as a ponding area in perpetuity through deed restriction, CC&R, and/or covenant.

Prior to Building Permit:

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; comply with NPDES, SWMP, and SUSMP requirements.

#1 Name Lon Gwo Date 11/08/2010 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

PARCEL MAP _____ 70536 _____
SUBDIVIDER _____ Bonner _____ TENTATIVE MAP DATED _____ 10-18-10 3rd Revision _____
ENGINEER _____ Trittech Associates _____ LOCATION _____ La Crescenta _____
GEOLOGIST _____ _____ GRADING BY SUBDIVIDER (Y or N) _____
SOILS ENGINEER _____ _____ 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 10/26/10 is attached.

Prepared by Robert O. Thomas Reviewed by W. T. G. [Signature] Date 10-20-10

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office _____
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 70536
Location La Crescenta
Developer/Owner Bonner
Engineer/Architect Trittech Associates
Soils Engineer ---
Geologist ---

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 10/18/10 (Rev)
Previous Review Sheet Dated 3/23/10

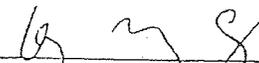
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions listed below.

REMARKS/CONDITIONS:

1. Soils engineering report may be required prior of grading or building plans.
2. At grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by


Olga Cruz

Reviewed by


STATE OF CALIFORNIA

Date 10/21/10




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

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

P:\gmepub\Soils Review\Olgasites\70536 PM, La Crescenta, TPM-A_1010.doc

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDE

Name David Esfandi Date 11/01/10 Phone (626) 458-4921

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

1. Construct curb, gutter, base, pavement, and sidewalk (5 foot adjacent to the curb) 18 feet from centerline on Cross Street to the satisfaction of Public Works. Relocate any affected utilities.
2. Construct adequate pavement transitions in the vicinity of the easterly and westerly property lines on Cross Street to the satisfaction of Public Works.
3. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Cross Street to the satisfaction of Public Works.
4. Construct new driveways to meet current ADA (Americans with Disabilities Act) to the satisfaction of Public Works.
5. 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.
6. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
7. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Cross Street Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. Upon tentative parcel map approval, the applicant shall comply with the conditions of acceptance listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT
TRANSFER OF BILLING:

TENTATIVE MAP DATED 10-13-2010
EXHIBIT MAP DATED 10-13-2010

For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

8. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
9. Repair any damaged improvements during construction along the property frontage on Cross Street to the satisfaction of Public Works.
10. 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.

PC Prepared by Patricia Constanza
pm70536r-rev3.doc

Phone (626) 458-4921

Date 10-28-2010

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 70536 (Rev.)

Page 1/1

TENTATIVE MAP DATED 10-13-2010
EXHIBIT MAP DATED 10-13-2010

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.

+10
Prepared by Tony Khalkhali
pm70536s-rev3.doc

Phone (626) 458-4921

Date 10-26-2010

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.

HW
Prepared by Tony Khalkhali
pm70536w-rev3.doc

Phone (626) 458-4921

Date 10-26-2010



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

P.P. - Carolina

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70536 Map Date: October 13, 2010 - Ex A

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 Exhibit Map is adequate.

by Inspector: Juan C. Padilla Date November 1, 2010

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commercer, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

ubdivision No: PM 70536 Map Date: October 13, 2010 - Ex A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is _____ 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.

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.

Inspector Juan C. Padilla Date November 1, 2010

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



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5280 • FAX (626) 960-2740

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

Parcel Map No. 070536

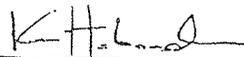
Vicinity: La Crescenta

Tentative Parcel Map Date: October 13, 2010 (3rd Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of Tentative Parcel Map 070536, subject to the conditions listed in the attached reports.

Any change to the method of sewage disposal and approved source of potable water supply shall invalidate this approval.

Prepared by:


Ken Habaradas

Phone No: (626) 430-5382

Date: November 2, 2010

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: November 2, 2010

Page 1 of 1

Map No. Parcel Map 070536

Map Date: October 13, 2010

- Drinking Water Program recommends approval of this map subject to the following conditions:
- Drinking Water Program cannot recommend approval of this map until the following requirements have been satisfied:

-
1. Potable water will be supplied by the Crescenta Valley Water District. Prior to Final Map Approval, the applicant shall provide a current letter on water company letterhead stating the company will supply potable water to the entire subdivision on individual meters and will maintain all water supply infrastructures up to each lateral.

