



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 11, 2013

HAYK MARTIROSIAN
1545 N VERDUGO ROAD SUITE 2
GLENDALE CA 91208

**REGARDING: PROJECT NO. PM071617-(5)
TENTATIVE PARCEL MAP NO. 071617
2124-2128 GLENADA AVENUE (5807-005-013)**

The Regional Planning Commission, by its action of December 11, 2013, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 23, 2013. Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:

Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Lynda Hikichi of the Land Divisions Section at (213) 974-6433, or by email at lhikichi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Nooshin Paidar, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c.: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement; Razmik Tahmasian (Owner)

NP:LKH

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PM071617-(5)
TENTATIVE PARCEL MAP NO. 071617**

1. **ENTITLEMENT REQUESTED.** The applicant, Hayk Martirosian, representing one of the owners, Gevorg Voskanian, is requesting a Tentative Parcel Map to create two residential lots in the R-2 (Two-Family Residences - 5,000 Square Feet Minimum Required Lot Area) Zone.
2. **HEARING DATE.** December 11, 2013
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
The duly noticed public hearing was held on December 11, 2013 before the Regional Planning Commission ("Commission"). Commissioners Louie, Valadez, Helsley, Pedersen, and Modugno were present.

Staff presented the project and mentioned that the owner had not completely abated the over height fence violation or removed the entry gate frame and motor. Since the entry gate had not been depicted on the tentative map and the map specifically has a note that "no entry gate is proposed", additional departmental review is required for the entry gate if the owner chooses to propose an entry gate. The owner had removed the fence panels but had not reduced the over height fence posts within the side yard setback to meet the maximum fence height requirement. Staff recommended adding a condition with regard to reducing the over height fence posts to meet the maximum fence height requirement within 30 days after tentative map approval.

The owner's representative, Hayk Martirosian, presented testimony in favor of the request and answered questions presented by the Commission. The applicant stated the following:

- Agreed with staff's recommendations.
- It is not unusual for property owners to have a common driveway.
- Clarified that the entry gate opened/closed separately.
- There is not enough area to have more than one unit on each lot (after the lot split). He assured the Commission that there will not be another unit built on each lot.
- The over height fence provides protection for the neighbor but will comply with the zoning code.
- If the intention was to build additional houses on the lot, they would have built smaller residences on the lot.

Ines Gomez-Chessum, a representative from the Crescenta Valley Town Council, presented testimony in opposition to the request and answered questions presented by the Commission. The representative stated the following:

- The Crescenta Valley Town Council voted against the subdivision project.

- The project description was misleading.
- There are 27 properties in the R-2 zone.
- The size of the house does not fit into the neighborhood character.
- There is an issue with the substandard lot width.
- No other property has a reciprocal access easement for the shared driveway/back-up space.
- The main concern in the community is with the increase in density and over-densified neighborhoods.

Commissioner Modugno raised the following concerns:

- With regard to the issue of increasing density: for the community to look into the possibility of a revision to the Community Standards District (“CSD”) or down zoning to the R-1 (Single-Family Residence) zone.
- There is strength and value of the Town Council’s goals/objectives to protect and preserve the character of the area. There is a dilemma on how to limit one owner’s right to build a permitted use that is entitled to other property owners.

Commissioner Helsley raised the following concern:

- What was built and the original intention are different now. They built the duplex first and now, the applicant is requesting a lot split, which is different from the original intention of the duplex.

The Commission considered the propriety of conditioning the project to prevent the construction of a second residential unit on each lot. Commissioner Modugno was concerned that such a condition would negatively impact the future use of the property. However, the Commission accepted in lieu of such a condition, a statement by the property’s representative that the owner(s) did not intend to build a second residential unit on each lot and that the owner(s) would not oppose community efforts to down zone the area in which the subject property is located.

Commissioner Modugno recommended additional conditions to the project:

- If the applicant chooses to keep the entry gate, the gate shall be two separate gates and set back a little further from the front yard setback and open inward (toward the back of the property).
- An assurance from the owner that the over height posts will be in compliance with the code.
- Since the intention is to keep the single-family residence on each lot, the owner(s) shall not object to a community initiated effort to down zone to an R-1 zone. A condition shall require that if there is a community initiated effort to down zone the area to R-1 within five years, the owner(s) shall agree not to object to the effort.
- The second-floor connection of the duplex shall be removed.

