Regional Planning Commission Transmittal Checklist

Hearing Date
10/21/2015
Agenda Item No.
7

Project Number: R2012-00723-(1)

Case(s): Tentative Parcel Map No. PM071931

Planner: Marie Pavlovic

- [x] Project Summary
- [x] Property Location Map
- [x] Staff Analysis
- [ ] Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- [x] Draft Findings
- [x] Draft Conditions
- [x] Burden of Proof Statement(s)
- [ ] Environmental Documentation (ND / MND / EIR)
- [x] Correspondence
- [x] Photographs
- [x] Aerial Image(s)
- [x] Land Use/Zoning Map
- [x] Tentative Tract / Parcel Map
- [ ] Site Plan / Floor Plans / Elevations
- [ ] Exhibit Map
- [ ] Landscaping Plans
- [ ] _____

Reviewed By: [signature] 10/08/15

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

PROJECT NUMBER
R2012-00723

HEARING DATE
10/21/15

REQUESTED ENTITLEMENTS
Tentative Parcel Map No. PM071931

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Landvest LLC	05/26/15

PROJECT OVERVIEW
A subdivision request to create three single-family lots, two of which are flag lots. The project site is vacant.

LOCATION	ACCESS
17133 E. Francisquito Avenue	Francisquito Avenue
ASSESSORS PARCEL NUMBER(S)	**SITE AREA**
8490-021-009	0.69 net/0.76 gross acres
GENERAL PLAN / LOCAL PLAN	**ZONED DISTRICT**
Countywide General Plan	Puente
LAND USE DESIGNATION	**ZONE**
1 – (Low Density: 1-6 du/ac)	R-1-7500 (Single-Family Residence - 7500 square foot minimum lot size)

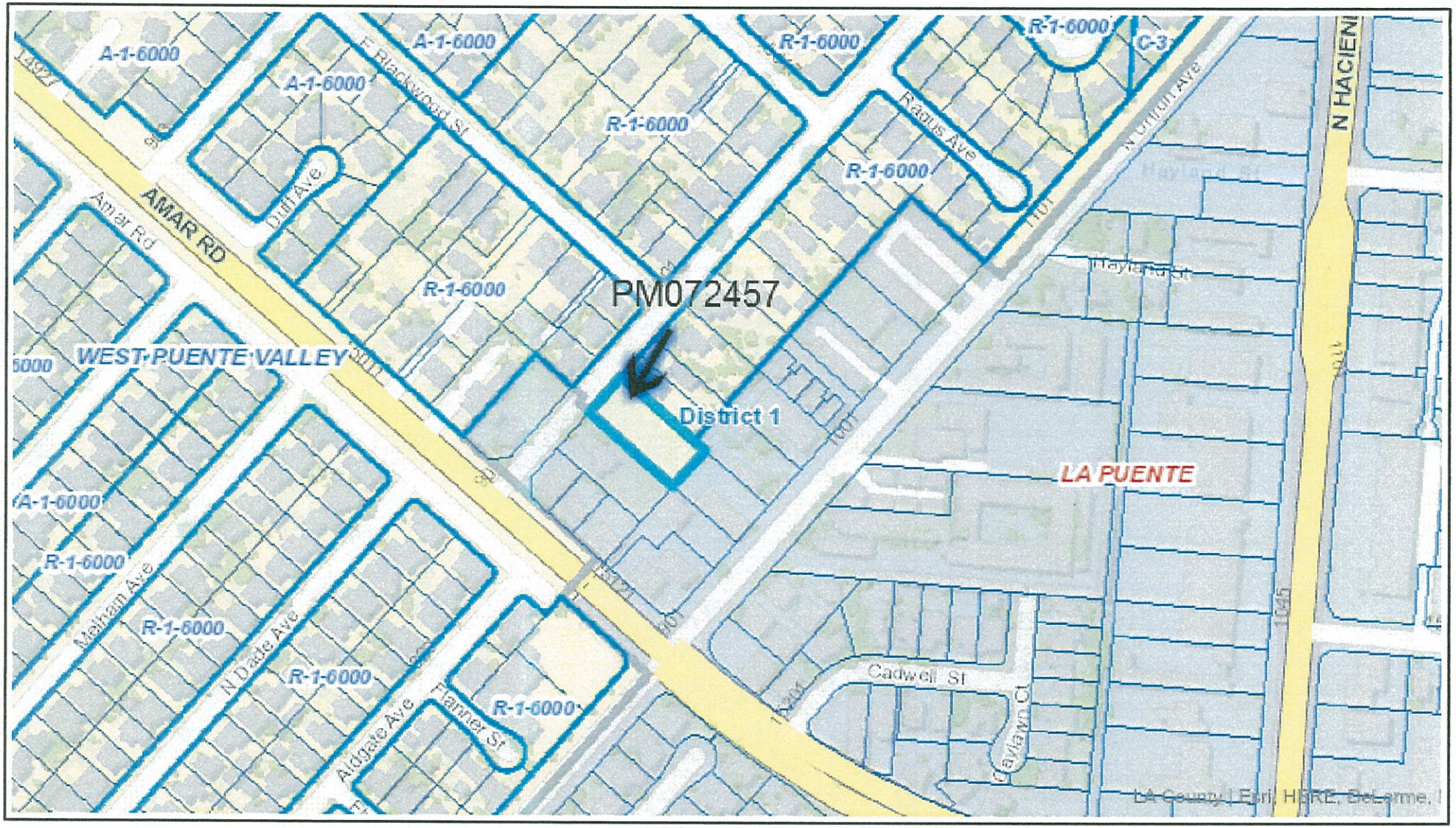
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
3	4	N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Class 15 (Minor Land Divisions) Categorical Exemption

