

Regional Planning Commission Transmittal Checklist

Hearing Date
December 11, 2013
Agenda Item No.
6

Project Number: PM071617-(5)
Case(s): Tentative Parcel Map No. 071617
Environmental Assessment Case No. 201100092
Planner: Lynda Hikichi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Findings
- Draft Conditions
- Copies of Subdivision Committee Reports of March 28, 2013
- Burden of Proof Statement
- Environmental Documentation (ND)
- Correspondence
- Photographs
- Aerial Images (from 2008 and 2011)
- Land Use Map
- Zoning Map
- Tentative Parcel Map (dated February 27, 2013)
- _____
- _____

Reviewed By: Norshini Pardo



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 25, 2013

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

FROM: Lynda Hikichi *LH*
Land Divisions Section

**SUBJECT: Project No. PM071617
Tentative Parcel Map No. 071617
Environmental Assessment No. 201100092
RPC Meeting: December 11, 2013
Agenda Item: 6**

The above-mentioned item is a request to create two residential lots with a modification request to reduce the required average lot width from 50 feet to 44.81 feet within the R-2 (Two-Family Residence) zone. The subject property is currently developed with a duplex and the applicant proposes to remove the second-floor connection to fully separate the duplex into two individual single-family residential units.

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@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.

NP:LKH



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

PROJECT NUMBER
 PM071617

HEARING DATE
 December 11, 2013

PROJECT SUMMARY

REQUESTED ENTITLEMENTS
 Tentative Parcel Map No. 071617
 Environmental Assessment No. 201100092

OWNER / APPLICANT

Gevorg & Arax Voskanian / Razmik & Ivet
 Tahmasian / Hayk Martirosian

MAP/EXHIBIT DATE

February 27, 2013

PROJECT OVERVIEW

To create two residential lots with modification request to reduce the required average lot width from 50 feet to 44.81 feet. The subject property is currently developed with a duplex and the applicant proposes to remove the second-floor connection to fully separate the duplex into two individual single-family residential units.

LOCATION

2124 – 2128 West Glenada Avenue, Montrose

ACCESS

Glenada Avenue

ASSESSORS PARCEL NUMBER(S)

5807-005-013

SITE AREA

0.41 gross acres / 0.33 net acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Montrose

LAND USE DESIGNATION

3 (Medium Density Residential, 12 to 22 du/ac)

ZONE

R-2 (Two-Family Residence)

PROPOSED UNITS

2

MAX DENSITY/UNITS

5

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.44.139 (La Crescenta – Montrose CSD requirements)
 - 22.24.110 (R-2 Zone Development Standards)
 - 22.52.043 (50 feet minimum average lot width)

CASE PLANNER:

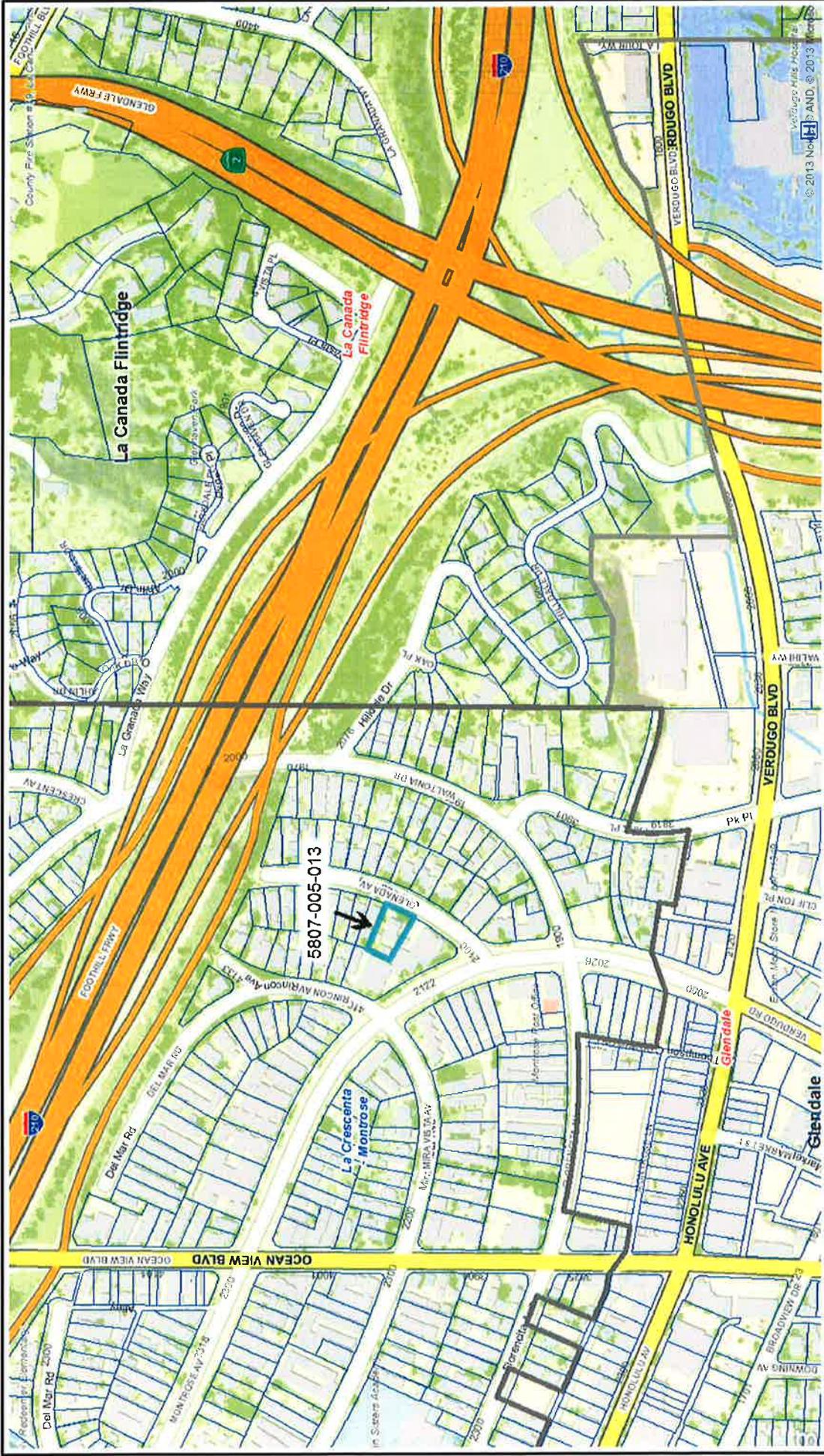
Lynda Hikichi

PHONE NUMBER:

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lhikichi@planning.lacounty.gov



Department of Regional Planning PM071617 - Property Location Map

Printed: Nov 19, 2013



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Department of Regional Planning PM071617 - Property Location Map-

Printed: Nov 20, 2013



0 1,000 Feet

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ENTITLEMENTS REQUESTED

- Tentative Parcel Map No. 071617 to create two residential lots over 0.41 gross acres (17,840 square feet)/0.33 net acres (14,340 square feet).

PROJECT DESCRIPTION

Tentative Parcel Map No. 071617 dated February 27, 2013 is a proposal to subdivide an existing residential lot into two residential lots. The project entails the creation of two residential lots in an R-2 (Two-Family Residence) zone; and modification request to reduce the required average lot width from 50 feet to 44.81 feet.

The property is currently developed with a duplex. A proposal for a duplex was approved through a plot plan application (RPP 201001107) on March 7, 2011. The plot plan approved the demolition of an existing single-family residence and construction of a new duplex attached via a second-floor connection. Each residential unit would have a lower level of 1,688 square feet and upper level of 1,948 square feet; and each unit would have a new attached 3-car garage of 694 square feet.

The subdivision application was submitted on May 11, 2011. The project site was vacant at the time of the subdivision application submittal. The applicant proposes to remove the second-floor connection to fully separate the duplex into two individual single-family residential units prior to final map recordation.

EXISTING ZONING

The subject property is zoned R-2 (Two-Family Residence – 5,000 Square Feet Minimum Required Lot Area).

Surrounding properties are zoned as follows:

North: R-2
South: R-2 and C-1
East: R-2
West: R-3 and C-1

EXISTING LAND USES

The subject property is developed with a duplex (two-family residence) connected through a second-floor connection. Surrounding properties are developed as follows:

North: Single-family, two-family, and multi-family residential
South: Single-family, two-family, and multi-family residential; and office building
East: Single-family, two-family, and multi-family residential
West: Multi-family residential and commercial (post office, office building)

PREVIOUS CASES/ZONING HISTORY

RPP 201001107 approved the demolition of an existing single-family residence and construction of a new duplex (each with a lower level of 1,688 square feet and upper level of 1,948 square feet); each unit with an attached 3-car garage of 694 square feet. RPP 201001107 was approved on March 7, 2011. The building permit was issued on

June 10, 2013 for a new two-story attached duplex: each unit has 3,636 square feet (four bedrooms, and three and half bathrooms) with attached 694 square feet garage.

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 BOS 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.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") 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.

STAFF EVALUATION

Los Angeles County General 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. This density is consistent with the density allowed by Category 3.

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 lots 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.

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 project site is currently developed with a two-family residential building, which is consistent with the existence of single-family and two-family residential buildings in the neighborhood. Since the residential building already exists, the lot-split would not alter the neighborhood's character. The subject property is surrounded by single-family residences, duplexes, and multi-family apartment/condominium buildings. The existing duplex is consistent with the neighborhood's residential character and the creation of two residential lots is compatible with the existing neighborhood character and the land use in the community.

BURDEN OF PROOF/FINDINGS

Modification Request to Reduce the Average Lot Width Requirement

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 allows the advisory agency to modify a regulation contained in Title 21 “at the time of action on the tentative map of the subdivision.” The applicant was required to substantiate the following: 1) That the modification request will be compatible with the surrounding community and consistent with the unique characteristics of the neighborhood in which the site is located; 2) That the subject site has special constraints to justify the modification; 3) That the granting of the modification will not be materially detrimental to the public health, safety or general

welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity or be injurious to other property or improvements in the same vicinity and zone; 4) That the proposed project sight is of sufficient size to accommodate design features necessary to ensure compatibility with surrounding uses; 5) That the requested modification will not cause any additional potentially significant environmental impacts to aesthetics, air, water, biota or noise; and 6) That the requested modification will promote safer, more accessible and comfortable environments for pedestrians and bicyclists. The applicant's response to the Burden of Proof is attached. It is Staff's opinion that the applicant has met the Burden of Proof.

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. The applicant has requested a modification to the average lot width requirement via the Title 21 Modification process. Per the applicant, 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. The applicant's request to reduce the minimum lot width average should not negatively affect the residential character of the neighborhood as there is an existing pattern.

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 lots 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 (Two-Family Residence) and thus, the subject property is not subject to the requirements of the CSD.

Site Visit

A site visit was made on October 28, 2013. The subject property contained two single-family residences with a second-floor connection. The two single-family residences shared an automatic gate leading to the two garages in the rear of the property. The automatic gate opened outward into the right-of-way. The automatic gate was not depicted either on the site plan or the tentative map. Staff also observed an over height

fence/wall within the front yard and side yard setbacks, which is a zoning violation (see attached photos).