There being no further testimony, the Commission closed the public hearing and approved the project subject to the conditions recommended by the Commission and staff and agree to by the owner's representative.

4. **PROJECT DESCRIPTION.** To create two residential lots over 0.41 gross acres (17,840 square feet)/0.33 net acres (14,340 square feet) and modification request to reduce the required average lot width of each lot from 50 feet to 44.81 feet.
5. **LOCATION.** 2124-2128 West Glenada Avenue, Montrose. APN 5807-005-013.
6. **TENTATIVE MAP DESCRIPTION.** Tentative parcel map dated February 27, 2013 depicts the creation of two lots with a minimum area of approximately 7,170 net square feet each. The map depicts a two-story duplex connected via a second-floor connection with attached garages under construction. The map depicts 411 square feet of the second-floor connection to be removed prior to final map recordation. The proposed second-floor connection of 411 square feet to be removed is inconsistent with the actual measurement of 143 square feet.

The map shows an existing retaining wall, exceeding 6 feet in height as the neighbor's wall to be remained. Proposed retaining walls within the front yard setback are shown to have a maximum height of 3.5 feet. The map has a note that "No entry gate is proposed for the project."

The subject property is located on Glenada Avenue accessed via Montrose Avenue.

7. **EXISTING ZONING.** R-2 (Two-Family Residences - 5,000 Square Feet Minimum Required Lot Area) Zone.
8. **EXISTING LAND USES.** The subject property is developed with a duplex residence connected through a second-floor closet above a breezeway.
9. **PREVIOUS CASES/ZONING HISTORY.** RPP 201001107 approved the demolition of an existing single-family residence and construction of a new duplex (each unit with a lower level of 1,688 square feet and upper level of 1,948 square feet); each unit with an attached three-car garage of 694 square feet. RPP 201001107 was approved on March 7, 2011.

RCUP 200600255 (Project No. R2006-03317) was approved by the Regional Planning Commission ("RPC") for a five-unit apartment complex on October 8, 2008. The Board of Supervisors ("BOS") called the case for review and on February 24, 2009, the Board of Supervisors overturned the decision of the RPC and signified its intent to deny the conditional use permit. The BOS denied RCUP 200600255 on October 6, 2009.

The subject property was zoned R-1 in 1936 (Ordinance No. 2781, July 31, 1936) and was later rezoned to its current R-2 zoning on March 15, 1949 (Ordinance No. 5290).

The subdivision request is a resubdivision of Lot #211 of Plat of Tract No. 1701 approved in January 1913.

10. **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY.** The property has a land use category of "3" (Medium Density Residential – 12 to 22 dwelling units per acre). The subject property has a gross lot area of 0.41 acres and the maximum density allowed by the land use policy is nine units. However, based on the net lot area of 0.33 acres and the R-2 zoning, the maximum density allowed on the subject property is five units. The project's proposed density of two units is less than the maximum density allowed by the General Plan's land use policy for the subject property.

The following goals and policies of the General plan are applicable to the subject property and serve as development guidelines.

- "Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic." (General Plan Land Use Section V, Needs and Policies, Policy 8, Page LU-10)
- "Medium Density Residential areas are suitable for multiple unit development including garden apartments and multiplex development in addition to high density townhouse developments. Such areas are typically located along major transportation corridors, in or near urban community centers. Development generally does not exceed two stories in height, and ranges in density from 12 to 22 units per gross acre." (General Plan Land Use Section VI, Land Use Policy Map, Page LU-14)

The proposed project entails subdividing an existing residential lot into two lots. The project site is located within the Countywide General Plan and the La Crescenta-Montrose Community Standards District. The land use designation indicates the project site is suitable for residential developments. The proposed project of two residential parcels maintains the established community character of residential developments in the neighborhoods. Thus, the proposed project is consistent with the countywide General Plan in keeping with the established residential community character.

The subject property is located in an urbanized area surrounded by a mix of single-family residences, duplexes, and multi-family residential buildings. The creation of one additional residential lot is compatible with the existing surrounding residential land uses in the community.

