



Los Angeles County  
Department of Regional Planning

Richard J. Bruckner, Director

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



**SUBDIVISION COMMITTEE MEETING REPORT**

Planner: Lynda Hikichi E-mail: lhikichi@planning.lacounty.gov

Subdivision Committee Date: Apr. 4, 2013/reports due Mar. 28, 2013 Map Date: February 28, 2013

Tract/Parcel Map No: PM 071617 Project No: PM 071617 – (5)

Zoned District: Montrose Community: La Crescenta-Montrose

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

**GENERAL PLAN**

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



- Section 21.32.040: 20-acre parcels; No improvements required.
- Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot
- Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- Section 21.32.060: Minor land division; No improvements required since all lots are  $\geq 5$  acres and the zoning is agricultural, residential, or desert/mountain.
- Section 21.32.080: No street improvements required except grading since all lots are  $\geq 2.5$  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  $\geq 5$  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  $\geq 20$  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  $\geq 36$  feet as part of the subdivision, the permitted number of dwelling units shall be reduced
    - 25% if pavement width is  $\geq 28$  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  $\geq 64$  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 ft<sup>2</sup> and gutters are not necessary for drainage purposes or to maintain the existing neighborhood
- Section 21.32.150: Waive street lights since lots are ≥ 40,000 \_\_\_\_\_
- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 \_\_\_\_\_
- Section 21.32.200: Pay major thoroughfare and bridge \_\_\_\_\_
- Section 21.32.400: Pay drainage facilities fees: \_\_\_\_\_
- Prepare a feasibility study to Public Works' satisfaction \_\_\_\_\_
- Dedicate/offer vehicular access rights \_\_\_\_\_
- Dedicate/offer complete access rights + construct a wall  D-65  Slough on: \_\_\_\_\_
- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

**DRIVEWAYS**

**HOLD**

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

**LOT/BUILDING DESIGN**

**HOLD**

- Section 22.52.043: 50 ft minimum average lot width. **Project requests less than required lot width due to existing parcel configuration.**
- Section 22.52.040: 60 ft minimum average lot width since required area is  $\geq 7000$  sq ft & located in Lancaster District 31 or Palmdale District \_\_\_\_\_
- Section 21.24.300: Provide street frontage  $\geq$  average lot \_\_\_\_\_
- Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and \_\_\_\_\_
- Section 21.24.040: Modification to frontage requirements  Grante  Not granted.
- Section 21.24.320: Eliminate the flag \_\_\_\_\_
- Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
  - Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
    - If zoning < 10,000 ft<sup>2</sup>: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
    - If 10,000 ft<sup>2</sup> < 15,000 ft<sup>2</sup>: Minimum area: 70% of required area. Minimum average width: 60
    - If 15,000 ft<sup>2</sup> < 30,000 ft<sup>2</sup>: Minimum area: 70% of required area. Minimum average width: 80
    - If  $\geq 30,000$  ft<sup>2</sup>: 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)**

**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*

*JAC*

Prepared by John Chin

Phone (626) 458-4918

Date 03-18-2013

pm71617L-rev2.doc

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



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

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

PARCEL NO.: 071617

TENTATIVE MAP DATE: 2/17/2013

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

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

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

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

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

Name  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

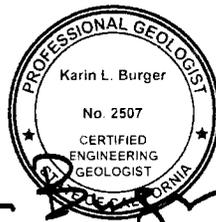
TENTATIVE PARCEL MAP 71617  
SUBDIVIDER Voskanian & Tahmasian  
ENGINEER Techna Land Co., Inc.  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER Applied Earth Sciences

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/customer-service-survey>.

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

P:\gmepub\Soils Review\JeremyPR 71617, Montrose, TPM-A\_4.doc

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
2. Any proposed walls including retaining walls located within the 20 feet front yard shall be limited to 36" maximum.
3. No cross-lot drainage is allowed between parcels (grass area at the rear). Drainage devices may be required to separate the drainage between the parcels.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.
6. Driveway section shown is not necessarily approved. A crown section may be required to separate the drainage between the parcels 1 and 2.

7A

Name Tony Hui Date 03/21/2013 Phone (626) 458-4921

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

1. Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Glenada Avenue to the satisfaction of Public Works.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Glenada Avenue to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Glenada Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
5. Execute a covenant for private maintenance of curb/parkway drains; if any, and landscape area within the public right of way to the satisfaction of Public Works.
6. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
7. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Glenada Avenue with fixtures acceptable to Southern California Edison and to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of “as-built” plans. Provided the above conditions are met, the

Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.



Prepared by Patricia Constanza  
tr71617r-rev2.doc

Phone (626) 458-4921

Date 03-15-2013

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

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:	<b>0.02</b>
IN-LIEU FEES:	<b>\$8,172</b>

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.

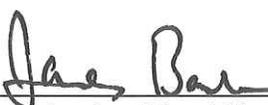
Comments:

\*\*\*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, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

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

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	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	
<b>Total Acre Obligation =</b>				<b>0.02</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$408,607	<b>\$8,172</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

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	<b>\$8,172</b>



COUNTY OF LOS ANGELES  
**Public Health**

**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**

**Gloria Molina**  
First District

**Mark Ridley-Thomas**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

Parcel Map No. 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