



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: Donald Kress E-mail: dkress@planning.lacounty.gov

Subdivision Committee Date: May 3, 2012/reports due April 26, 2012 Map Date: March 28, 2012

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 _1st_ 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 type="checkbox"/> Other: | | |
- 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 (213) 974-6461

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

GENERAL PLAN

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

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

ACCESS

HOLD

Primary access 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 Parcel 2 to be removed. Place a note on the final map and a copy of the demolition permit(s) prior to final map approval.
-

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 Granted. Not granted.
- California Department of Fish and Game impacts. The
 - 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 _____
 - 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 _____
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit _____
- Chapter 22.72: Pay library impact fee prior to issuance of building _____
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- Pay Mitigation Monitoring Program Fee subsequent to project _____
- 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, _____
- _____

ADDITIONAL COMMENTS

NOTE:

HOLDS:

1. **TENTATIVE MAP:**

- Verify whether the proposed grading has already been done.
- Verify whether the shed in the rear corner of the lot has been removed.

2. **TOWN COUNCIL:**

- Contact the Crescenta Valley Town Council and notify them of this project.

NOTES:

- La Crescenta--Montrose CSD currently does not have development standards for subdivisions or the R-2 zone. The project is not within any of the Foothill Boulevard areas of the CSD.
- Development approved by RPP 201001107 for a duplex and is currently under construction as depicted on the tentative map.
- Other lots along this street are developed with single-family residences despite the R-2 zone designation which might allow a two-family unit or two single-family residences.
- The adjacent property to the south is developed with condos (30 units, TR 34043).

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

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: San Gabriel Valley Tribune; La Opinion

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD)

HOLD _____

Section 22.44.112: East Compton

Section 22.44.114: Walnut Park

Section 22.44.119: Topanga Canyon

Section 22.44.121: Twin Lakes

Section 22.44.123: Malibou Lake

Section 22.44.126: Acton

Section 22.44.130: West Rancho Dominguez-Victoria

Section 22.44.132: Rowland Heights

Section 22.44.135: East Pasadena-San Gabriel

Section 22.44.137: Castaic Area

Section 22.44. 139 La Crescenta-Montrose

TOWN COUNCIL

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

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) As previously requested, an approved soils report. Please see attached Geologic and Soils Engineering review sheet. The soils report shall be submitted directly to Public Works and a review fee is required.
- (2) As previously requested, provide a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system. Please see attached Sewer review sheet for requirements.
- (3) As previously requested, a “Will Serve Letter” from Crescenta Valley Water District. Please see attached Water review sheet for requirements.


Prepared by John Chin
pm71617L-rev1.doc

Phone (626) 458-4918

Date 04-25-2012

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

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

TENTATIVE MAP DATED 3/28/12 (rev.)
LOCATION Montrose (2124 - 28 Glenada Ave)
REPORT DATE _____
REPORT DATE _____

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

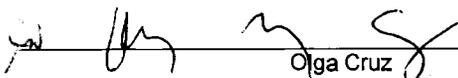
1. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/manual.pdf>
2. Based on the State of California Seismic Hazard Maps, the subject site is located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code § 2697 and California Code of Regulations § 3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at <http://dpw.lacounty.gov/gmed/manual.pdf>), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

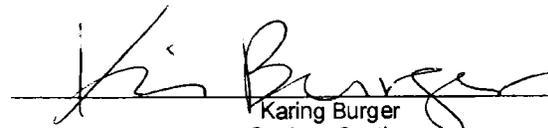
3. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.
4. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
5. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
6. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Olga Cruz
Soils Section



Karing Burger
Geology Section

Date April 24, 2012

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

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- Submit a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system.


Prepared by Tony Khalkhali
pm71617s-rev1.doc

Phone (626) 458-4921

Date 04-23-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.



Prepared by Tony Khalkhali
pm71617w-rev1.doc

Phone (626) 458-4921

Date 04-23-2012

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

TENTATIVE MAP DATED 03-28-2012

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by John Chin
pm71617L-rev1.doc

Phone (626) 458-4918

Date 04-25-2012

The following reports consisting of ___ 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.

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-rev1.doc

Phone (626) 458-4918

Date 04-25-2012



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

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

TRACT NO.: 071617

TENTATIVE MAP DATE: 3/28/2012

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

Prior to Improvement Plans Approval:

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

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 Lizbeth Calderon Date 4/25/12 Phone (626) 458-4921
LIZBETH CALDERON

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. Submit the following approvals:
 - a. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - b. Provide approved copy of the Drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) plan.
 - c. Please note that all retaining wall and/or fences near the driveway approaches must allow for adequate line of sight to the sidewalk. Modification to the existing fence to reduce the height to 3 feet within the line of sight area (10 feet on either side of the driveways) will need to take place. Please note this modification on the grading map.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
3. A covenant and/or deed restriction to the satisfaction of Public Works is required for the cross-lot grading and drainage between parcels 1 and 2.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 04/23/2012 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, 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
tr71617f-rev1.doc

Phone (626) 458-4921

Date 04-16-2012

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

- Submit a statement from Crescenta Valley Water District indicating that financial arrangements have been made.


Prepared by Tony Khalkhali
pm71617s-rev1.doc

Phone (626) 458-4921

Date 04-23-2012

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-rev1.doc

Phone (626) 458-4921

Date 04-23-2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71617 Map Date: March 28, 2012

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 April 19, 2012

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: March 28, 2012

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 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 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 1 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: **Submit an original fire flow availability form, FORM 195, to our office for review prior to Tentative Map clearance.**

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 April 19, 2012



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



PARK OBLIGATION REPORT

Tentative Map #	71617	DRP Map Date:	03/28/2012	SCM Date:	05/03/2012	Report Date:	04/09/2012
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:	\$8,010

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$8,010 in-lieu fees.

Trails:

No trails.

Comments:

*****Advisory:**

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

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

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

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

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



PARK OBLIGATION WORKSHEET

Tentative Map #	71617	DRP Map Date: 03/28/2012	SMC Date: 05/03/2012	Report Date: 04/09/2012
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

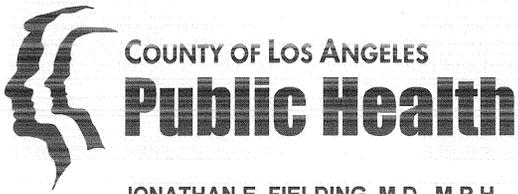
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	2	0.02
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.02

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$400,502	\$8,010

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	\$400,502	\$8,010



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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
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Parcel Map No. 071617

Vicinity: Montrose

Tentative Parcel Map Date: March 28, 2012 (1st Revision)

The County of Los Angeles Department of Public Health approves **Tentative Parcel Map 071617** based on the use of public water and public sewer 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: 
Ken Habaradas

Phone: (626) 430-5382

Date: April 17, 2012