11. **MODIFICATION REQUEST TO REDUCE THE AVERAGE LOT WIDTH REQUIREMENT BURDEN OF PROOF.** The Los Angeles County Code Section

21.24.240 states, "Each lot shall have an average width of not less than the required width." This section further state, "where the Zoning Ordinance does not establish a required area or a required width in a particular zone, the required area shall be 5,000 feet and the required width shall be 50 feet."

The Los Angeles County Code Section 21.52.010.A (Modification or waiver of provisions authorized when) states, "Whenever, in the opinion of the advisory agency, the land involved in a subdivision is of such size or shape, or is subject to such title limitations of record or is affected by such topographical location or conditions, or is to be devoted to such usage, that it is impossible or impractical for the subdivider to conform fully to a regulation contained in this Title 21, the advisory agency may at the time of action on the tentative map of the subdivision modify the regulation, provided that in the case of each modification the advisory agency shall first find that a special, individual reason makes the strict letter of the regulation impossible or impractical of observance and that the modification is in conformity with the spirit and purpose of the Subdivision Map Act and of this title." The Montrose area is unique in that many of the lots taper toward the rear because of the original subdivision layout of the lots. Due to the unique size and shape of the subject property, it is impossible or impractical to conform to the average lot width requirement.

Each of the proposed lot meets the minimum 50 feet street frontage but does not meet the minimum 50 feet lot width average requirement. After the lot split, each lot will have an average lot width of approximately 44.81 feet. Applicant has requested a modification to the average lot width requirement via the Title 21 Modification process. Out of 91 parcels located within 500 feet from the subject property, 33 parcels (36%) have less than the required 50 feet minimum lot width average establishing a pattern. The applicant's request to reduce the minimum lot width average should not negatively affect the residential character of the neighborhood.

12. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The property is zoned R-2 (Two-Family Residence – 5,000 square feet minimum lot area). The project site is 14,340 square feet (net) and the proposed lot size of 7,170 square feet each is consistent with the 5,000 square feet minimum required lot area of the R-2 zone. The proposed project entails a subdivision of an existing residential lot into two and the proposed single-family residential use is permitted in the R-2 zone pursuant to Section 22.20.170 of the County Code. The construction of the duplex was subject to the development standards of Sections 22.20.210 through 22.20.250.

Pursuant to Section 22.44.139 of the County Code, establishments in the La Crescenta-Montrose Community Standards District (CSD) are subject to the development standards of the CSD. The La Crescenta-Montrose CSD was established to "ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods and to improve the appearance of the Foothill Boulevard commercial corridor through the

thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.” The CSD affects residential developments proposed for properties zoned R-3 (Limited Multiple Residences). The subject property is currently zoned R-2 and thus, is not subject to the requirements of the CSD.

13. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The construction of the duplex was in progress and completed during the processing of the subdivision case in June 2013. The duplex is connected through a second-floor connection and the applicant has proposed to remove the connection upon the approval of the two-lot subdivision. Thus, there will be one single-family residence on each lot. Each proposed lot has sufficient net area to meet the lot area requirements of 5,000 square feet and the street frontage requirement of 50 feet. The creation of two single-family residential lots is compatible with the existing neighborhood character and the land use in the community.
14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The conditions of all five departments of the Los Angeles County Subdivision Committee (Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated February 27, 2013 are attached.
15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and Regional Planning website posting.
16. **PUBLIC COMMENTS.** Seventeen comments (11 written and six phone inquiries) have been received as of writing of this report. The written comments received were in opposition to the proposed project and the phone inquiries entailed a clarification of the R-2 zoning standards and the modification process. Residents expressed concerns about the increase in density (placing two residences on each lot after the lot-split) and the potential lack of street parking in the area. One of the 11 written comments was from the Crescenta Valley Town Council opposing the project.

TENTATIVE MAP SPECIFIC FINDINGS

17. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in natural resource areas.
18. The site is physically suitable for the type of development being proposed, since the project site has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, shall be served by sanitary sewers, is being provided with water supplies and distribution

facilities, with sufficient capacity to meet anticipated domestic and fire protection needs, and requirements of the Los Angeles County Department of Public Works.

19. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code.
20. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
21. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
22. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
23. 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.
24. 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.
25. 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.

ENVIRONMENTAL DETERMINATION

26. The Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

Therefore, the project qualifies as a Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines that this project does not have a significant effect on the environment.

27. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Tentative Parcel Map No. 071617, dated February 27, 2013, as set forth in the Los Angeles County Code (Subdivision and Zoning Ordinances).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission certifies that the Negative Declaration for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently considered and reviewed the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the project; determined that on the basis of the whole record with the Negative Declaration, there is no substantial evidence that the project will have a significant effect on the environment; and indicates that, at the conclusion of its public hearing on the project, it adopted the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 071617 is Approved subject to the attached conditions.

ACTION DATE: DECEMBER 11, 2013

VOTE: [5:0:0:0]

Concurring: Louie, Valadez, Helsley, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

NP:LKH
12-11-2013

- c.: Regional Planning Commission
Department of Public Works/Building and Safety
Zoning Enforcement
Razmik Tahmasian (Owner)

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PM071617-(5)
TENTATIVE PARCEL MAP NO. 071617**

PROJECT DESCRIPTION

The project is a tentative parcel map to create two residential lots over 0.41 gross acres (17,840 square feet)/0.33 net acres (14,340 square feet) and to reduce the required average lot width from 50 feet to 44.81 feet. Each lot will be a minimum of 7,170 net square feet subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider 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 subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider 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 subdivider, 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 subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. 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 subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved tentative map on file.
9. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
10. Within three (3) days of the date of final approval of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25** (\$2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,070.25** (\$2,995.25 for an Environmental Impact

Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

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

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

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

17. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
18. The subdivider shall provide at least 50 feet of street frontage for each lot.
19. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of non-invasive species within the front yard

of each residential lot. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

20. If an entry gate is proposed, the entry gate shall contain two separate gates (one for each lot), must open inwards (towards the property), and shall be set back from the front yard setback per the satisfaction of the Departments of Fire and Public Works. A site plan application shall be required for the approval of the entry gate.
21. The fences/walls shall not exceed the maximum fence height requirements within all yard setbacks. The over height fence posts located within the side yard setback shall be reduced to not exceed the maximum fence height requirement within 30 days of tentative map approval (by January 11, 2014).
22. Because the project does not comply with all zoning standards without an approved modification, in lieu of a condition approving the project at a density lower than allowed by zoning pursuant to Government Code Section 65589.5(j)(1)-(2), the owner will submit an affidavit to the Department of Regional Planning affirming its offer during the Regional Planning Commission public hearing for the project that the owner will not oppose, for a period of five years from the date of this grant, efforts by the community to down zone the area in which the subject property is located.
23. A final map is required for this subdivision. A parcel map waiver is not allowed.
24. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.
25. Prior to final map approval, the subdivider shall submit evidence, including a demolition permit and photographs, that the center section (second-floor connection) connecting the two units of the duplex has been removed. The section to be removed is indicated on the tentative map.
26. Prior to final map approval, the subdivider shall submit to Regional Planning for review and approval a copy of a recordable maintenance agreement for the shared driveway.
27. Prior to final map approval, the subdivider shall submit to Regional Planning for review and approval a copy of a recordable reciprocal ingress and egress easement for the two lots sharing the driveway.
28. Prior to final map approval, provide a copy of the Library Fees receipt.
29. Prior to final map approval, provide a copy of the Park Obligation Fees receipt.

30. The subdivider shall comply with all conditions set forth in the attached County Public Works Department letter for tentative map dated February 27, 2013.
31. The subdivider shall comply with all conditions set forth in the attached County Fire Department letter dated March 26, 2013.
32. The subdivider shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated March 5, 2013.
33. The subdivider shall comply with all conditions set forth in the attached County Public Health Department letter dated March 26, 2013.