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 21 of the Los Angeles County Code:
  - 21.24.320 (Justifiable Flag Lot Design)
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Marie Pavlovic	(213) 974 - 6433	mpavlovic@planning.lacounty.gov



Created in GIS-NET3

Property Location Map

Printed: Oct 07, 2015

0 600
Feet

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ENTITLEMENTS REQUESTED

- Tentative parcel map to create three (3) single-family fee lots on 0.76 gross (0.69 net) acres, pursuant to County Code Section 21.48.010.

PROJECT DESCRIPTION

The applicant requests to create three (3) single-family fee lots, two of which are flag lots, on 0.76 gross (0.69 net) acres. Parcel 1 is proposed to contain 7,870 net square feet, Parcel 2 is proposed to contain 7,579 net square feet, and Parcel 3 is proposed to contain 7,594 net square feet. The tentative map, dated May 26, 2015, depicts the proposed building pads for each parcel. Grading, totaling 898 cubic yards, is proposed to achieve on-site drainage toward the street. Francisquito Avenue provides access to the site. The project is located within the community of Valinda.

MAP DESCRIPTION The tentative parcel map dated 05/26/15 depicts three single-family lots, two of which are flag lots. Parcel 1 is proposed to contain 7,870 net square feet, Parcel 2 is proposed to contain 7,579 net square feet, and Parcel 3 is proposed to contain 7,594 net square feet. A 20' wide shared private driveway and fire lane parallels the westerly lot line and provides access to Parcels 2 and 3 which are situated behind Parcel 1. A total of 898 cubic yards of grading is proposed to achieve on-site drainage toward the street. The project site is currently vacant.

EXISTING ZONING

The subject property is zoned R-1-7500 (Single-Family Residence – 7500 square foot minimum lot area). The property will remain R-1-7500 zoning under the General Plan Update.

Surrounding properties are zoned as follows:
North: City of West Covina
South: R-1-7500 & City of West Covina
East: R-1-7500 & City of West Covina
West: R-1-7500

EXISTING LAND USES

The subject property is vacant.

Surrounding properties are developed as follows:
North: single-family residences
South: single-family residences, not-for-profit organization, a private school serving pre-school through high school aged children, alternative high school
East: single-family residences
West: single-family residences, two-family residence, three-family residence

PREVIOUS CASES/ZONING HISTORY

The project site was previously zoned R-1-10,000 and was later rezoned to R-1-6000 in 1950. The single-family residence and two-car garage were demolished in 2006.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Class 15 Categorical Exemption, Minor Land Divisions, under the California Environmental Quality Act (CEQA) and the County environmental guidelines since the parcel map is located in an urbanized area and a deviation, exception, or modification is not proposed in conjunction with the subdivision request, and the project site does not contains slopes of 20% or greater.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Low-density (1-6du/ac) land use category of the Countywide General Plan. This designation is intended for the development of single-family residences. The proposed creation of three single-family residential parcels conforms to the density set forth by the land use designation and is therefore consistent with the permitted uses of the underlying land use category.