For questions regarding the potable water requirements, please contact Tom Parys or Richard Lavin at (626) 430-5420.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: November 2, 2010

Page 1 of 1

Map No. Parcel Map 070536

Map Date: October 13, 2010

- Land Use Program recommends approval of this map subject to the following conditions:
- Land Use Program cannot recommend approval of this map until the following requirements have been satisfied:

-
1. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Crescenta Valley Water District.

For questions regarding sewage disposal requirements, please contact Patrick Nejadian at (626) 430-5390.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	70536	DRP Map Date: 10/13/2010	SCM Date: 11/04/2010	Report Date: 10/14/2010
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:	0.02
IN-LIEU FEES:	\$7,777

Conditions of the map approval:

The park obligation for this development will be met by:
The payment of \$7,777 in-lieu fees.

Trails:

No trails.

Comments:

Three (3) detached condominium units proposed. An existing single-family residence to remain; net increase of two (2) new units.

***Advisory:

The Representative Land Values (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



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70536	DRP Map Date: 10/13/2010	SMC Date: 11/04/2010	Report Date: 10/14/2010
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:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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	2.85	0.0030	2	0.02
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

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

Ratio	Acre Obligation	RLV/Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$388,848	\$7,777

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV/Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$388,848	\$7,777

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

1. The Los Angeles County Hearing Officer conducted a duly noticed public hearing in the matter of Oak Tree Permit No. 2011000461 and Tentative Parcel Map No. 070536 ("PM 070536") on March 6, 2012.
2. The Regional Planning Commission conducted a duly noticed public hearing in the matter of PM 070536 and Oak Tree Permit No. 2011000461 on November 7, 2012.
3. Oak Tree Permit No. 2011000461 is a proposal to remove one oak tree (non heritage oak) pursuant to Section 22.56.2060 of the Los Angeles County Zoning Code.
4. PM 070536 is a proposal to subdivide 0.6 acres (0.536 net acres) into three detached condominium units.
5. The subject property is located at 2446 Cross Street, within the unincorporated community of La Crescenta, in the la Crescenta Zoned District. The Assessor Parcel Number of the subject property is 5804-001-002.
6. The rectangular shaped property is 26,370 square feet or 0.6 gross acres (23,345 square feet or 0.536 net acres) in size with slight sloping terrain. The property is improved with one single-family residence to remain and be expanded and several accessory structures to be demolished. 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.
7. 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 referred the Project to the Regional Planning Commission on March 20, 2012.
8. The three detached condominium units will take access via a 26-foot wide private driveway and fire lane located on the western portion of the subject property fronting on Cross Street.
9. 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"). This land use designation would allow a maximum of 3.6 or three dwelling units on the project site. The applicant has proposed three detached single-family units, which is consistent with this land use category.

10. The proposed project is required to comply with the development standards of the R-1-7,500 zone, pursuant to Section 22.20.110 of the Los Angeles County Code ("County Code"). The subject property is consistent with the minimum area required by the R-1-7,500 Zone. The net area of the property is 23,348 square feet and the minimum area required for three dwelling units is 22,500 square feet. The proposal is consistent with the requirements and development standards of R-1-7,500 zone.
11. The proposed project is required to comply with the development standards of the R-1-7,500 zone, pursuant to Section 22.20.110 of the Los Angeles County Code ("County Code"). The subject property is consistent with the minimum area required by the R-1-7,500 Zone. The net area of the property is 23,348 square feet and the minimum required for three dwelling units is the R-1 is 22,500 square feet. The proposal is consistent with the requirements of R-1-7,500 zone.
12. 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 three detached condominium units on the 0.6 gross acre property 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 submitted, the subject property yields a maximum of three dwelling units. The project proposes three dwelling units, with a density of five 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 three dwelling units on a lot 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 43 of Housing and Community Development: Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities). The proposed project is of low density (5 dwelling units per acre) relatively to the neighborhood in which

the subject property is located and it contributes to the balanced mix of dwelling unit types with detached condominiums that provide for owner occupied dwelling units.