Staff notified the applicant and owner of the over height fence violation. The owner reduced the fence height within the front yard setback to 3 feet 6 inches but did not reduce the fence height within the side yard setback. After consultation with the Subdivision Committee members, the owner was given two options: 1) reduce the fence height within the side yard setback and remove the automatic gate prior to public hearing, or 2) reduce the over height fence within the side yard setback and revise the tentative map to show the automatic gate swinging inwards into the property, and submit the revised map for review by the Subdivision Committee. The applicant chose to reduce the over height fence and remove the automatic gate prior to public hearing.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The conditions of all five departments of the Los Angeles County Subdivision Committee ("Subdivision Committee"), which consists of the Departments of Regional Planning ("DRP"), Public Works ("DPW"), Fire, Parks and Recreation ("DPR"), and Public Health ("DPH"), based on maps dated February 27, 2013 are attached.

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 DRP website posting.

PUBLIC COMMENTS

Four email comments (see attached email correspondence) and four phone inquiries have been received as of writing of this report. Two of the four phone inquiries were made by the same person, who is a member of the Land Use Committee (a subcommittee of the Crescenta Valley Town Council) on November 12, 2013 and November 19, 2013. The phone inquiries entailed a clarification of the R-2 zoning standards, modification process, density concerns (placing two residences on each lot after the lot-split), potential lack of street parking in the area, and information about the upcoming Town Council meeting scheduled for November 21, 2013. The remaining two phone inquiries were made by residents on November 20, 2013 and November 25, 2013. One of the residents expressed concerns about placing two residences on each lot after the lot-split and creating potential parking problems in the neighborhood. Another resident had questions about the existing duplex (whether the duplex is to remain or be removed).

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

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 Project Number PM 071617-(5), Tentative Parcel Map No. 071617 subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE TENTATIVE PARCEL MAP NO. 071617 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Lynda Hikichi, AICP, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Nooshin Paidar, AICP, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval
Environmental Document
Site Photographs, Aerial Images
Tentative Map, Land Use Map, Zoning Map

NP:LKH
November 25, 2013

**DRAFT 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, GevorgVoskanian, is requesting a Tentative Parcel Map to create two 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.**
Summary of events to be completed after public hearing.
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 allows the advisory agency to modify a regulation contained in Title 21 "at the time of action on the tentative map of the subdivision." The applicant's response to the Burden of Proof is attached.

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.** Four email comments (see attached email correspondence) and four phone inquiries have been received as of writing of this report. Two of the four phone inquiries were made by the same person, who is a member of the Land Use Committee (a subcommittee of the Crescenta Valley Town Council) on November 12, 2013 and November 19, 2013. The phone inquiries entailed a clarification of the R-2 zoning standards, modification process, density concerns (placing two residences on each lot after the lot-split), potential lack of street parking in the area, and information about the upcoming Town Council meeting scheduled for November 21, 2013. The remaining two phone inquiries were made by residents on November 20, 2013 and November 25, 2013. One of the residents expressed concerns about placing two residences on each lot after the lot-split and creating potential parking problems in the neighborhood. Another resident had questions about the existing duplex (whether the duplex is to remain or be removed).

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

NP:LKH
11-25-2013

c.: Regional Planning Commission
Building and Safety

**DRAFT 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. A final map is required for this subdivision. A parcel map waiver is not allowed.
21. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.
22. Prior to final map approval, the subdivider shall submit evidence, including a demolition permit and photographs, that the center section connecting the two units of the duplex has been removed. The section to be removed is indicated on the tentative map.
23. 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.
24. 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.
25. Prior to final map approval, provide a copy of the Library Fees receipt.
26. Prior to final map approval, provide a copy of the Park Obligation Fees receipt.
27. The subdivider shall comply with all conditions set forth in the attached County Public Works Department letter for tentative map dated February 27, 2013.
28. The subdivider shall comply with all conditions set forth in the attached County Fire Department letter dated March 26, 2013.
29. The subdivider shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated March 5, 2013.
30. 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.gov



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 | | |
- Reschedule for Subdivision Committee 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 |

W. Athens - Westmont Community Plan Walnut Park Neighborhood Plan _____

Maximum Density (not automatic): **5 du** Proposed Density: **5 du/ac**

Plan Highways: **Montrose Avenue (Major Highway) - 180 feet to the south.**

Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA: _____

Burden of Proof: Satisfactory. Additional information required: _____

Hillside Project (Land Use Element)
 Urban Non-Urban _____ % Open Space Requirement

Submit a revised slope map and revised calculations
0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: _____

Hillside CUP: Required Not required Not required: Building restriction on slopes > 25%

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards _____
Landscaped areas, slopes, walkways _____ Undisturbed natural areas _____

Burden of Proof: Satisfactory. Additional information required: _____

Infill Project (Land Use Request increase _____ land use category(ies).
Surrounding land use _____ Surrounding density: _____

Burden of Satisfactory Additional information _____

Plan _____

Burden of Satisfactory Additional information _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency Pending Consistent Inconsistent

ZONING

HOLD

Current **R-2 (Two-Family Residence-5,000 Square Feet Minimum Require Lot Area)**

Zone Change Proposed Zoning: _____

Surrounding _____ Surrounding land uses: _____

Burden of Satisfactory Additional information _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

Conditional Use _____

Permit: _____

Submit a revised Exhibit A (6 copies) _____

Burden of Satisfactory Additional information _____

Oak Tree Permit: _____ Removals **0** Encroachments **0**

Sent Oak Tree Report to Forester _____

Burden of Satisfactory Additional information _____

Community Standards **La Crescenta-Montrose**

Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

IMPROVEMENTS

HOLD _____

- 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 **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 ≥ 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 Ordinance, **La Crescenta Montrose CSD** _____
- 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)

- | | |
|--|--|
| <input type="checkbox"/> HOLD | |
| <input type="checkbox"/> Section 22.44.112: East Compton | <input type="checkbox"/> Section 22.44.113: Agua Dulce |
| <input type="checkbox"/> Section 22.44.114: Walnut Park | <input type="checkbox"/> Section 22.44.118: East Los Angeles |
| <input type="checkbox"/> Section 22.44.119: Topanga Canyon | <input type="checkbox"/> Section 22.44.120: West Athens-Westmont |
| <input type="checkbox"/> Section 22.44.121: Twin Lakes | <input type="checkbox"/> Section 22.44.122: Leona Valley |
| <input type="checkbox"/> Section 22.44.123: Malibou Lake | <input type="checkbox"/> Section 22.44.125: Willowbrook |
| <input type="checkbox"/> Section 22.44.126: Acton | <input type="checkbox"/> Section 22.44.127: Altadena |
| <input type="checkbox"/> Section 22.44.130: West Rancho Dominguez-Victoria | <input type="checkbox"/> Section 22.44.131: South San Gabriel |
| <input type="checkbox"/> Section 22.44.132: Rowland Heights | <input type="checkbox"/> Section 22.44.133: Santa Monica Mtns North Area |
| <input type="checkbox"/> Section 22.44.135: East Pasadena-San Gabriel | <input type="checkbox"/> Section 22.44.136: Avocado Heights |
| <input type="checkbox"/> Section 22.44.137: Castaic Area | <input type="checkbox"/> Section 22.44.138: Florence-Firestone |
| <input checked="" type="checkbox"/> Section 22.44. 139 La Crescenta-Montrose | |

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.

HW

Prepared by John Chin

pm71617L-rev2.doc

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

Phone (626) 458-4918

Date 03-18-2013



**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  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

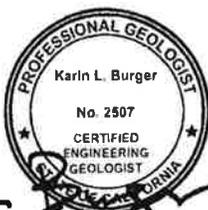
TENTATIVE PARCEL MAP 71617
SUBDIVIDER Voskanian & Tahmasian
ENGINEER Techna Land Co., Inc.
GEOLOGIST _____
SOILS ENGINEER Applied Earth Sciences

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

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, 4/6/11, 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/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:\gmepub\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

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

Page 2/2

TENTATIVE MAP DATED 02-27-2013

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

Supv D 5th
March 05, 2013 11:17:15
QMB02F.FRX



**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
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

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



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

Modification Burden of Proof

The applicant shall substantiate the following:

1. That the modification request will be compatible with the surrounding community and consistent with the unique characteristics of the neighborhood in which the site is located (e.g., topographic features, lot design setbacks, height, floor area, lot coverage, etc.).

Subject property is located in an area that multi-family and single family residences are constructed. Most of the parcels within 500 feet radius share the same quality of life and featuring the same topography, lot size, lot design and more or less the same type of development and construction style. There are two story single family and condominiums exist in the area. Said requested modification is compatible with characteristic of the area, will provide the same type of design and structure, two story building, meeting all setbacks, floor areas, lot coverage and landscaping requirements of the community. 29 percent of lots within 500 feet radius are smaller or have equal lot width and 22 percent of lots have smaller lot area of subject site. (See attached vicinity maps)

w/ 500' total
- need #

35

43

2. That the subject site has special constraints (e.g., topographic features, natural features, parcel location, lot design, frontage, access, or other conditions) to justify the modification.

Property in question is consisting of 100 feet of frontage and only 79 feet of rear property line. Rear property line being narrow has developed such constrains that limits the future development of the parcel to its maximum density and create difficulties to meet zoning and planning requirement.

list w/
rear width &
avg. width

3. That the granting of the modification will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity or be injurious to other property or improvements in the same vicinity and zone.

Granting of the modification will not be detrimental to the public. Requested modification will create two parcels that are compatible with surrounding neighborhood. Existing zone will be the same, proposed lot sizes will be compatible with the lots in the same zone and vicinity, type of development, exiting topography remain the same, single family developments are exist in the area.

- orig. submit

4. That the proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.

Proposed two lots and development is consistent with Zoning and planning codes, meet all lot size and design criteria for same zone, meet all set back areas and are compatible with lots sizes in the same vicinity and zone.

5. That the requested modification will not cause any additional potentially significant environmental impacts to aesthetics, air, water, biota or noise.