The project is consistent with the Countywide General Plan in the following ways:

- General Policy 47. *Promote the provision of an adequate supply of housing by location, type and price* (pg. I-24).

  Providing an additional single-family lot in an urban neighborhood supports this policy by providing the maximum number of single-family houses, in a largely built-out area, allowed by the designated land use category based on land area.

- General Policy 54. *Promote the full use of existing service systems in order to gain maximum benefit from previous public investments.* (pg. I-25).

  The proposed development maximizes land use efficiency by concentrating the same type of development in an area equipped to support said use. The proposed development will utilize existing service systems including transportation, sewer, water, school, libraries, and parks. Furthermore, one additional residence wouldn't overburden these services as the proposed density does not exceed the projected growth set forth by the Countywide General Plan.

- Land Use Policy 8. *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (pg. III-12).*

  The character of the existing residential neighborhood is low-density and composed of single-family residences. The proposed land use is single-family residential. The land use type and density is in keeping with the designated land use category. Further, the proposed flag lot configuration is consistent with existing platting. There is an existing flag lot configuration next door (to the east), a parcel map (PM060960) that was approved in 2006 authorizing a flag lot

configuration three lots to the east, and a parcel map (PM062898) that was approved in 2007 authorizing four detached condominiums utilizing a shared driveway along its westerly property boundary, physically resembling and functioning like a flag lot setup. Detached condominiums are another low-density housing type that are the same as single-family residences in terms of appearance, yet generally command lower market prices. Also, situating dwelling units one behind the other enables a vacant or underutilized lot to be developed to its maximum density potential, and within regulatory limits, when the size or shape of the lot does not allow the same number of single-family lots.

Subdivisions, Zoning Ordinance and Development Standards Compliance

The Subdivisions Code allows the platting of flag lots as long as it does not conflict with the existing neighborhood development pattern. Based on the size and shape of the project site, two parcels can only be accommodated if one lot is configured behind the other, as proposed. There is an existing flag lot configuration next door (to the east), a parcel map (PM060960) that was approved in 2006 authorizing a flag lot configuration three lots to the east, and a parcel map (PM062898) that was approved in 2007 authorizing four detached condominiums utilizing a shared driveway along its westerly property boundary, physically resembling and functioning like a flag lot setup.

The project site is located in the R-1-7500 (Single-Family Residence – 7500 square foot minimum lot size)) Zone. Single-family residences are permitted by right within this zone and each proposed parcel contains more than 7500 net square feet.

Site Visit

A site visit was conducted on October 5, 2015. An unimproved parcel was observed.

Burden of Proof

The applicant is required to justify the flag lot design in accordance with Section(s) 21.24.320 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The proposed development of three single-family residential lots is compatible with the maximum density permitted by the Low Density Residential land use category of the Countywide Land Use Plan. The project is also consistent with the Subdivision Code and Zoning Code. The subject property is surrounded on all sides by compatible residential uses and has access to a County maintained street.

Based on the size and shape of the parcel, only two side-by-side lots could be created in conformity with the code. A flag lot proposal enables the applicant to maximize density without exceeding the maximum number of units allowed, and efficiently makes use of space and existing urban infrastructure. Additionally, the proposed lot configuration is not out of character with the existing platting as the neighboring lot has a flag lot set-up. Also, a flag lot configuration was approved three lots to the east and a 4-unit condominium development which resembles and functions like a flag lot set-up

was approved two lots to the east. Detached condominiums are another low-density housing type that are the same as single-family residences in terms of appearance, yet generally command lower market prices. Also, situating dwelling units one behind the other enables a vacant or underutilized lot to be developed to its maximum density potential, and within regulatory limits, when the size or shape of the lot does not allow the same number of single-family lots.

No degradation of natural features will occur, as the subject property is located in an urbanized area and no sensitive resources are located on the site. Shopping and employment opportunities are available within a half mile of the subject property.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS
The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated May 26, 2015, the Subdivision Committee cleared the project for public hearing. The Subdivision Committee Report, dated June 25, 2015, is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH
Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and Regional Planning website posting.