Attachments:

Subdivision Committee Report and Conditions for tentative map dated 2-27-2013
(pages 1- 22)



Los Angeles County
Department of Regional Planning

Richard J. Bruckner, Director

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.lacounty.g



SUBDIVISION COMMITTEE MEETING REPORT

Planner: Lynda Hikichi E-mail: lhikichi@planning.lacounty.gov
 Subdivision Committee Date: Apr. 4, 2013/reports due Mar. 28, 2013 Map Date: February 27, 2013
 Tract/Parcel Map No.: PM 071617 Project No.: PM 071617 – (5)
 Zoned District: Montrose Community: La Crescenta-Montrose
 Supervisorial District: 5th APN No.: 5807-005-013
 Map Stage: Tentative Initial 2 Revision Received Amendment Revised

Proposal: To create two single-family lots on 0.41 gross acres (0.33 net acres)

Location: 2128 Glenada Avenue, Montrose

- This application is deemed complete.
- This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
- This application is recommended for denial.

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Drainage Concept | <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Sewer Area Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Health Services |
| <input type="checkbox"/> Environmental | <input type="checkbox"/> General Plan | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> CUP | <input type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input type="checkbox"/> Revised Tentative Map | <input type="checkbox"/> Revised Exhibit Map | <input type="checkbox"/> Revised Application |
| <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> Other: Need to verify legality of duplex | | |
| <input type="checkbox"/> Reschedule for Subdivision Committee | | <input type="checkbox"/> Schedule for Subdivision Committee Reports | |

- Resubmit the Tentative Map and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW : RENV 201100092

- | | |
|--|--|
| <input checked="" type="checkbox"/> HOLD | Planner: <u>Lynda Hikichi</u> |
| <input type="checkbox"/> Categorical Exemption Class 15 | <input checked="" type="checkbox"/> Pending Initial Study review |
| <input type="checkbox"/> Negative Declaration | <input type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Pending Draft EIR + Agency review | |

GENERAL PLAN

- HOLD**
- Land Use Category (Land Use Element)
 Countywide General Plan: 3 (Medium Density Residential—12 to 22 dwelling units per acre)
 Community or Specific Plan: None
- | | | |
|--|--|---|
| <input type="checkbox"/> Altadena Community Plan | <input type="checkbox"/> Antelope Valley Area Plan | <input type="checkbox"/> Catalina Island Land Use Plan |
| <input type="checkbox"/> East Los Angeles Community Plan | <input type="checkbox"/> Hacienda Heights Community Plan | <input type="checkbox"/> Marina Del Rey Land Use Plan |
| <input type="checkbox"/> Rowland Heights Community Plan | <input type="checkbox"/> Santa Clarita Valley Area Plan | <input type="checkbox"/> Santa Monica Mtns. North Area Plan |

- Section 21.32.040: 20-acre parcels; No improvements required.
- Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot
- Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at 75% of the property has a slope $\leq 3\%$, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: "division of this property below 5 acres will require standard improvements to be completed as a approval. The improvements will include but not be limited to providing access, installation of water appurtenances and fire hydrants, conformance to standard Los Angeles County development
-

ACCESS

- HOLD**
- Primary access is: Glenada Avenue Secondary access is: _____
- Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on
- Provide proof of off-site access prior to tentative map approval and delineate on final map.
- Provide a _____ feet of paved access to the satisfaction of Regional Planning.
- Tract/Parcel _____ must record first.
- A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- Section 21.24.020: Single Means of Access
 - Pavement width shall be ≥ 20 feet.
 - Access shall serve a maximum of 150 dwelling units unless a second means of access is satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
 - Access shall serve a maximum of 75 dwelling units unless a second means of access is provided satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
 - Access shall serve a maximum of 300 dwelling units where the restriction to a single means of shall be removed through future development.
 - If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced
 - 25% if pavement width is ≥ 28 feet. 50% if pavement is < 28 feet.
 - Access may serve a maximum of 600 dwelling units if pavement width on the single means of is ≥ 64 feet and the restriction to a single means of access will be removed through future
- Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to high fire hazard area and hindrance to public evacuation and fire-fighting and emergency

STREETS

- HOLD**
- Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Glenada Avenue
- Sections 21.24.120 and 21.24.060: Private and future streets.
 - Show the following street(s) as private & future streets on the final map: _____
 - Dedicate an easement to public utilities and the public for ingress and egress over the future
 - Dedicate _____ feet additional future street right-of-way _____
 - Provide for the ownership of the private and future streets:
 - Show lot lines to the centerline of the private and future streets.
 - Show the following streets as lots on the final map.