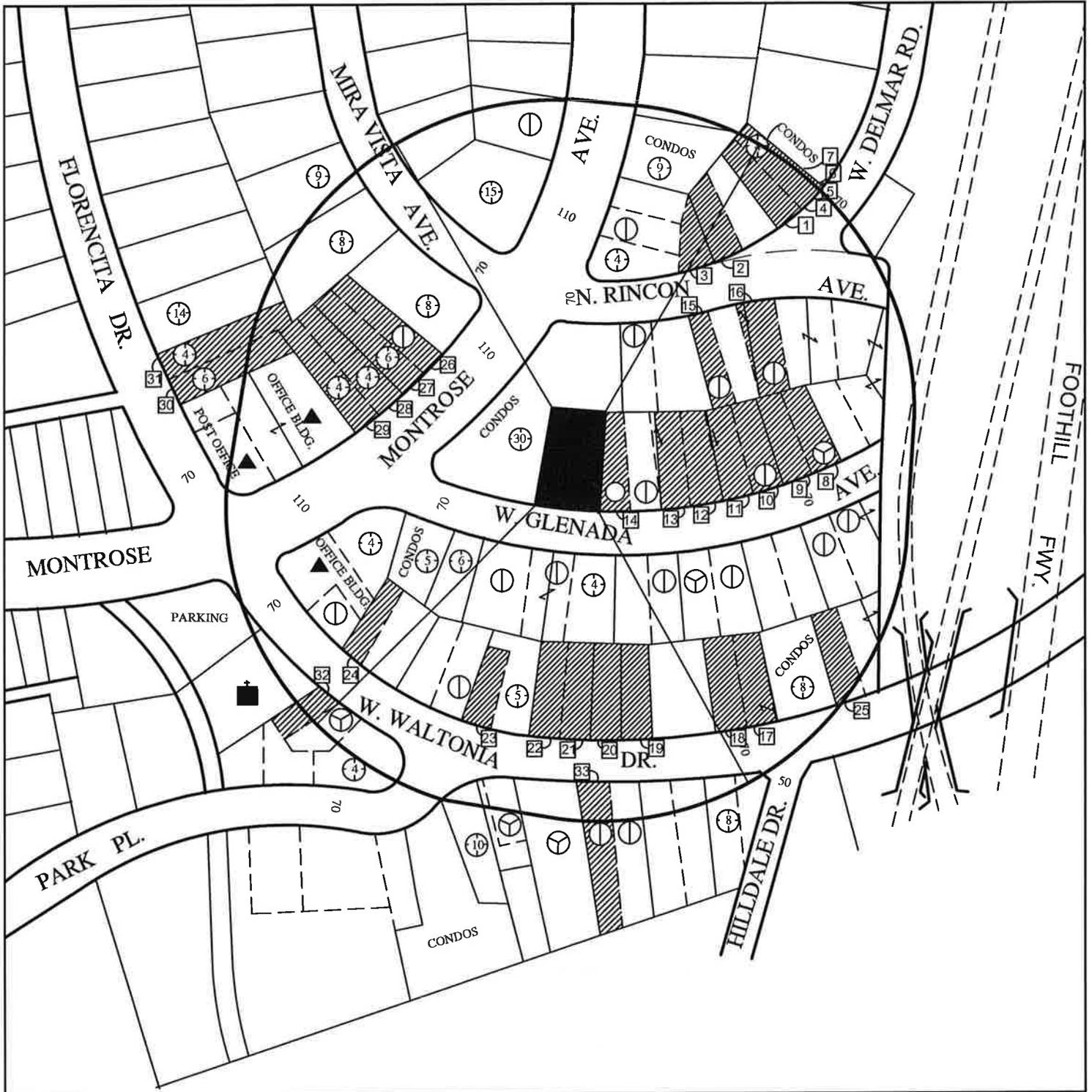
Requested modification will not cause any adverse effect to the environment. All above impacts are temporary and building codes, standard subdivision, and planning conditions will mitigate impacts to in-significant level, if any

6. That the requested modification will promote safer, more accessible and comfortable environments for pedestrians and bicyclists.

Requested modification will allow for subject property to be subdivided into two single family parcels in a way that most of the properties in the immediate vicinity are created .Improving the public right away in front of subject site by constructing a new concrete sidewalk, new driveway, new parkway and installing new street light will provide more accessible and safe and comfortable environment for the pedestrians and bicyclist within the neighborhood.

In conclusion, based on unusual circumstances (narrow rear lot) and its uniqueness, requested modification from the current Code is necessary for the preservation of a substantial property right of the applicant such that possessed by owners of other property in the same vicinity and zone.

Furthermore, the layout and said modification not only do not affect the public welfare negatively, they can improve the overall safety, security and aesthetic appeal of the neighborhood.



PARCEL MAP NO. 71617

AVERAGE PROPERTY LINES LESS THAN 50 FEET WIDE
WITHIN 500' RADIUS. 33/91=36%

LEGEND:

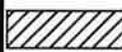


--- LOTS INVOLVED IN CALCULATIONS
--- SUBJECT SITE

1- 5807-003-021 --- 41.05'	11- 5807-005-008 --- 45.18'	21- 5807-007-006 --- 45.34'	31- 5807-008-018 --- 44.36'
2- 5807-003-023 --- 47.21'	12- 5807-005-009 --- 48.19'	22- 5807-007-007 --- 46.76'	32- 5807-011-012 --- 40.12'
3- 5807-003-024 --- 47.69'	13- 5807-005-010 --- 43.58'	23- 5807-007-009 --- 44.21'	33- 5807-013-018 --- 44.53'
4- 5807-003-128 --- 42.01'	14- 5807-005-012 --- 40.13'	24- 5807-007-013 --- 36.25'	
5- 5807-003-129 --- 42.01'	15- 5807-005-017 --- 34.90'	25- 5807-007-030 --- 46.70'	
6- 5807-003-130 --- 42.01'	16- 5807-005-018 --- 43.38'	26- 5807-008-010 --- 39.60'	
7- 5807-003-131 --- 42.01'	17- 5807-007-001 --- 47.60'	27- 5807-008-011 --- 41.87'	
8- 5807-005-005 --- 47.16'	18- 5807-007-002 --- 49.67'	28- 5807-008-012 --- 42.96'	
9- 5807-005-006 --- 45.66'	19- 5807-007-004 --- 47.24'	29- 5807-008-013 --- 41.66'	
10- 5807-005-007 --- 46.83'	20- 5807-007-005 --- 46.70'	30- 5807-008-017 --- 44.21'	



PARCEL MAP NO. 071617

 ---PARCELS WITH LOT SIZES LESS THAN 7200 SQ. FT. OR LESS

35 total

5807-008-029	5807-007-009	5807-007-030	5807-005-009	5807-005-019	5807-003-024	5807-013-051
5807-007-014	5807-007-007	5807-007-033	5807-005-007	5807-005-018	5807-003-023	5807-011-017
5807-007-013	5807-007-005	5807-007-032	5807-005-006	5807-005-017	5807-003-022	5807-011-016
5807-007-011	5807-007-004	5807-005-012	5807-005-005	5807-003-027	5807-003-021	5807-011-032
5807-007-010	5807-007-001	5807-005-011	5807-005-004	5807-003-026	5807-013-015	5807-011-012



PARCEL MAP NO. 071617

 ---PARCELS WITH REAR PROPERTY LINES LESS THAN 50FT. WIDE

*43 total
out of ?*

5807-008-018	5807-008-010	5807-007-009	5807-007-002	5807-007-033	5807-005-008	5807-005-019	5807-003-025	5807-013-018
5807-008-019	5807-008-029	5807-007-007	5807-007-001	5807-005-012	5807-005-007	5807-005-018	5807-003-024	5807-013-016
5807-008-013	5807-007-013	5807-007-006	5807-007-030	5807-005-011	5807-005-006	5807-005-017	5807-003-023	5807-011-012
5807-008-012	5807-007-011	5807-007-005	5807-007-032	5807-005-010	5807-005-005	5807-003-027	5807-003-022	
5807-008-011	5807-007-010	5807-007-004	5807-007-033	5807-005-009	5807-005-004	5807-003-026	5807-003-021	

Environmental Checklist Form (Initial Study) - DRAFT
County of Los Angeles, Department of Regional Planning



Project title: Project No. PM071617 / Case Nos. PM 071617 and RENV 201100092

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Lynda Hikichi, 213-974-6433

Project sponsor's name and address: Hayk Martirosian / Techna Land Co. Inc., 1545 North Verdugo Road #2, Glendale, CA 91208

Project location: 2124 -2128 W. Glenada Ave., Montrose
APN: 5807-005-013 USGS Quad: Pasadena

Gross Acreage: 0.41 acre (17,840 sq. ft.)

General plan designation: 3 (Medium Density Residential (12 to 22 du/ac))

Community/Area wide Plan designation: NA

Zoning: R-2 (Two-Family Residence)

Description of project: Parcel Map No. 071617 is a proposal to subdivide an existing single-family lot into two single-family parcels. The project entails the creation of one additional residential parcel in a R-2 (Two-Family Residence) zone. A proposal for a duplex was approved through a plot plan application (RPP 201001107) on March 7, 2011. RPP 201001107 approved the demolition of an existing single-family residence and construction of a new duplex (each with a lower level of 1,688 square feet and upper level of 1,948 square feet); each unit would have a new attached 3-car garage of 694 square feet. The subdivision application was submitted on May 11, 2011. The project site was vacant at the time of the subdivision application submittal. The applicant applied for the building permit to build the duplex on January 23, 2012. The building permit was issued on June 10, 2013. The Certificate of Occupancy was issued on June 18, 2013. Per the approval of RPP 201001107, "The two residential units are attached to each other on the second floor. The residential units must be attached or the submittal of a discretionary Lease Project Subdivision will be required...Each residential unit and 3-car garage are attached to each other via a breezeway, covered above by the second floor of the residential unit and enclosed by a landscaped area and a block wall of 8" in height on two sides. This breezeway is not approved to be habitable and cannot be entirely enclosed." The applicant proposes to remove the connection to fully separate the duplex into two individual single-family residential units.

Surrounding land uses and setting: The subject property is surrounded by two-family residences/duplexes, triplexes, condominiums, apartments, and single family residences. Within 500 feet of the subject property, an office building and a church are located south of the proposed project, and an Auto Club building and a post office are located southwest of the proposed project. The Foothill Freeway (Interstate 210) is located approximately 583 feet to the north of the property.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Building and demolition permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>TR34043</u>	<u>30-unit condominiums (Recorded – Jan. 4, 1979) – located adjacent along the southern side and rear of the subject property</u>
<u>85518 / TR44350</u>	<u>One multi-family lot with 13 condominiums (Recorded – Nov. 26, 1986) – located 611 feet northwest of the subject property</u>
<u>88356 / PM20137</u>	<u>One multi-family lot with four units (Approved – Jan. 17, 1989) – located 57 feet north of the subject property</u>
<u>90028 /TR48833</u>	<u>One multi-family lot with five condominiums (Recorded- Oct. 2, 1991) – located 167 feet south of the subject property</u>
<u>91376 / PM23288</u>	<u>Four-unit condo conversion (Recorded – Oct. 27, 1993) – located 470 feet northwest of the subject property</u>
<u>99279 / TR53010</u>	<u>12-unit condominiums (Recorded – Jan. 30, 2002) – located 511 feet northwest of the subject property</u>
<u>R2006-01361 / RCUP 200600103</u>	<u>8-unit apartment building (Moratorium) (Approved – May 16, 2007) – 514 feet west of the subject property</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

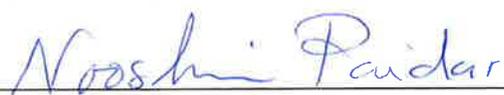
DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature (Prepared by)

11-5-13
Date


Signature (Approved by)

11/5/13
Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect on a scenic vista?

The project site is about 583 feet from the Foothill Freeway (Interstate 210), which is not an officially designated scenic highway but is categorized as an eligible scenic highway (Source: Scenic Highway Element of the General Plan, Cal Trans Scenic Highway Mapping System). There are no significant ridgelines adjacent to the subject property. The proposed project is located within an established urbanized residential community and creation of two single family parcels from an existing single family lot will not adversely affect a scenic vista.

b) Be visible from or obstruct views from a regional riding or hiking trail?