- Policy 47 of Housing and Community Development: promote the provision of an adequate supply of housing by location, type and price. The proposed detached condominium project provides for housing type diversity and increases the supply of housing in an established single-family neighborhood with available services.
13. 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 the property is 23,345 square feet and the minimum required area for three detached condominium units is 22,500 square feet. The proposal is consistent with all applicable requirements of the R-1-7,500 Zone and is consistent with neighborhood land use pattern.
 14. 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.
 15. 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.
 16. An e-mail was received on February 21, 2012, from Cross Street resident requesting additional information about the project.
 17. A phone call was received on February 21, 2012, from a local resident expressing opposition to the condominium project.

18. 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.

19. Staff received a letter from the Crescenta Valley Town Council on March 19, 2012, expressing opposition to the project and requesting recommending denial of the tentative parcel map and oak tree permit.

20. 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.

21. 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 to access the existing single-family residence fronting the 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.
22. Hold for the proceedings of the Regional Planning Commission public hearing on November 2, 2012.
23. 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.
24. 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.
25. The proposed development is compatible with surrounding land use patterns.
26. 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 removal of one oak tree is required to allow for the grading necessary for the construction of the subject project.
27. 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 January 12, 2012 letter, of the requested oak tree removal, subject to recommended conditions of approval, including replacement of the oak tree removal at a rate of 2:1 for a total of two mitigation oak trees.

28. 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.
29. The Project meets the criteria for Class 1, 3, 4 and 15 Categorical Exemption pursuant to the CEQA Guidelines and the Los Angeles County Environmental Guidelines.

Under a Class 1 Categorical Exemption, Existing Facilities, additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition are exempt from provision of CEQA. The subject property has one single-family structure that will remain and its floor area will be increased by approximately 40 percent.

Under a Class 3, New Constructions or Conversion of Small Structures, the construction of up to three single-family residences is exempt from provision of CEQA. The subdivision proposes the construction of two additional single-family residences.

Pursuant to Class 4, Minor Alterations to Land, the removal of one oak tree is exempt from provision of CEQA. The removal of the oak tree is necessary to accommodate the construction of the project.

Under a 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 provision of CEQA. The subdivision is located in an urbanized area zoned for residential use and proposes the creation of three condominium units in one lot.
30. 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 Parcel Map.
31. 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.
32. 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 removal 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 removal of one (1) oak tree is necessary for development reasons as continued existence of the tree at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that: a) alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; or b) placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and
4. That the proposed removal 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 Subdivision Committee including the County Forrester, and that the Project is categorically exempt from the California Environmental Quality Act (CEQA).

SZD:CSB
10/24/2012

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481).

1. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified on the Exhibit Map on the southern portion of the subject property.
2. This grant shall not be effective for any purpose 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 of the conditions of this grant, and until all required fees have been paid pursuant to the attached County Forester's letter dated January 12, 2012. The affidavit shall be filed by January 7, 2013.
3. 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.
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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

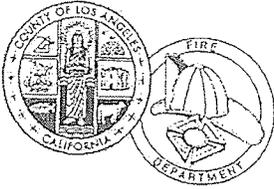
6. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full 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.
7. 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.
8. 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 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.
9. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
10. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 12, 2012 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees, per the Forester's letter dated January 12, 2012.
11. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
12. All mitigation trees shall be planted on site, with the location subject to the approval of the Department of Regional Planning and the County of Los Angeles Forester.

13. 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.
14. This grant shall terminate upon the completion of the authorized Oak Tree removal.

Attachments:

County Forester's Letter dated January 12, 2012.

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

January 12, 2012

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
IRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE

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

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
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 REMOVAL:

7. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 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 conserved to the extent possible and 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 each tree removed for a total of two (2) trees.
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 within one (1) year of the permitted Oak tree removals. 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

January 12, 2012

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.

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

Very truly yours,



MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT: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://lacofcd.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.

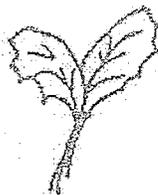


Valley Oak
QUERCUS LOBATA

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 HERE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 50'-70' HIGH, 35'-80' WIDE.