- Provide for the maintenance of the private and future streets by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map
 - Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- Section 21.24.090: Right-of-way modification requested.
 - Granted. Required width _____ feet from centerline granted to _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
 - Not granted.
- Section 21.24.090: Alternate cross section requested.
 - Granted.
 - Not granted because it would not be in keeping with the design of adjoining highways or
- Section 21.24.100: Street grade is > 6%. Modification is requested.
 - Modification granted for street grade to be > 6% but ≤ 10% on portions of the following final determinations made by _____
 - Street grade modification granted to be > 10%, but _____ % on portions of the streets, with final determinations made by _____
- Section 21.24.150: For property abutting a major or secondary highway:
 - Service road or local street is required.
 - Alley is required instead of a service road or local street.
 - Service road, local street, and alley requirement is waived.
- Section 21.24.160: Alley is required for multiple residential use, commercial _____
- Section 21.24.180. Turnarounds.
 - Required at intermediate points on cul-de-sacs > 700 feet in length.
 - Required on local streets where the distance between intersections is > 2,000 feet.
 - Required at the end of stub or dead-end streets
- Section 21.24.190: Cul-de-sacs.
 - Maximum of 500 feet in length for industrial or commercial uses.
 - Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
 - Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
 - Maximum cul-de-sac _____
 - Section 21.24.040: Modification to cul-de-sac requirements requested.
 - Granted. Modify length _____
 - Not granted.
- Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each > 700 feet in length.
- Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the highway to the boundary of the subdivision.
- Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Valley, except on lines designated as highways on the Highway Plan.
- Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- Section 21.24.400: Reconstruction of existing street improvements required to connect to existing or cul-de-sac street in which a turnaround is installed.
- Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and gutters are not necessary for drainage purposes or to maintain the existing neighborhood
- Section 21.32.150: Waive street lights since lots are ≥ 40,000 _____
- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 _____
- Section 21.32.200: Pay major thoroughfare and bridge _____
- Section 21.32.400: Pay drainage facilities fees: _____
- Prepare a feasibility study to Public Works' satisfaction _____
- Dedicate/offer vehicular access rights _____
- Dedicate/offer complete access rights + construct a wall D-65 Slough on: _____
- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

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

LOT/BUILDING DESIGN

- HOLD**
- Section 22.52.043: 50 ft minimum average lot width. **Project requests less than required lot width due to existing parcel configuration.** _____
- Section 22.52.040: 60 ft minimum average lot width since required area is \geq 7000 sq ft & located in Lancaster District 31 or Palmdale District _____
- Section 21.24.300: Provide street frontage \geq average lot _____
- Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and _____
- Section 21.24.040: Modification to frontage requirements Grante Not granted.
- Section 21.24.320: Eliminate the flag _____
- Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
 - Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
 - If zoning < 10,000 ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - If 10,000 ft² < 15,000 ft²: Minimum area: 70% of required area. Minimum average width: 60
 - If 15,000 ft² < 30,000 ft²: Minimum area: 70% of required area. Minimum average width: 80
 - If \geq 30,000 ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
 - Not granted.
- Section 21.24.310. Eliminate the acute angle point on _____
- Permission is granted to adjust lot lines to Regional Planning satisfaction.
- Provide evidence that each lot meets zoning _____
- Show the setbacks on the tentative _____
- Setback modification requested.
 - Granted. _____ yard setback is modified to: _____
 - Not granted.
- Existing structure(s) shown on _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- Existing structure(s) shown on _____ to be removed. Place a note on the final map and a copy of the demolition permit(s) prior to final map approval.
- Does not meet the average lot width. Applicant requests a modification for average lot width requirement. _____

OPEN SPACE

- HOLD** _____
- Dedicate construction _____
- Provide for ownership and maintenance by a: _____

- Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map
- Other: _____
- Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- Number as lots on the final map.
- Provide a minimum of 15 feet of access to _____
- _____