The closest County Regional riding or hiking trail to the project site is the La Canada Open Space Trail located approximately 4,300 feet east of the subject property. The Rim of the Valley Trail and Flint Wash Trail are located approximately 7,000 feet and 6,900 feet respectively southeast from the project site. The Gould Canyon Trail is located approximately 10,000 feet east of the project site. The Angeles National Forest is located approximately 11,000 feet east of the project site. The subject site is not visible from the La Canada Open Space Trail and will not obstruct or impact views from this trail or any other trail (Source: GIS-NET Trails Layer).

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Prior to the construction of the duplex, an existing single-family residence of 1,100 square feet and a second existing single-single family residence of 700 square feet were demolished in 2008. The applicant applied for the demolition of the residences on March 6, 2008 and the demolition permits were finalized on November 13, 2008. The applicant submitted the Construction and Demolition Debris Final Compliance Report on March 12, 2009, which stated 11.40 total tons debris recycled and 20 total tons debris disposed (resulting in 57% of debris recycled). The construction of the duplex entailed 590 cubic yards of grading (295 cubic yards of cut and 295 cubic yards of fill) to be balanced on site. The construction of the duplex replaced an existing residential development and is compatible with the residentially developed neighborhood, and does not impact scenic resources. There are no oak trees on site. Vegetation on the project site includes ground covering, shrubs, and pine trees. No historic buildings exist on site. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos, photos).

d) Substantially degrade the existing visual character

or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

Regional Planning approved for the demolition of an existing single-family residence and a new duplex attached via the second floor closet on March 7, 2011 (RPP 201001107). The duplex is a permitted use within the R-2 (Two-Family Residence) zone. The approval ensured consistency with applicable County zoning standards and requirements. The construction of a duplex should not degrade the existing visual character since the residential building is compatible with the other surrounding residential buildings in the neighborhood. The project entails a subdivision of an existing residential lot into two parcels. The project should not degrade the visual character of the community.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The elevations approved through plot plan RPP 201001107 show a maximum building height of 30 feet 11.5 inches. The approval ensured consistency with applicable County zoning standards and requirements which limits the height of structures. Therefore, the project will not be a source of substantial shadow, light or glare which would adversely affect day nighttime views of the area. The construction of a duplex should not create a new source of substantial shadows, light, or glare since the residential building is compatible with the other surrounding residential buildings in the neighborhood. The project entails a subdivision of an existing residential lot into two parcels. The project should not adversely affect day or nighttime views in the area.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site has been zoned residential since 1936 and is not comprised of any farmland. The construction of the residential building in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation).

b) **Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is currently zoned R-2 (Two-Family Residence) zone. The project site was zoned R-1 (Single Family Residence) in 1936 and rezoned to R-2 in 1949. The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract.

c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 11,000 feet (two miles) from the project site.

d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land within the project site. The Angeles National Forest is located approximately 11,000 feet (two miles) from the project site.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

There is no forest land or farmland within the project site. The Angeles National Forest is located approximately 11,000 feet (two miles) from the project site.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing an existing residential lot into two single-family residential parcels. The project entails the creation of one additional residential parcel in a R-2 (Two-Family Residence) zone. The project site is located within the South Coast Air Quality Management District (SCAQMD). During the processing of the subdivision application, the applicant began the construction of the duplex approved under the plot plan application, RPP 201001107 (approved on March 7, 2011). The construction of the duplex was completed in June 2013. Since no construction and operation is proposed under the current project for a two-parcel subdivision, the project does not exceed the SCAQMD's Air Quality Significant Thresholds. The proposed project complies with the underlying land use designation and since no construction is proposed, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

Based on the 2012 Area Designations for ten criteria pollutants, which is the most current available and represent air quality based on 2008 to 2010 monitoring data, the State Ambient Air Quality Standards for the Los Angeles County are as follows: "Nonattainment" for Ozone (O₃), Suspended Particulate Matter (PM₁₀), Fine Suspended Particulate Matter (PM_{2.5}), Nitrogen Dioxide (NO₂), Lead (Pb); "Attainment" for Carbon Monoxide (CO), Sulfur Dioxide (SO₂), and Sulfates; and "Unclassified" for Hydrogen Sulfide and Visibility Reducing Particles. The proposed project would not significantly contribute to this nonattainment status.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing an existing residential lot into two single-family residential parcels. The project will not violate any applicable federal or state air quality standard or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. Since the proposed duplex has already been completed in June 2013, the subdivision of an

existing residential lot into two residential parcels, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds.

d) Expose sensitive receptors to substantial pollutant concentrations?

The project is not considered a sensitive land use. The closest freeway to the site is the Foothill Freeway (Interstate 210 Fwy), which is approximately 600 feet to the north. The project site is surrounded by single-family residences and multi-family residential buildings. The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

e) Create objectionable odors affecting a substantial number of people?

The proposed project of subdividing an existing single-family residential lot into two single-family residential parcels would not create objectionable odors that would be perceptible to a substantial number of people. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is relatively flat with natural slopes of 3%-4%. There are ground covering, shrubs, and pine trees on the project site. The silver-haired bats (*Lasiorycteris noctivagans*) have been identified to be present in the area (according to the California Natural Diversity Database, last site date of 2-23-1978, <http://www.dfg.ca.gov/biogeodata/cnddb/>) but not at the project site. The proposed 2-parcel residential subdivision is located in urbanized and developed areas, and is not located in or near an identified sensitive environmental area, and should have less than significant impact. Nesting birds occur all over the county and the project shall be compliant with the California Department of Fish & Wildlife (CDFW) codes related to Nesting Birds.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain either Federal or State-protected wetlands or waters.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site. The 2-parcel residential subdivision is located in an urbanized and developed areas, and do not present a connectivity to wildlife and plant linkage areas or wildlife linkage corridors or rivers or significant ridgelines.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

There are no oak trees, oak woodlands, Joshuas, or Junipers on the subject property.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

There are no Wildflower Reserve Areas on the subject property. Since there are no oak trees or oak woodlands on the subject property, there is no conflict with the Los Angeles County Oak Tree Ordinance.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5 and would not result in any ground disturbance.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain paleontological resources or sites, unique geological features, or rock formations. However, the following condition of approval will be incorporated into the project as a control measure in the event that cultural remains are found:

“Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.”

d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There is no record of human remains on the project site. If human remains are discovered as a result of site disturbance, a condition of approval will be incorporated to ensure that the subdivider shall suspend construction in the vicinity of a cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource of human remains in place until a qualified archaeologist can examine and determine appropriate mitigation measures.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is subject to and shall be in compliance with the Los Angeles County Green Building ordinance requirements since a complete building permit application was not filed prior to January 1, 2009. The project is subject to all components of the Green Building Program: Green Building, Low-Impact Development, and Drought Tolerant Landscaping.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a negative declaration.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The project site is located 3.046 miles southeast to the nearest fault zone. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

ii) Strong seismic ground shaking?

The project site is located 3.046 miles southeast to the nearest fault zone. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

Approximately 1,300 sq. ft. of the project site is located within the liquefaction zone, which is roughly nine percent of the total project area. The liquefaction zone is located mainly on the eastern portion of the subject property (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3). The proposed project will be subject to any construction and building standards imposed by the Department of Public Works. These standards should result in a less-than-significant impact during any liquefaction event.

iv) Landslides?

The project site is not located within the landslide zone. The project site is located 2,107 feet from the nearest northerly landslide zone; 4,586 feet from the northeasterly landslide zone; 2,533 feet and 2,601 feet from the southeasterly landslide zones; and 4,487 feet from the southwesterly landslide zone.

b) Result in substantial soil erosion or the loss of topsoil?

The project site is located within an urbanized area. The duplex, which required a cut of 295 cubic yards and fill of 295 cubic yards (balanced on-site), was completed in June 2013. The approval of the duplex through a plot plan application was completed prior to submittal of the subdivision application. The proposed project entails a subdivision of the existing lot into two residential parcels. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

The building permits for the duplex was finalized on June 10, 2013 and should have been in compliance with standard construction practices and on-site runoff requirements to minimize erosion and impacts to topsoil. Since the plot plan for the duplex was approved after the County's adoption of the Green Building Ordinance, the duplex would have been subject to meet the County's Low Impact Development (LID) Ordinance, which requires for the management of storm runoff to lessen the potential amounts of erosion activities resulting from storm water.

In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, a MS4 Permit (Municipal Separate Storm Sewer System, effective December 2012) is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Approximately 1,300 sq. ft. of the project site is located within the liquefaction zone, which is roughly nine percent of the total project area. The liquefaction zone is located mainly on the eastern portion of the subject property (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3). However, the project site is not located within the landslide zone. The proposed project will be subject to recommendations and any mitigation measures imposed by the Department of Public Works.

The duplex completed in June 2013 would have been required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any additional recommendations developed in tandem with a soils or geology report.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project site is not located on soil considered expansive. The duplex would have been required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The project site does not contain slopes over 25 percent, and thus does not conflict with the Hillside Management Area Ordinance.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of an existing lot into two single-family residential parcels. Considering its small scale and requirements by the County's Green Building Ordinance, it is not expected that the project will generate GhGs that may have a significant impact on the environment.

b) **Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of an existing lot into two single-family residential parcels. Considering its small scale and requirements by the County's Green Building Ordinance, it is not expected that the project will generate GhGs that may have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GhGs.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

The two-lot residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not have created a significant hazard to the public or the environment.

Prior to the construction of the duplex, the existing buildings were demolished in 2008. The Department of Public Works Construction and Demolition Debris Final Compliance Report dated March 12, 2009 states that 11.4 total tons debris recycled and 20 total tons debris disposed, which resulted in 57% debris recycled.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

The two-parcel residential subdivision project does not include the release of hazardous materials or waste into the environment. The construction of the duplex may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not have created a significant hazard to the public or the environment, or result in any accidental condition that could affect the public or the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

Within 500 feet from the project site, there are single-family residences, multi-family residences, post office, and office buildings. The subdivision of an existing lot into two residential parcels will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. The construction of the duplex may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not have jeopardized the residences located within 500 feet of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is not included on the California Department of Toxic Substances Control EnviroStor databased of clean-up sites and hazardous waste permitted facilities (http://www.envirostor.dtsc.ca.gov/public/).

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There are no public airports in the La Crescenta-Montrose area. The nearest public airport (Burbank Airport) is approximately seven miles from the project site.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within the vicinity of a private airstrip. The closest private airports are the Whiteman Airport in Pacoima located approximately 11 miles and the El Monte Airport located approximately 13 miles from the project site.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The project site is not located within a Very High Fire Hazard Severity Zone. However, the project site is located approximately 689 feet from a Very High Fire Hazard designated areas

ii) within a high fire hazard area with inadequate access?

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to existing major highways (Montrose Avenue/Verdugo Road and Honolulu Avenue/Verdugo Boulevard) and secondary highway (Ocean View Boulevard).

iii) within an area with inadequate water and pressure to meet fire flow standards?