PUBLIC COMMENTS
Staff has not received any public comments at this time.

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

STAFF RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2012-00723, Tentative Parcel Map Number 071931 subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE TENTATIVE PARCEL MAP NUMBER 071931, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.

Prepared by Marie Pavlovic, Regional Planner, Land Divisions Section
Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Conditions of Approval
Flag Lot Supplemental Information
Correspondence
Site Photographs and Aerial Image
Site Plan, Land Use Map

KKS:MP
10/07/15

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00723-(1)
TENTATIVE PARCEL MAP NO. 071931

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 21, 2015, in the matter of Project No. R2012-00723, consisting of Tentative Parcel Map No. PM071931 ("TPM").

2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Tentative Parcel Map ("TPM") to create three single-family lots, two of which are flag lots, on 0.76 gross (0.69 net) acres, pursuant to County Code Section 21.48.010.

3. **LOCATION.** The project site is located at 17133 E. Francisquito Avenue in the community of Valinda.

4. **PROJECT DESCRIPTION.** The applicant requests to create three (3) single-family fee lots, two of which are flag lots, on 0.76 gross (0.69 net) acres. Parcel 1 is proposed to contain 7,870 net square feet, Parcel 2 is proposed to contain 7,579 net square feet, and Parcel 3 is proposed to contain 7,594 net square feet. The tentative map, dated May 26, 2015, depicts the proposed building pads for each parcel. Grading, totaling 898 cubic yards, is proposed to achieve on-site drainage toward the street. Francisquito Avenue provides access to the site. The project is located within the community of Valinda.

5. **TOPOGRAPHY**. The Project Site is 0.76 gross acres (0.69 net acres) in size, rectangular in shape, and essentially flat.

6. **ZONING.** The Project Site is located in the Puente Zoned District and is zoned R-1-7500 (Single-family Residence – 7500 square foot minimum lot size).

7. **LAND USE CLASSIFICATION.** The Project Site is located within the Low Density (1-6 du/ac) land use category of the General Plan's Land Use Policy Map.

8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

   North: City of West Covina
   South: R-1-7500 & City of West Covina
   East: R-1-7500 & City of West Covina
   West: R-1-7500

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North: single-family residences
South: single-family residences, not-for-profit organization, a private school serving pre-school through high school aged children, alternative high school
East: single-family residences
West: single-family residences, two-family residence, three-family residence

10. **PREVIOUS CASES/ZONING HISTORY.** The property was originally zoned R-1-10,000 and later rezoned to R-1-6000 in 1950. The single-family residence and two-car garage were demolished in 2006.

11. **SITE PLAN DESCRIPTION.** The tentative parcel map dated May 26, 2015 depicts three single-family lots, two of which are flag lots. A shared private driveway and fire lane, measuring 20' wide, along the westerly lot line provides access to parcels 2 and 3 which are situated behind lot 1. A total of 898 cubic yards of grading is proposed to achieve on-site drainage toward the street.

12. **SITE ACCESS.** Francisquito Avenue provides access to the subject site and a shared private driveway and fire lane provides access to Parcels 2 and 3, which are situated behind Parcel 1.

13. **PARKING**. The project site is vacant. However, each parcel that is later developed with a single-family residence will need to provide two covered and two uncovered parking spaces.

14. **INTERNAL CIRCULATION.** A shared private driveway and fire lane, paralleling the westerly lot line, provides access to parcels 2 and 3.

15. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated May 26, 2015, the Subdivision Committee cleared the project for public hearing. The Subdivision Committee Report, dated June 25, 2015, is attached.

16. **CEQA.** Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 15, Minor Land Divisions, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, since the parcel map is located in an urbanized area because the Project does not involve an exception or deviation from the Zoning Code or General Plan and does not contain a slope of 20% or more.

17. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was

appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

18. **PUBLIC COMMENTS.** Staff has not received any public comments at this time.

19. **HEARING PROCEEDINGS.** To be included in Final Findings.

20. **PLAN CONSISTENCY.** The property has a land use category of "1" (Low Density Residential – 1 to 6 dwelling units per acre) under the Countywide General Plan. Based on the size of the project site and application of the low-density residential land use category, the property may be developed with a maximum of four dwelling units. The applicant is proposing three single-family lots; therefore, the project's use and development intensity are consistent with the General Plan.