DEDICATIONS

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

PARKS

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

OTHER REQUIREMENTS/COMMENTS

- HOLD** _____
- Meet requirements of the zone, Subdivision **La Crescenta Montrose CSD**
Ordinance, _____
- Withdraw and cancel tract/parcel _____
- Section 21.38.010 through 21.38.080: Vesting tentative map.
- Property line returns.
- Final parcel map waiver requested. Granted. Not granted.
- California Department of Fish and Game impacts. The project: **TBD**
 - Has **NO** impact on fish and wildlife. A \$50 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
 - Has an impact on fish and wildlife. A fee of _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- Provide slope planting and an irrigation system as required in the grading ordinance.
- Section 21.32.195: Plant one tree in the front yard of each residential lot.
- The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- _____

ADDITIONAL COMMENTS

NOTE: The duplex under construction shall be constructed per RPP 201001107. Construction not in conformance with the approved plot plan is a zoning violation. No violations shall exist prior to scheduling of a public hearing.

HOLDS:

- 1. **TENTATIVE MAP:**
 - Verify final date of duplex construction.
- 2. **ENVIRONMENTAL:**
 - Still pending.

NOTE Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Please verify with our office the number of tentative map and application copies needed.

PUBLIC HEARING Hearing Officer Regional Planning Commission

Newspaper: San Gabriel Valley Tribune; La Opinion

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD)

- HOLD** _____
- Section 22.44.112: East Compton
- Section 22.44.114: Walnut Park
- Section 22.44.119: Topanga Canyon
- Section 22.44.121: Twin Lakes
- Section 22.44.123: Malibou Lake
- Section 22.44.126: Acton
- Section 22.44.130: West Rancho Dominguez-Victoria
- Section 22.44.132: Rowland Heights
- Section 22.44.135: East Pasadena-San Gabriel
- Section 22.44.137: Castaic Area
- Section 22.44.139 La Crescenta-Montrose
- Section 22.44.113: Agua Dulce
- Section 22.44.118: East Los Angeles
- Section 22.44.120: West Athens-Westmont
- Section 22.44.122: Leona Valley
- Section 22.44.125: Willowbrook
- Section 22.44.127: Altadena
- Section 22.44.131: South San Gabriel
- Section 22.44.133: Santa Monica Mtns North Area
- Section 22.44.136: Avocado Heights
- Section 22.44.138: Florence-Firestone

TOWN COUNCIL

Contact Crescenta Valley Town Council and advise them of this project.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 71617 (Rev.)

TENTATIVE MAP DATED 02-27-2013

The following reports consisting of 10 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 71617 (Rev.)

TENTATIVE MAP DATED 02-27-2013

8. Prior to final map approval, remove any jointed building/construction. Demolition and/or building permits are required from the Building and Safety office.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required 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.
12. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HWC



Prepared by John Chin

Phone (626) 458-4918

Date 03-18-2013

pm71617L-rev2.doc

<http://planning.lacounty.gov/case/view/pm071617/>



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

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

PARCEL NO.: 071617

TENTATIVE MAP DATE: 2/17/2013

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

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

1. Comply with the requirements of the Drainage and Grading Plan, which was approved on 12/29/2011 to the satisfaction of the Department of Public Works.
2. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Concurrent with recordation of a Final Map or Parcel map Waiver:

1. Deed restrictions for cross lot drainage and grading shall be required to the satisfaction of the Department of Public Works.

Name

Handwritten signature of Eden Berhan in black ink.

Date 3/25/13

Phone (626) 458-4921

EDEN BERHAN

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
1 Soils Engineer
1 GMED File
1 Subdivision

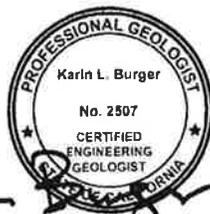
TENTATIVE PARCEL MAP 71617
SUBDIVIDER Voskanian & Tahmasian
ENGINEER Techna Land Co., Inc.
GEOLOGIST _____
SOILS ENGINEER Applied Earth Sciences

TENTATIVE MAP DATED 2/27/13 (rev.)
LOCATION Montrose (2124 - 28 Glenada Ave)
REPORT DATE _____
REPORT DATE 6/13/11, 6/1/11*, 4/6/11, 12/10/10

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. The Soils Engineering review dated 3-19-13 is attached.