The Fire Department has determined that the additional water system requirements will be required when the land is further subdivided and/or during the building permit process. Per the Crescenta Valley Water District fire flow dated 7/23/12, the existing water system meets current Fire Department water requirements.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The project site is not located in proximity to land uses with a potential for dangerous fire hazard. The project site is surrounded by other residential uses and commercial buildings. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone, though the project site is located approximately 689 feet from a Very High Fire Hazard designated areas. The proposed project of a two-parcel residential subdivision does not entail the use of any hazardous materials or substances.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Violate any water quality standards or waste discharge requirements?

The duplex completed in June 2013 is connected to the municipal wastewater treatment system and would not violate any water quality standards or discharge requirements related to the point sources. The proposed project of a two-parcel residential subdivision would not violate any water quality standards or waste discharge requirements.

In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements. The Certificate of Occupancy for the duplex was issued on June 18, 2013.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project site is located within the Los Angeles Regional Water Quality Control Board –Region 4 and will be served by the Crescenta Valley Water District for the use of public water and public sewer. The proposed project will not impact local ground water supplies. It is unlikely that the proposed project of a two-parcel residential subdivision will deplete groundwater supplies by a substantial amount. The site does not influence the local groundwater basin nor serve as a groundwater recharge site (California Water Quality Control Board, <http://geotracker.waterboards.ca.gov/gama/gamamap/public/> accessed August 6, 2013).

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The project entails dividing the existing residential lot into two parcels. The duplex was completed in June 2013 and created additional impervious surface areas. Any physical change to the project site implemented as part of development activities will result in at least a small change to the drainage patterns. The construction of the duplex and the subdivision of the lot into two parcels will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project site does not contain a stream or a river. (The project was required to submit an

approved drainage plan and comply with all NPDES and MS4 requirements.)

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The project entails dividing the existing residential lot into two parcels. The duplex was completed in June 2013. The construction of the duplex and the subdivision of the lot into two parcels will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding on-site or off-site. The project site does not contain a stream or a river. The recently completed duplex would have been required to comply with all requirements of the County's Low-Impact Development Ordinance for managing and minimizing the amount of runoff leaving the project site, thus not substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. (The project was required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.)

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The construction of the duplex created 6370 sq. ft. (44.4% of the project site) of new impervious surface areas. The construction of the duplex was subject to the County's Low Impact Development to minimize or reduce runoff. (The project was required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.)

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The duplex was completed on June 10, 2013 and the Certificate of Occupancy was issued on June 18, 2013. The construction of the duplex entailed 295 cy of cut and 295 cy of fill to be balanced on-site. The proposed project to subdivide the existing residential lot into two parcels would not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality. (The project was required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.)

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website, http://www.swrcb.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The proposed project does not entail the use of onsite wastewater treatment systems.

j) Otherwise substantially degrade water quality?

The proposed project of subdividing an existing residential lot into two parcels should not substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM"). The subject property is not located within the Dam Inundation Area.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not located within a flood zone, dam inundation area, landslide zone, or tsunami inundation zone.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) **Physically divide an established community?**

The proposed project entails subdividing an existing residential lot into two parcels and would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

- b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The proposed project entails subdividing an existing residential lot into two parcels. The project site is located within the Countywide General Plan and the La Crescenta-Montrose Community Standards District. The property has a land use category of 3 (Medium Density Residential – 12 to 22 dwelling units per acre). 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 La Crescenta-Montrose Community Standards District (“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 (Two-Family Residence) and thus, the subject property is not subject to the requirements of the CSD.

- c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

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 parcel 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 parcels and the proposed single-family residential use is permitted in the R-2 zone.

Each of the proposed parcels meets the minimum 50 feet street frontage but does not meet the minimum 50 feet lot width average requirement. After the lot split, each parcel 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 99 parcels located within 500 feet from the subject property, 33 parcels have less than the required 50 feet minimum lot width average. The applicant’s request to reduce

the minimum lot width average should not negatively affect the residential character of the neighborhood. Although the subject property is located within the La Crescenta-Montrose CSD, the proposed project is not subject to the CSD requirements.

**d) Conflict with Hillside Management criteria,
Significant Ecological Areas conformance criteria, or
other applicable land use criteria?**

The project site does not contain any area exceeding 25 percent in slope and is not subject to the requirements of the Hillside Management Ordinance.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is not near a noise-generating site (e.g., airport, industrial site). The Foothill Freeway (Interstate 210 Fwy) is about 600 feet from the project site. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The Los Angeles County General Plan Noise Element provides no thresholds for noise.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The project would not expose sensitive receptors or excessive noise levels. There are no schools, hospitals, or senior citizens facilities within 1,000 feet of the project site. The nearest hospital (Verdugo Hills Hospital) is about 2,400 feet from the project site. The nearest schools (Armenian Sisters Academy and Holy Redeemer Elementary School) are located approximately 1,380 feet and 1,990 feet from the project site respectively. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The project entails a subdivision of an existing residential lot into two parcels. The project should not generate significant vehicle noise from traffic and parking. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. The project proposes two single-family parcels and no parking facilities are proposed. The duplex was built with an attached garage for each residential unit.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

The project entails subdividing an existing residential lot into two parcels. The construction of the duplex was completed in June 2013, which was subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. Prior to the construction of the duplex, an existing single-family residence of 1,100 square feet and a second existing single-single family residence of 700 square feet were demolished in 2008. The applicant applied for the demolition of the residences on March 6, 2008 and the demolition permits were finalized on November 13, 2008. After the recordation of the subdivision, the project entails the demolition of 822 sq. ft. second floor closet connection to detach the duplex into two single-family residential buildings. The subdivision should not create a substantial temporary or periodic new noise source, or result in any significant impacts related to a substantial increase in temporary noise.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not in the vicinity of a private airstrip. Bob Hope Burbank Airport is located about seven miles and the El Monte Airport is approximately 14 miles from the project site.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not induce substantial growth in the area. The project site is surrounded by residential development at suburban densities. The project proposes two single-family parcels. Both parcels will have access from Glenada Avenue. This low density development is consistent with the type of development existing in this area and will not induce substantial growth in the area. The existing countywide land use category is 3: Medium Density Residential (12-22 du/ac).

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The duplex, completed in June 2013, is not affordable housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace any people, necessitating the construction of replacement housing elsewhere. The site has been vacant since 2008 and no residents will be displaced from the subdivision of an existing lot into two single-family parcels. The construction of the duplex was just completed in June 2013.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not exceed official regional or local population projections. The proposed two single-family parcels will not exceed this projection. The project is consistent with the density permitted by the Countywide General Plan, which was based on the 2008 population estimates. The creation of one additional single-family parcel should not alter the growth rate of the population beyond that project in the county general plan or result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the general plan's housing element.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) **Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Fire protection?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#19) is approximately 0.6 mile to the east of the project site. No additional fire facilities are required for this project.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 0.9 mile from the Los Angeles County Crescenta Valley Sheriff Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios. The project will potentially increase some level of activity but should not substantially reduce the service of the Sheriff's station serving the community.

Schools?

The project site is located within the Glendale Unified School District ("School District"). Considering the scale of the project, the two single-family parcels are not expected to create a capacity problem for the School District. The proposed project of subdividing an existing residential lot into two parcels will add new permanent residents to the project site which could increase the school-age population but not enough to substantially create a capacity problem for the School District. The applicant paid the Developer Fee to the Glendale Unified School District on October 17, 2011.

Parks?

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest existing pocket park, Mira Vista Park, is located 0.37 miles from the project site. The Montrose Community Park is located 0.39 mile from the project site. Descano Gardens, a regional park, is located 0.8 mile from the project site.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate two residential units, and thus increase the population. The population increase is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The La Crescenta Library is the nearest library located 1.5 miles from the project site.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Review of the project by the Los Angeles County Department of Parks and Recreation (“Parks and Recreation”) has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not include recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a park obligation of 0.02 acre or an in-lieu fee of \$8,172 per the Quimby Act. Since the project does not entail a dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

The project entails a subdivision of an existing lot into two single-family parcels. Considering the low intensity of the project, it is expected that it will not conflict with this requirements or established standards of the CMP. The proposed project will not require a traffic study.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project entails subdivision of an existing residential lot into two parcels. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The proposed project of creating one additional residential parcel would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. The proposed project has been reviewed by the Fire Department and subject to the Conditions of Approval for Subdivision per the Fire Department's report of March 26, 2013.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project site is not located along a route identified on the Bikeway Plan or Pedestrian Plan, nor is it located within a Transit Oriented District. The project site is located about 250 feet from the proposed Montrose Avenue Class II Bike Lane, 1200 feet from the proposed Ocean View Boulevard Class II Bike Lane, and 1080 feet from the proposed Verdugo Boulevard/Honolulu Avenue Bikeway (under City of Glendale's jurisdiction). Class II facility is a dedicated lane (usually 5 to 7 feet wide) for cyclists in the street, usually between the parking and right-hand travel lane. The proposed project would not interfere with any of these designated bikeways.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impa ct</i>

Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

The creation of one additional residential parcel is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance. The project site will be served by the Crescenta Valley Water District and shall install separate house laterals to serve each parcel in the land division.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of additional residential parcel should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by the Crescenta Valley Water District and shall install separate house laterals to serve each parcel in the land division.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Department of Public Works' review of the project indicates that the project would not create drainage system capacity problems; and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects. The completed duplex would have been subject to the County's LID ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements

and resources, considering existing and projected water demands from other land uses?

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Crescenta Valley Water District.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of one additional residential parcel will not be intense enough to consume so much energy that it would significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the completed duplex would have been subject to the Green Building Ordinance that is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The project will be served by the Sunshine Canyon Landfill, which will have sufficient permitted capacity to accommodate the project's solid waste disposal needs. Due to the small scale of the proposed project, the proposal to subdivide the existing lot into two residential parcels should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all these areas.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density complies with the long-term General Plan and Zoning Ordinance. Therefore, the proposed project would have a less than significant impact.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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beings, either directly or indirectly?

The project entails a subdividing an existing residential lot into two parcels in an R-2 (Two-Family Residence) zone. The duplex has already been built and completed in June 2013. The duplex is connected through a second floor closet and the applicant proposed to remove the connection upon the approval of the two-lot subdivision. Thus, there will be one single-family residence on each parcel. Since the construction was in progress and completed during the processing of the subdivision case, the project of subdividing an existing residential lot into two parcels will either have No Impact or Less than Significant Impact on the environment. The proposed project would not threaten the health, safety or welfare of human beings. Therefore, the proposed project would have a less than significant impact on human beings.