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



Interior Live Oak
QUERCUS WIGLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD ♀♀ 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 KELLOGGII*

CANYON LIVE OAK : *QUERCUS CHRYSOLEPIS*

ENGELMANN OAK : *QUERCUS ENGELMANNII*

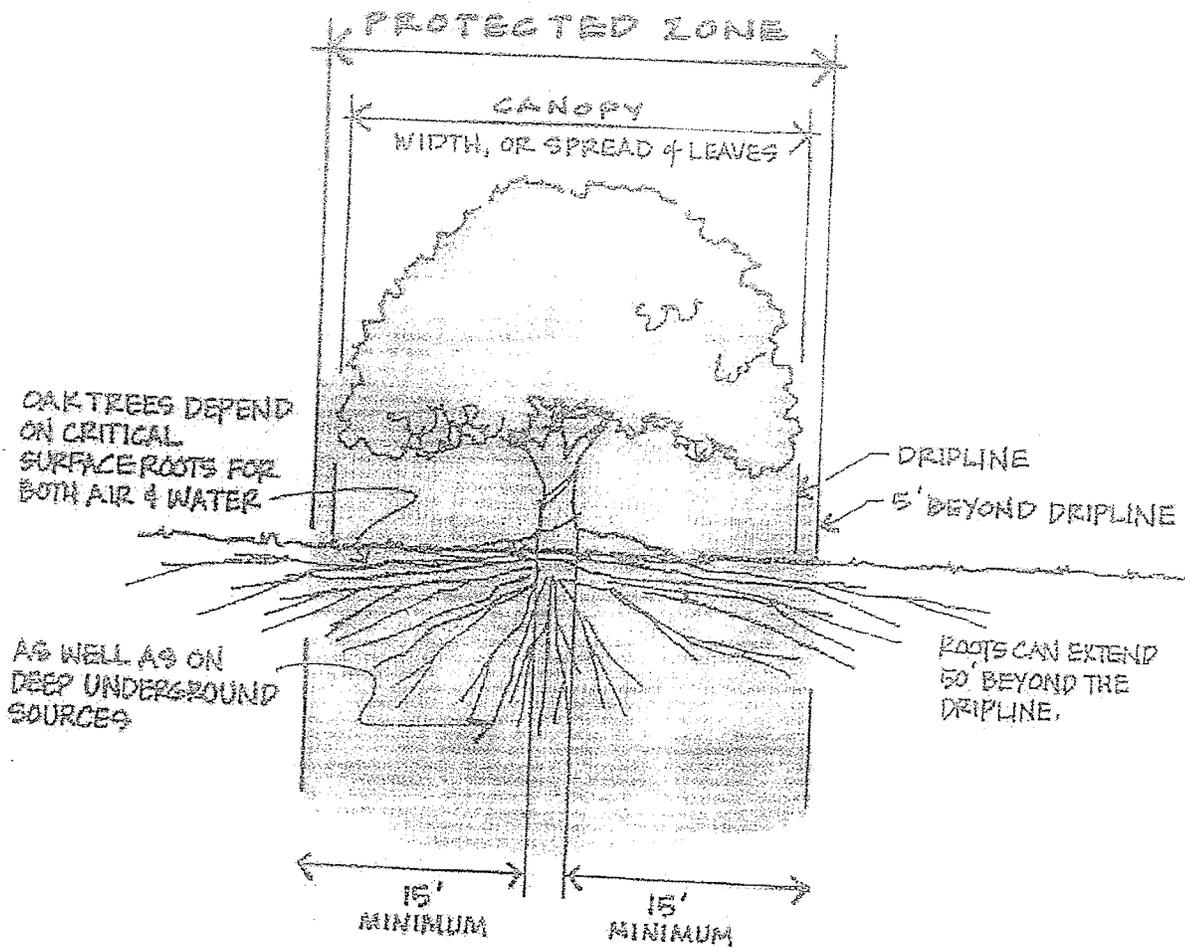
THE PROTECTED ZONE

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.