21. **ZONING CODE CONSISTENCY.** The property is zoned R-1-7500 (Single-Family Residence – 7500 square feet minimum lot area). The project site is 0.69 net square feet and the proposed lot sizes are greater than 7500 net square feet. Parcel 1 is proposed to contain 7,870 net square feet, Parcel 2 is proposed to contain 7,579 net square feet, and Parcel 3 is proposed to contain 7,594 net square feet. Thus, the proposed three lot subdivision is in keeping with Section 22.20.070 of the County Code permitting single-family residences.

22. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the full use of existing service systems.

23. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.

24. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

25. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.

26. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or

the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.

27. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

28. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

29. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

30. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

31. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of West Puente Valley community. On September 15, 2015, a total of 90 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. That the proposed use with the attached conditions will be consistent with the adopted General Plan.

B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions categorical exemption); and

2. Approves Tentative Parcel Map No. 071931, subject to the attached conditions.

ACTION DATE: 10/21/2015
Vote:
Yes:
No:
Absent:

KKS:MP
10/07/15

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00723-(1)
TENTATIVE PARCEL MAP NO. 071931

PROJECT DESCRIPTION

The project is a subdivision to create three single-family lots on a vacant lot containing 0.76 gross (069 net) acres. Parcels 2 and 3 are proposed to be flag lots. A 20' wide private driveway and fire lane, tapering to 10' wide away from the street, provides access to the rear parcels. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. In the event that Tentative Parcel Map No. 071931 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

PERMIT SPECIFIC CONDITIONS

The approval grants the creation of two single-family lots as depicted on the Tentative Parcel Map dated May 26, 2015.

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report dated June 25, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

18. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated May 26, 2015.

19. All fences and walls are subject to the development standards stipulated in §22.20.105.

20. Each parcel must have 7500 net square feet. If review of the final map reveals one or both parcels contain less than the minimum area set forth by the zoning, an amended map or a revised map plus variance and environmental review of the project will be required.

21. A final map is required for this subdivision. A parcel map waiver is not allowed.

22. As required by section §21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least three trees of non-invasive species within the front yard of parcel 1. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

23. Prior to final map approval, the subdivider shall submit a draft reciprocal ingress and egress easement for the two lots sharing the driveway to Regional Planning for review and approval.

24. Prior to final map approval, the subdivider shall submit a draft maintenance agreement for the shared driveway to Regional Planning for review and approval.

25. Prior to final map approval, provide a copy of the Library Fees receipt.

Attachments:
Subdivision Committee Report (Tentative Parcel Map dated 05-26-15)

KKS:MP
10/07/15

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Flag Lot Supplemental Information

Pursuant to Subdivisions Code Section 21.24.320, the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided:

(Do not provide one word or Yes/No responses. Each answer needs to address the specific circumstances of the project in question. Feel free to attach additional pages if necessary.)

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below.

This property is generally a flat lot. The topographic conditions will have no effects on the flag lot design

B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.