Public Comments and Inquiries for PM 071617 as of Nov. 25, 2013

	Name	Date	Time	Type of Comment	Note
1	Jan Valentine and Matt Sullivan	11/11/2013	3:41 p.m.	via email	see attached email message
2	Inez Gomez-Chessum	11/12/2013	9:30 a.m.	Phone Inquiry	Representing the Land Use Committee of the Crescenta Valley Town Council. Asked for clarification about the R-2 zoning and the modification request.
3	Cheryl Davis	11/15/2013	1:23 PM	via email	see attached email message
4	Mike Ozatalar	11/17/2013	7:03 p.m.	via email	see attached email message
5	Inez Gomez-Chessum	11/19/2013	9:57 a.m.	Phone Inquiry	Called to inform about the Town Council Meeting scheduled for Nov. 21, 2013. Provided an update that the Land Use Committee members visited the project site on Nov. 17, 2013. Expressed concerns about density (potentially placing two residential units on each lot after the lot-split) and parking issues.
6	Avo Topjian	11/20/2013	9:10 a.m.	Phone Inquiry	Resident on Glenada Avenue. Called to express concerns about density and parking. Concerned that the applicant could place two residences on each lot after the lot-split and increase in density could lead to lack of parking in the neighborhood.
7	Chris Kilpatrick	11/21/2013	1:06 a.m.	via email	see attached comments sent via email
8	Carlo Arak	11/25/2013	9:24 a.m.	Phone Inquiry	A resident in the neighborhood called to ask about the existing residential building and if the newly built residences will remain or be demolished. Was concerned about the residents currently living in the residences.

Lynda Hikichi

From: Jvalntine [jtvalntine@aol.com]
Sent: Monday, November 11, 2013 3:41 PM
To: Lynda Hikichi
Subject: Permit # PM071617-(5)

Ms Hikichi

We wanted to respond to the post card we received informing us of the request for a lot split of: 2124-2128 W Glenada Ave

We enjoy having property in the Montrose neighborhood for the quaint small community atmosphere of the Montrose shopping district and quaint homes. I can't imagine splitting 1 small lot into 2 even smaller lots. The community needs to keep it's small town integrity, and not over mansionize it, as it's sister city of Glendale has, with out of scale houses, on small lots. We would be very disappointed, if the planning commission approved this requests and doesn't take into account the neighbor's concerns, and it's quaint community.

Thank you for taking the time to inform us of your requests.

Sincerely

Jan Valentine and Matt Sullivan
2227 and 2227 1/2 Mira Vista Ave.

Lynda Hikichi

From: cheryl@thecvcouncil.com
Sent: Friday, November 15, 2013 1:23 PM
To: Razmik Tahmasian; Frank Beyt
Cc: Hayk Martirosian; Lynda Hikichi
Subject: RE: 2124 and 2128 Glenada ave.project

Dear Mr. Tahmasian,

The Land Use Committee of the CV Town Council met last night to review and discuss the Library package materials.

The Land Use Committee had 8 of the 11 members present and voted 5-2 (1 abstaining) to recommend to the Town Council that the **subdivision not be approved.** I was just about to contact Ms. Hikichi and Frank Beyt for your contact information to invite you to the Town Council meeting, **next Thursday, November 21, at 7:00 PM in the La Crescenta Library's Community Room.** (The library closes at 6:00 PM on Thursdays so please be sure to park and enter from the back upper parking lot on the SW corner of Sanborn and La Crescenta Avenues as the front door on Foothill will be locked.)

We have other items on the agenda, but we would like to invite you, along with the other applicant(s) as well as the flyering the neighbors living within the 500-1,000' foot notification radius of the project. Your attendance at this meeting is absolutely **voluntary**, but will allow for you hear and address any comments and concerns the neighbors may have. The purpose of the Town Council's Land Use Committee is to give the applicant and neighbors an opportunity to discuss questions and concerns and then the Town Council members will discuss those concerns and vote to either accept, accept with conditions or modifications, or not accept the Land Use Committee's recommendation and notify Planning of the Town Council's recommendation prior to the December 11 hearing.

If you would like to meet before this Thursday, please let me know and Frank Beyt and I are happy to meet with you. My cell phone number is (818) 970-0976. I look forward to hearing from you regarding the next steps.

Cheryl Davis
Crescenta Valley Town Council
www.theCVcouncil.com
(818) 970-0976 cell

----- Original Message -----

Subject: Re: 2124 and 2128 Glenada ave.project
From: "Razmik Tahmasian" <razmik@chalmerscs.com>
Date: Fri, November 15, 2013 12:12 pm
To: "Frank Beyt" <beyt@att.net>, <cheryl@thecvcouncil.com>
Cc: "Hayk Martirosian" <Hayk@Technaland.com>, "Lynda Hikichi" <lhikichi@planning.lacounty.gov>

Hello Mr. Beyt/Cheryl Davis

I hope you guys remember me from some months ago. I'm Razmik Tahmasian, owner of the property 2124/2128 Glenada av.duplex. As you are informed by now by the LA County. There is an hearing date set for the December 11. I'm just wondering if there is a procedure involved that I need to know before this date. And/or there is a Town Cancel meeting scheduled for this matter, that I need to attend to answer to the board members or the neighbors questions. Please let me know if I could be of any help to go through this process. Thank you and a great day.

Sincerely,
Razmik Tahmasian

President
Chalmers Construction Services Inc.
2600 Foothill Blvd., Suite 304
La Crescenta Ca 91214
Office: 818-957-4521
Fax: 818-9574223
Cell: 818-482-5240

----- Original Message -----

From: Frank Beyt
To: Razmik Tahmasian
Sent: Tuesday, February 19, 2013 11:05 AM
Subject: Re: 2124 and 2128 Glenada ave.project

The arborist is William Mc Kinley at 818-426-2432

From: Razmik Tahmasian <razmik@chalmerscs.com>
To: beyt@att.net
Sent: Tue, February 19, 2013 10:47:34 AM
Subject: Fw: 2124 and 2128 Glenada ave.project

Hello Mr. Beyt

It was very nice of you call me the other day for the tree issue I have on my property. Per our conversation you mentioned about the arborist you know, who may give me a advise to keep my Cedar tree. Will you forward me his phone number please.
Thank you and have a grate day.

Sincerely,
Razmik Tahmasian

President
Chalmers Construction Services Inc.
2600 Foothill Blvd., Suite 304
La Crescenta Ca 91214
Office: 818-957-4521
Fax: 818-9574223
Cell: 818-482-5240

----- Original Message -----

From: Razmik Tahmasian
To: beyt@att.net
Sent: Wednesday, February 06, 2013 12:16 PM
Subject: 2124 and 2128 Glenada ave.project

Hello Mr. Beyt

I am the owner and the builder of the property 2124/2128 Glenada ave. I got your e-mail from Mrs.Davis. She refer me to you to bring up my issue, and I hope you can help me out with it.I have a big tree at front of one of my unit which I am currently building at this property. This tree is located right at front of the unit, inside this property line. Due to the retaining wall next to it and the driveway, it won't be much left of the roots to keep this tree. I already asked LA County Building Division and they don't have any objection to cut the tree. However I would like to know your (Town Council) opinion and concerns before I take any action. Could it be possible we meet at the site or any other place to discuses this mater please.

Sincerely,
Razmik Tahmasian

President
Chalmers Construction Services Inc.
2600 Foothill Blvd., Suite 304
La Crescenta Ca 91214
Office: 818-957-4521
Fax: 818-9574223
Cell: 818-482-5240

Lynda Hikichi

From: Mike Ozatatar [mikeo@ozatatar.net]
Sent: Sunday, November 17, 2013 7:03 PM
To: Lynda Hikichi
Subject: 2124-2128 Glenada Ave / PM071617-(5)

Dear Lynda,

I received a Notice of Public Hearing regarding the subject project. I object to the proposed plan to subdivide the lot. This property saw the demolition of a historic craftsman structure on a quiet street of many craftsman homes. There was significant community protest on this matter and the demolition should have never been allowed. The new construction has created a parking shortage on Glenada Ave. Subdividing this lot will create a further nuisance by increasing allowable density. Please present my objection to the Planning Commission as I will not be able to attend in person.

Regards,

Mike Ozatatar, P.E.

mikeo@ozatatar.net

818-512-5789

Lynda Hikichi

From: Chris Kilpatrick [chris@foothillconstruction.net]
Sent: Thursday, November 21, 2013 1:06 AM
To: Lynda Hikichi
Subject: Comment on Glenada Subdivision
Attachments: Glenada Subdivision.pdf

Hi Ms. Hikichi,

Please see the attached letter that outlines my position on the proposed subdivision. Please confirm receipt of this email and attachment.

Sincerely,

--

Chris Kilpatrick
Foothill Construction General Contractors, Inc.
(818) 957-2494
(818) 957-2494 fax
CONSTRUCTION - DESIGN - ENGINEERING - ADDITIONS - REMODELING - REPAI

Chris Kilpatrick
PO Box 8231
La Crescenta, CA 91224
November 20, 2013

Cheryl Davis
Cheryl@thecvcouncil.com

Councilmember Davis,

This letter concerns the proposed subdivision at 2124 / 2128 Glenada Avenue; Montrose, CA. I am a longtime resident of the Crescenta Valley and currently live on Glenada Avenue.

As one of the most sought after communities in Southern California, The Crescenta Valley is a treasure that we must protect against irresponsible development. This proposed subdivision qualifies as wholly irresponsible and is totally detrimental to the community.

I am urging you to direct the Department of Regional Planning to adopt a negative declaration for the following reasons.

Regional Planning Has Failed to Provide a Proper "Notice of Public Hearing"

The merits of the subdivision notwithstanding, the posted notice by The Department of Regional Planning is misleading. In the attached "Notice of Public Hearing (Attachment 1)," the project description reads: **"To subdivide an existing lot into two single-family lots."**

The lot is currently zoned for R-2 (2 units) and if it were to be subdivided, each one of these lots would still retain R-2 (2 unit) zoning rather than the "single family" zoning as described. Therefore the current owner or future owners could utilize this zoning to later create a total of 4 units, which is *double* what is currently permitted.

This startling omission has misled the public about the true issue at hand. Therefore, residents who would be ordinarily opposed to the project may never know of it. Certainly, if a resident isn't made aware of a project, they are not able to exercise their right to oppose it or express an opinion.

Matters such as these are objects of public interest and record. To obscure the facts, mislead the public, and deny the public the right to voice their opinion at public hearings is shameful.

The Subdivision Creates Additional Zoning Violations

Aside from creating lots of substandard width, this subdivision also creates additional zoning violations.

Title 22 of the Los Angeles County Code, specifies parking requirements for residences (see attachment 2). Each residence is required to provide covered parking spaces of at least 18 feet in depth. Beyond this 18' in depth, there is 26' of "back up space" required in order to maneuver

rec'd via email
11-21-13 1:06 am

out of the space and down the driveway. The required side yard setback is also 5'. The lot width at the garage is approximately 45' or less.

In the attached drawing (attachment 3), you will see that given the proposed lot width of approximately 45' at the garage, there is not sufficient space to provide the required 26' of backup space on the property. This is due to the fact that at least 49' is required in order to allow for the 5' setback, the 18' covered space, and the 26' feet of back up space.

Currently the property utilizes common shared space between the units to establish back up space. If the subdivision occurs, this will no longer be possible since the properties will no longer have the proper space.

The applicant may argue that this common space may still be utilized once the lot is subdivided, but this is not acceptable. Each parcel must comply with the zoning code by itself unless some sort of provision is made (i.e. an easement, covenant, or restriction for access). None such has been proposed. Therefore, once the subdivision occurs, there would be nothing to require this shared space to remain.

Besides the obvious implication that a *violation in zoning code will occur instantly upon this subdivision*, the practical implication will be that current and future residents won't be able to maneuver their cars into the garages and therefore won't utilize the onsite parking. This will result in an increased burden on an already crowded street.