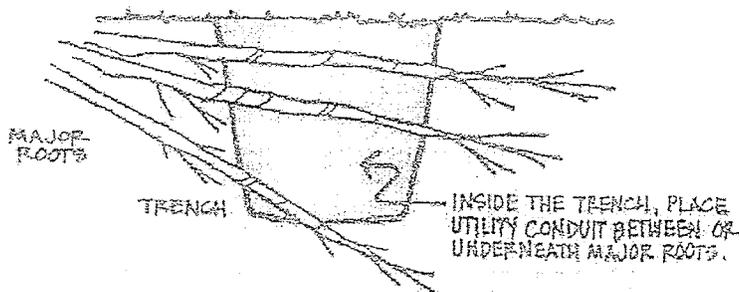
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

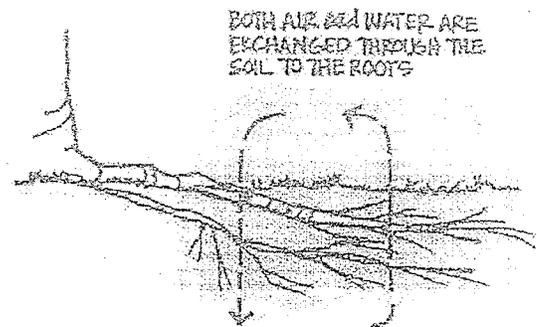
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

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.

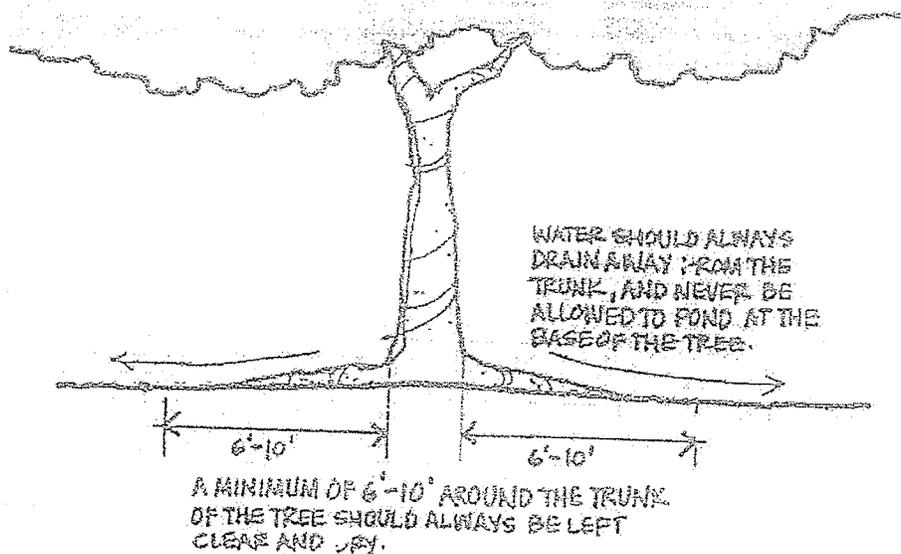
Pruning

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 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 8 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 Mufford Hall, Berkeley, CA 94720-3114
<http://danr.ucop.edu/ihrmc>

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

Arboreturns and Botanic Gardens

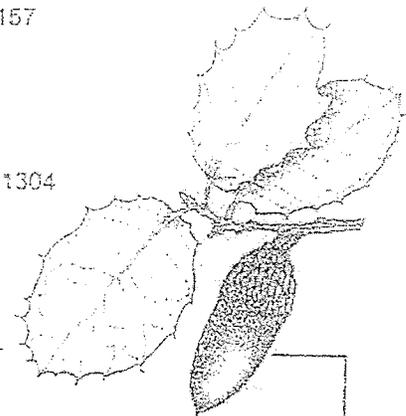
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 621-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palms 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