Reviewed by _____

Karin Burger

Date _____

March 19, 2013

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 71617
Location Montrose
Developer/Owner Voskanian & Tahmasian
Engineer/Architect Techna Land Co., Inc.
Soils Engineer Applied Earth Sciences (10-423-02)
Geologist ---

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map Dated by Processing Center 2/27/13 (rev.)
Soils Engineering Reports Dated 6/13/11, 6/1/11, 4/8/11, 12/10/10
Previous Review Sheet Dated 6/14/12

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by _____



Date 3/19/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/customer-service-survey>.

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

P:\gmpub\Soils Review\Jeremy\PR 71617, Montrose, TPM-A_4.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 (if applicable) 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.
2. Any proposed walls including retaining walls located within the 20 feet front yard shall be limited to 36" maximum.
3. No cross-lot drainage is allowed between parcels (grass area at the rear). Drainage devices may be required to separate the drainage between the parcels.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. 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.
5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.
6. Driveway section shown is not necessarily approved. A crown section may be required to separate the drainage between the parcels 1 and 2.

7A

Name Tony Hui Date 03/21/2013 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 new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Glenada Avenue to the satisfaction of Public Works.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Glenada Avenue to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Glenada Avenue 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.
5. Execute a covenant for private maintenance of curb/parkway drains; if any, and landscape area within the public right of way to the satisfaction of Public Works.
6. 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; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated 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 Glenada Avenue with fixtures acceptable to Southern California Edison and 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. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. 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, the

Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided 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 transfer of billing could be delayed one or more years if the above conditions are not met.

Prepared by Patricia Constanza
tr71617r-rev2.doc

Phone (626) 458-4921

Date 03-15-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 71617(Rev)

Page 1/1

TENTATIVE MAP DATED 02-27-2013

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

- The subdivider shall install separate house laterals to serve each parcel in the land division.


Prepared by Tony Khalkhali
pm71617s-rev2.doc

Phone (626) 458-4921

Date 03-25-2013

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

1. A water system maintained by Crescenta Valley County Water District, with appurtenant facilities to serve all parcels 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.
2. There shall be filed with Public Works a statement from Crescenta Valley County Water District indicating that there is adequate water capacity in the existing water system, that financial arrangements have been made, and that the water system will be operated by Crescenta Valley County Water District, and that under normal conditions, the system will meet the requirements for the subdivision.


Prepared by Tony Khalkhali
pm71617w-rev2.doc

Phone (626) 458-4921

Date 03-25-2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71617 Map Date: February 27, 2013

C.U.P. _____ Vicinity: 3984C

- 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 "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative 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: **The proposed "second floor to be removed" as indicated on the Tentative Map shall provide clear to the sky access to the rear to the property.**

By Inspector: Juan C. Padilla Date March 26, 2013

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 71617 Map Date: February 27, 2013

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: ____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the Crescenta Valley Water District fire flow dated 07-23-12, the existing water system meets current Fire Department water requirements.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date March 26, 2013

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



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



PARK OBLIGATION REPORT

Tentative Map #	71617	DRP Map Date: 02/27/2013	SCM Date: 04/04/2013	Report Date: 03/05/2013
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$8,172

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$8,172 in-lieu fees.

Trails:

No trails.

Comments:

*** Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

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

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

By: James Barber
James Barber, Land Acquisition & Development Section

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March 05, 2013 11:17:15
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	71617	DRP Map Date:	02/27/2013	SMC Date:	04/04/2013	Report Date:	03/05/2013
Park Planning Area #	38		LA CRESCENTE / MONTROSE / UNIVERSAL CITY			Map Type:	REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	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			0	
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	\$408,607	\$8,172

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	\$408,607	\$8,172



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

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

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
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BOARD OF SUPERVISORS

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Parcel Map No. 071617

Vicinity: Montrose

Tentative Parcel map Date: February 27, 2013

The County of Los Angeles Department of Public Health approves **Tentative Parcel Map 071617** based on the use of public water (Crescenta Valley Water District) and public sewer (Crescenta Valley Water District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by: Michelle Tsiebos *MT* Phone: (626) 430-5382

Date: March 26, 2013