The Proposed Subdivision is Contrary to the Community Plan

When the current zoning designations were established on Glenada Avenue, they were clearly established based on a number of factors, including density. The proposed subdivision effectively creates the ability to add two new units to the street since it makes a single lot zoned R2 into two lots zoned as such.

This increased density was never taken into account. Had it been, the community plan may not have allowed for this extra multi-family zoned lot

The Proposed Subdivision Sets a Negative Precedent

The applicant has done everything possible to circumvent the processes set in place to protect the community.

Rather than apply for the subdivision prior to constructing the units, the owner constructed them first. Had the owner applied for the subdivision first, it would have limited what could be built since the recently built structures will be fraught with zoning code violations if the subdivision is allowed.

The project has also been inaccurately described in the notice to the public, limiting their ability to attend the hearing.

Also, as described, the project is extremely detrimental to the community.

If this sub division is allowed to take place, future developers will see opportunities of great value. However, rather than opportunities to make a profit while bettering the community, they will see things in a much different light.

Future developers will learn that we condone making an “end run” around the zoning rules, creating numerous zoning violations, participating with a process that is being misrepresented to the public, and demonstrating total disregard for the neighborhood.

This proposed subdivision must not be approved. Residents have not been given proper notice, thus denying them certain rights. It creates numerous zoning violations on the property and is contrary to community standards. Further, it sets an example that our community belongs to reckless developers and is being offered for the taking.

I recognize that responsible development is good for a community. However, this is not responsible. Aside from the owner’s bank balance, there is not a single part of this subdivision that serves any community interest whatsoever.

As a resident of this community and a representative on the Town Council, I strongly urge you to courageously vote against this subdivision. Your vote will serve to strengthen the integrity of our community.

Sincerely,

Chris Kilpatrick

Cc: Lynda Hikichi, by email to lhikichi@planning.lacounty.gov

Attachment 1: Hearing Notice

**NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: December 11, 2013 at 9:00 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Parcel(s): P95071617-05 / Tantalus Parcel Map No. 071817, RENV 201100092

Project Location: 2124-2126 W. Glenside Ave., Montrose within the Montrose Zoned District

Project Description: To subdivide an existing lot into two single-family lots. The project also entails a modification request to reduce the required average lot width from 50 feet to 44.81 feet.

For more information regarding this application, contact Lynda Hauch, Los Angeles County Department of Regional Planning (DRP), 320 West Temple St., Los Angeles, CA 90012, Telephone: (213) 974-6433, Fax: (213) 926-0434, E-mail: lrhauch@planning.lacounty.gov. Case materials are available online at <http://www.lacounty.gov/20130092> or at La Cresentina Library, 2809 Foothill Blvd., La Crescenta, CA 91214. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6468 (Voice) or (213) 617-2212 (TDD) with at least 3 business days notice. Si necesita más información por favor llame al (213) 974-6468.

Attachment 2: Title 22, Los Angeles County Code (Parking and Back Up Space)

What are the residential parking requirements?

Dwelling Type	Number and Type of Parking Spaces*
Single-family (including detached and attached condominiums)	2 covered (may be tandem)
Duplex	4 total: 3 covered and 1 uncovered
Apartment: studio	1 covered
Apartment: 1-bedroom	1.5 covered
Apartment: 2-bedroom +	1.5 covered and .5 covered
Apartments with 10+ units (including condominium projects with 10+ units)	1 uncovered guest parking space per 4 units

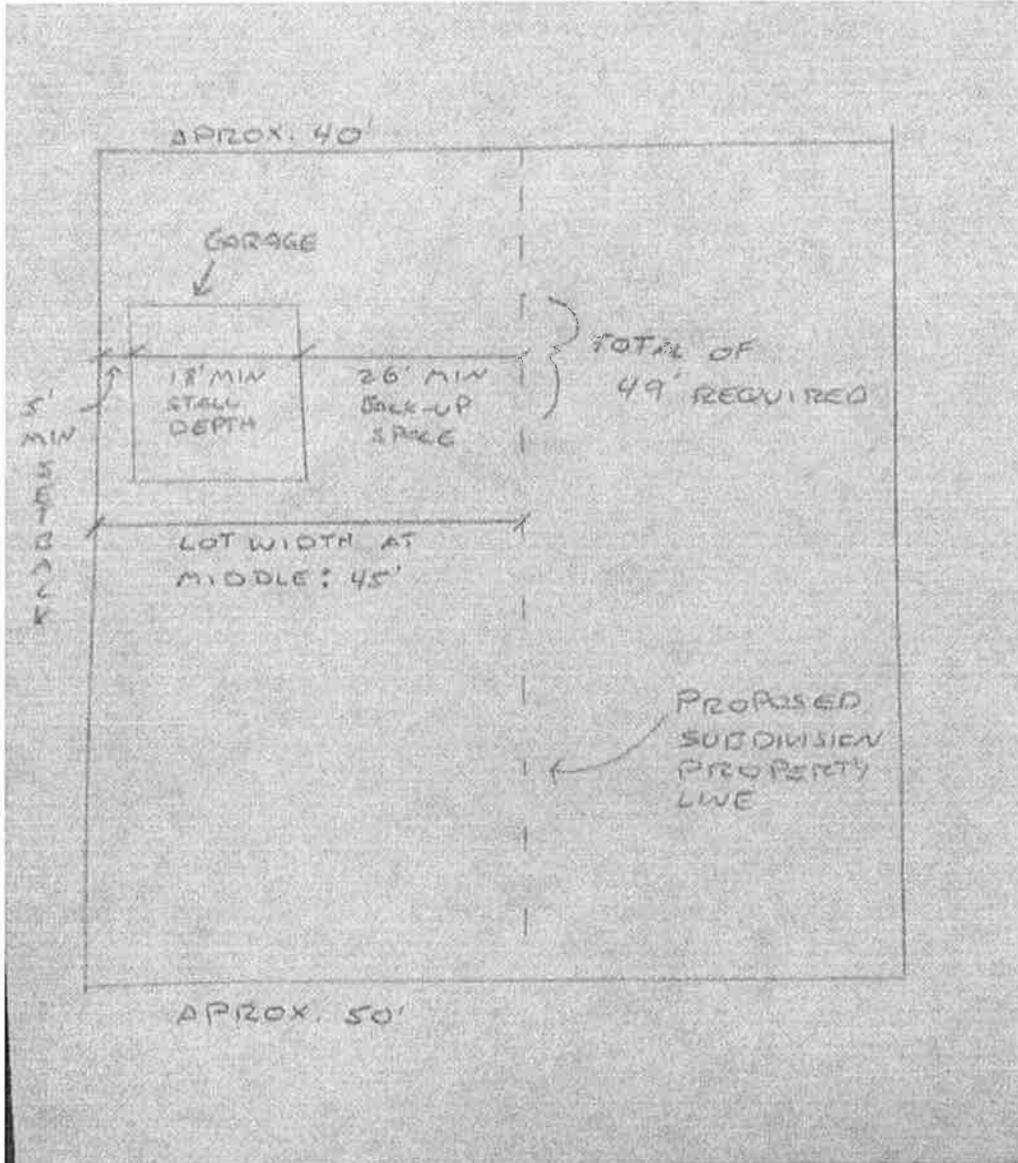
* covered spaces may be provided by a garage or carport

When adding up the total parking spaces for apartment buildings, round up for fractional units.

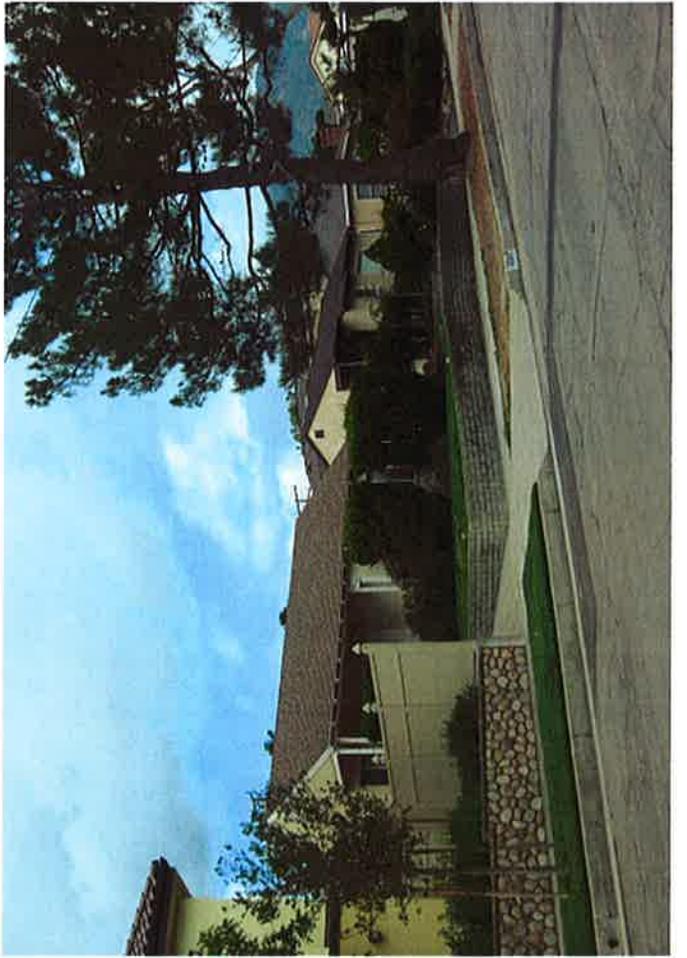
In all cases, the minimum vehicular back-up space is 26 feet. For garages and carports, the back-up space is measured from the outer walls or posts.

In all cases, the minimum parking space dimensions are 8.5 feet in width by 18 feet in length.