Oak Tree Burden of Proof

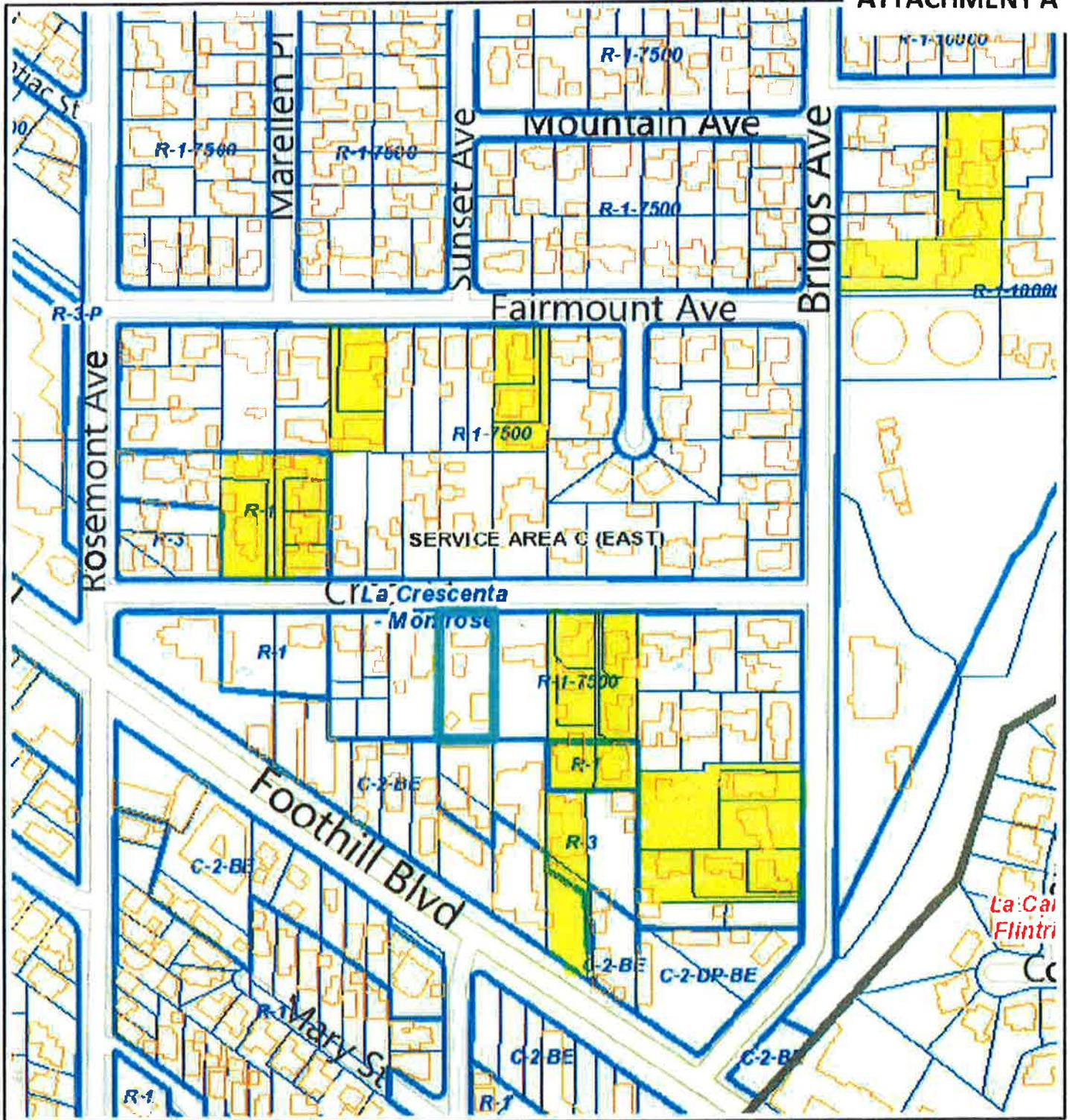
Oak Tree Permit # 2011-00046

Parcel Map Number 70536

- A. There are no other oak trees on the property.

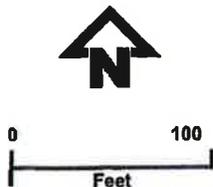
- B. There will not be future soil erosion or increased water flow of surface water as a result of the oak tree being removed because this has been addressed in the drainage concept. The rear of the property (where the oak tree is located) will be raised three to four feet to allow for the driveway and new pad for unit number three.

- C. Alternate designs were considered, but are not feasible. There will be a retaining wall at the rear of the property and the grade will be raised three to four feet to allow for the new driveway and new pad. In addition, the arborist stated that the oak tree is diseased and there are not procedures or practices available to save the tree and it should be removed.



Department of Regional Planning

Printed: Aug 27, 2012



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Steven's Tree Experts

July 21, 2012

Gail Littlejohn
P.O. Box 4921
San Dimas, CA 91733

Re: Follow up evaluation of one California Live Oak located at South West perimeter of property at 2446 Cross St, La Crescenta, CA 91714

Dear Gail:

Pursuant to your request, I visited the above-mentioned property on Friday July 20, 2012. The purpose of this visit was to follow up and re-evaluate the current condition and hazard potential.

Observations

There is one Coastal Live Oak (*Quercus agrifolia*) 14 1/4 DBH, HEIGHT 35', SPREAD 25'. The tree is located on the South West perimeter arching and leaning unrestrained toward the neighboring property encroaching south of the property line.

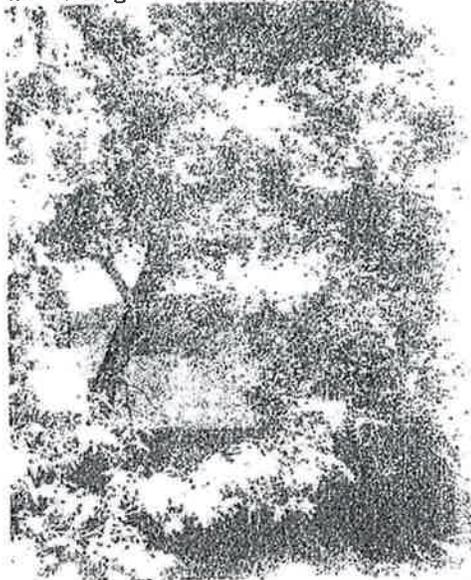


Photo 1 Leaning Oak leaning south encroaching past property line unrestrained.

Conclusion

This oak in question is established directly over the South property line unrestrained arching toward the rooftop of the neighboring building. Granted the tree withstood the wind of November 30 2012, due to the adjacent Cedar pine and Spruce taking the blunt force of the wind that kept the oak from falling toward the neighboring building on the South perimeter. However, in the event of heavy rain in the range of 15" plus of annual rainfall, this oak has high potential for its root crown to be saturated and cause this oak to fail. Other methods can be explored for securing this oak however, these methods may be impractical. It is my recommendation that this tree to be removed to avoid any future hazard.

1500 EAST WALNUT STREET
SAN DIMAS, CALIFORNIA 91107
PHONE - 791-6911 916-552-6911
FAX 926-449-7464



Steven's Tree Experts

PAGE 2

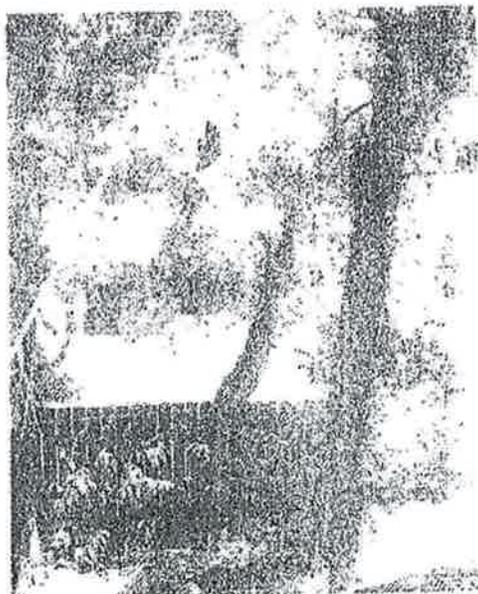
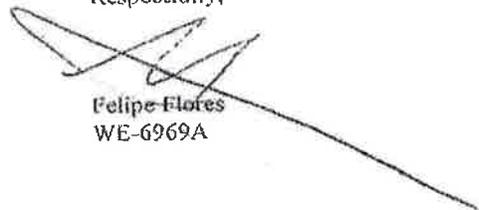


Photo 2 Oak tree facing South arching unrestrained toward building of neighboring property.

It should be noted that the study of trees is not an exact science. The arborist is therefore not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

Should you have any questions, or require any other services, please feel free to contact me.