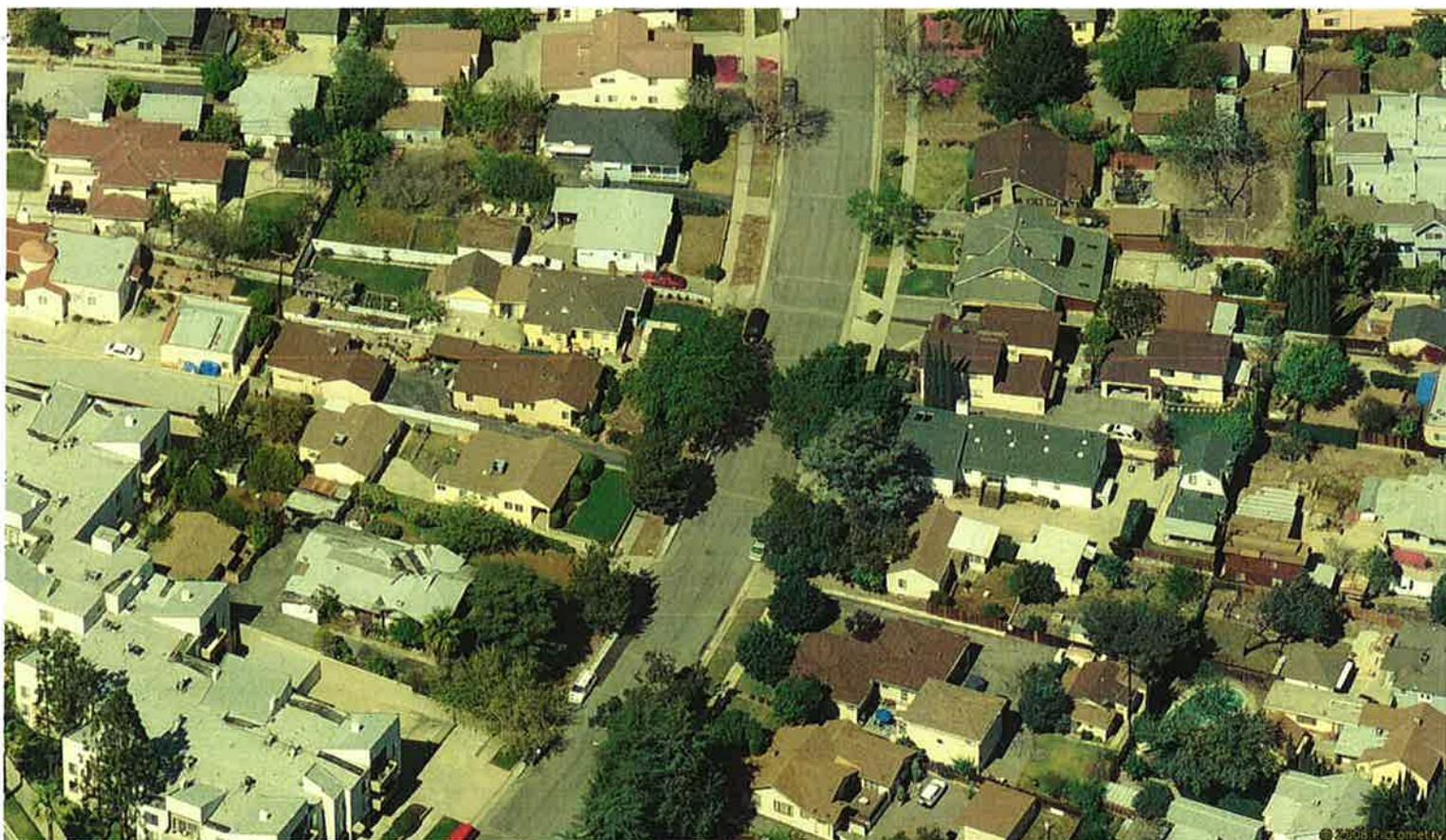
Attachment 3: Proper Back Up Space Not Provided





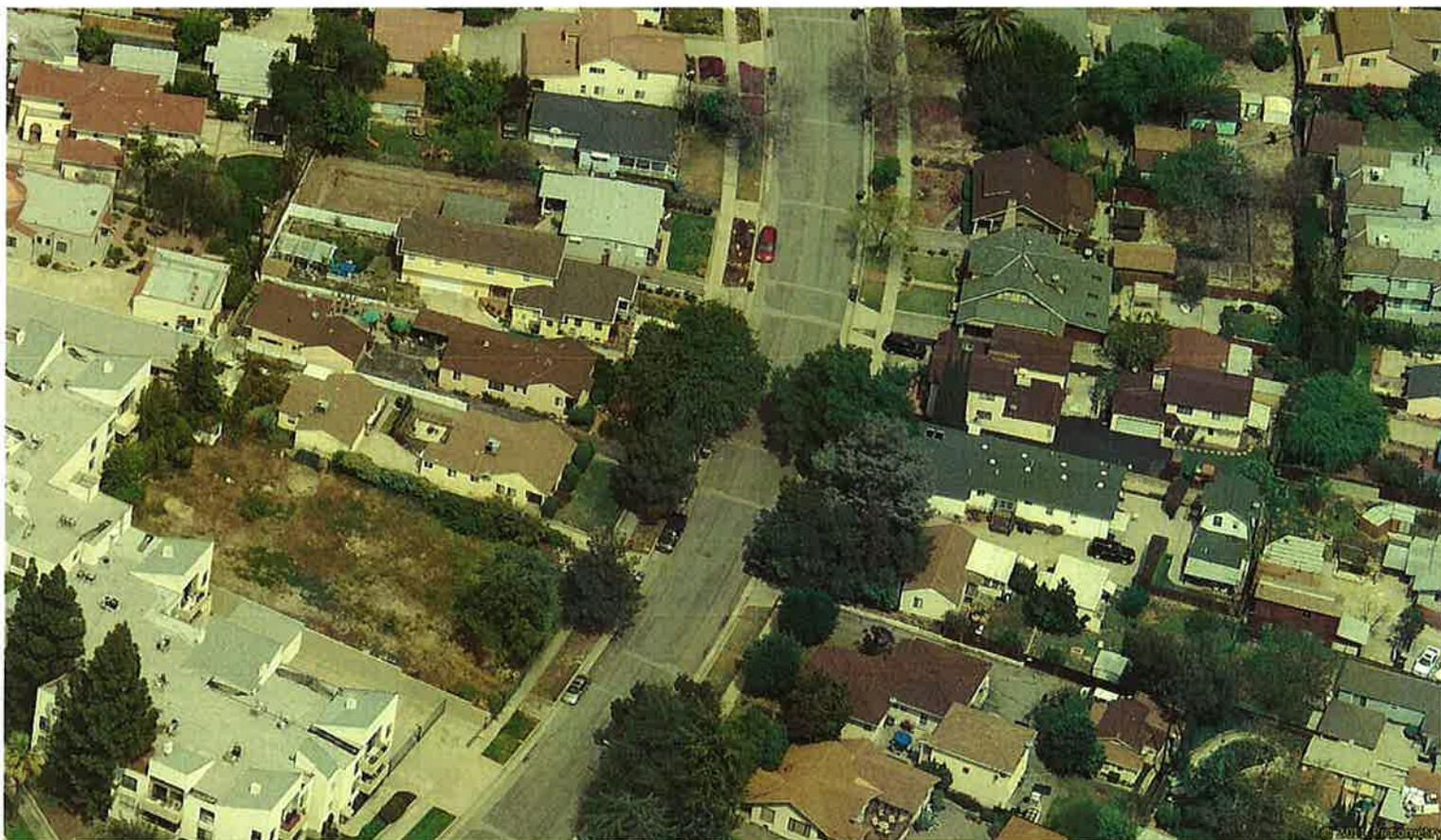






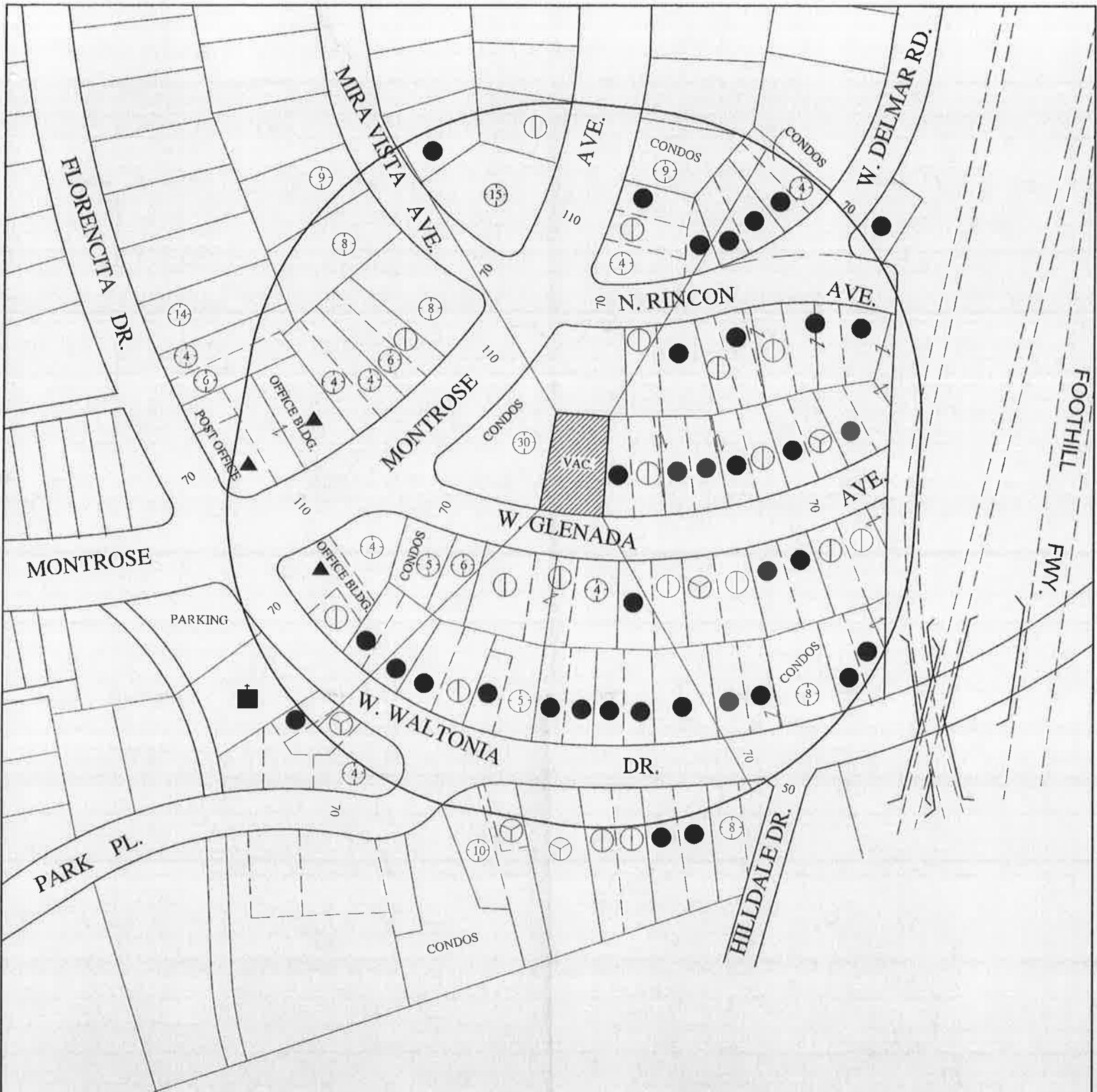
PM071617-Aerial Image-Pictometry

Print Date: 11/20/2013
Image Date: 03/24/2008
Level: Neighborhood



PM071617-Aerial Image-Pictometry

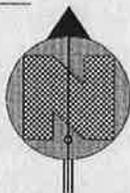
Print Date: 11/20/2013
Image Date: 03/29/2011
Level: Neighborhood



PARCEL MAP NO. 71617

LAND USE MAP

DEPT OF REGIONAL PLANNING
 SCALE: 1"= 100'
 MAY 1 1 2011 TENTATIVE
 RECEIVED GS INDEX NO.



LEGEND

- SINGLE FAMILY DWELLING
- DUPLX
- ⊕ TRIPLEX
- ⊖ MULT-UNIT DWELLING
- ▲ COMMERCIAL/RETAIL SERVICES USE
- INDUSTRY
- ⊕ HOSPITAL
- RELIGIOUS INSTITUTION

TECHNA LAND Co.
 CIVIL ENGINEERING, LAND PLANNING, CONST. MANAGEMENT
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Department of Regional Planning



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