Respectfully,



Felipe Flores
WE-6969A

PM070536-(5)
2446 Cross St, La Crescenta



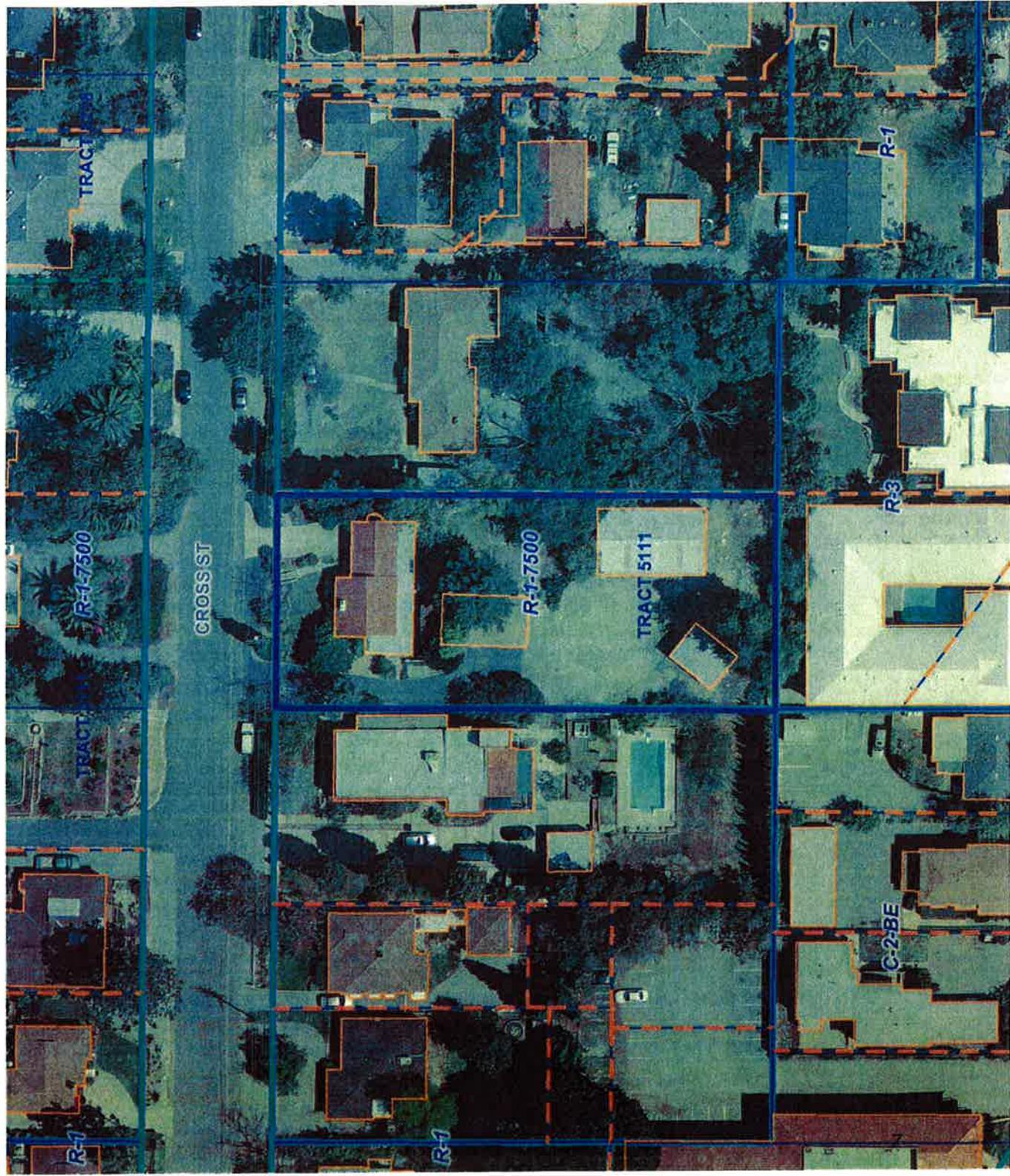
North view (from cross street) of the subject property. House shown to remain.



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Subject Property - Aerial View



- Legend**
- Parcel Boundary
 - Right-of-Way
 - Subdivision
 - City Line
 - Essential Line
 - Other
 - Ownership Hook
 - Freeway
 - Setback/District Subblocks
 - Utility Line
 - Private Street
 - Vacant Street
 - Master Plan of Highways
 - Expressway - (e)
 - Expressway - (p)
 - Local Secondary Highway - (e)
 - Local Secondary Highway - (p)
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 - Township/Range Grid
 - Wall Street Grid
 - Zoning Index Map Grid
 - The Thomas Oulou Grid
 - CSD Area Specific Boundary
 - National Forest

- Zoning (Boundary)
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- Zone A-2
- Zone B-1
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Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" tab on the top left of screen.