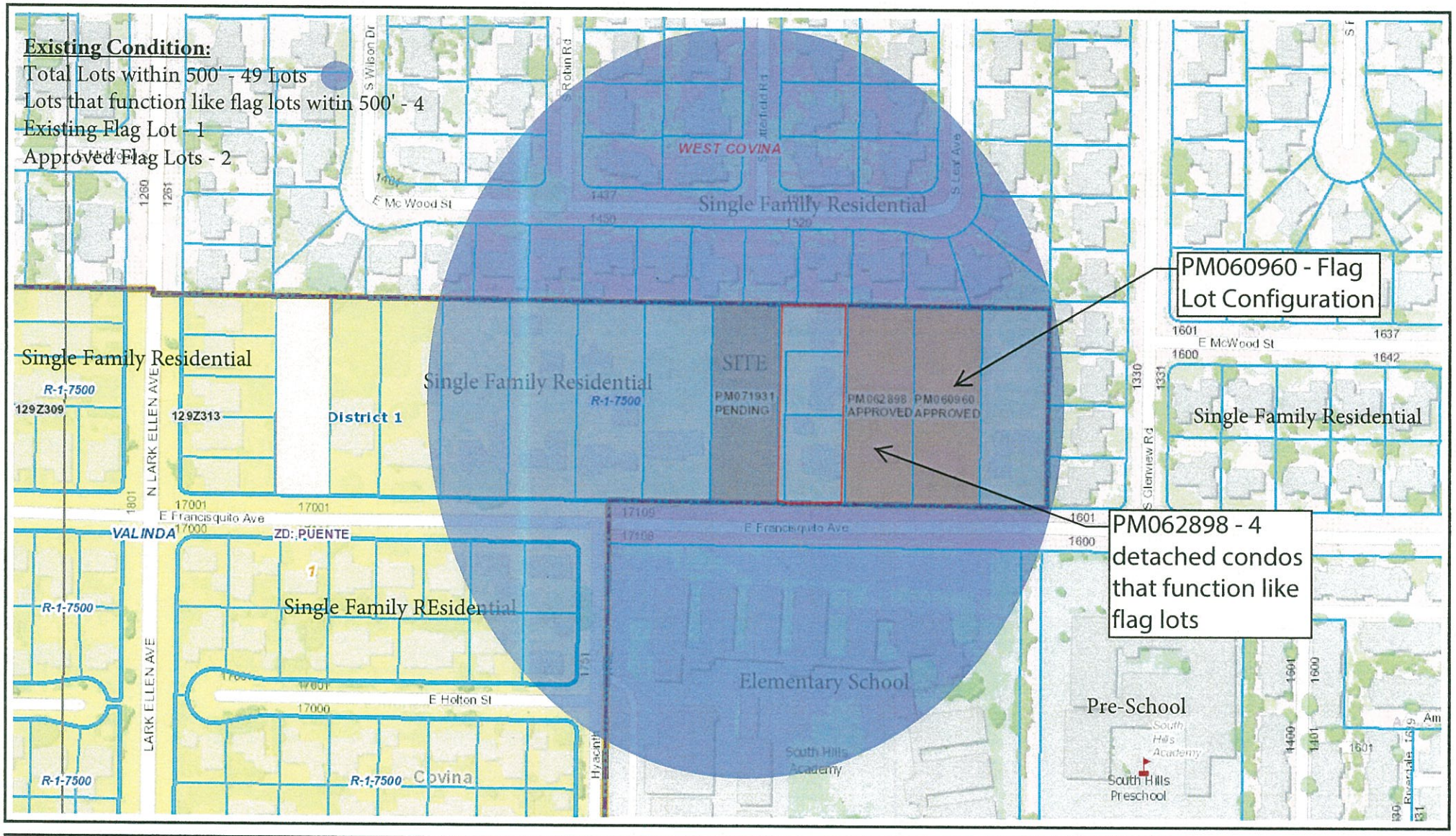
The project will be designed complying with the Los Angeles County subdivision standards relative to setbacks, lot size, lot width, landscaping, LID requirements, etc. The compliance with the standards also ensures the compatibility with the neighboring lots. Similar to adjacent uses, the flag lot layout provides the maximum housing units for the highest and best use of the site consistent with the adjacent densities.

C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.

A deed created flag lot is adjacent to the East. Parcel Map 060960 (Currently 17213 Francisquito Avenue) has been approved for three single-family lots including two flag lots. The flag lot design of this proposed subdivison will therefore, not conflict with the existing petter of the neighborhood development in the immediate area.

D. How many flag lots are in a 500-foot radius and when were these flag lots created? Please answer these questions below, and attach a copy of the radius map with each the flag lots clearly highlighted.

A deed-created flag lot is adjacent to the East. To the West, Parcel Map 060960 (currently 17213 Francisquito Avenue) has been approved for three single-family lots including two flag lots. A copy of the radius map is attached and the existing flag lots are highlighted. As shown on the radius map, the flag lot adjacent to the site was created in 1958 as a part of the E.J. Baldwins Fifth Subdivision.



500' Burden of Proof Map

N

scale: 1" = 250'

0 500

Feet

Printed: Jul 02, 2015

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Marie A. Pavlovic

From: MnJGrant@aol.com
Sent: Tuesday, September 22, 2015 12:43 PM
To: Marie A. Pavlovic
Subject: Public Hearing Vote

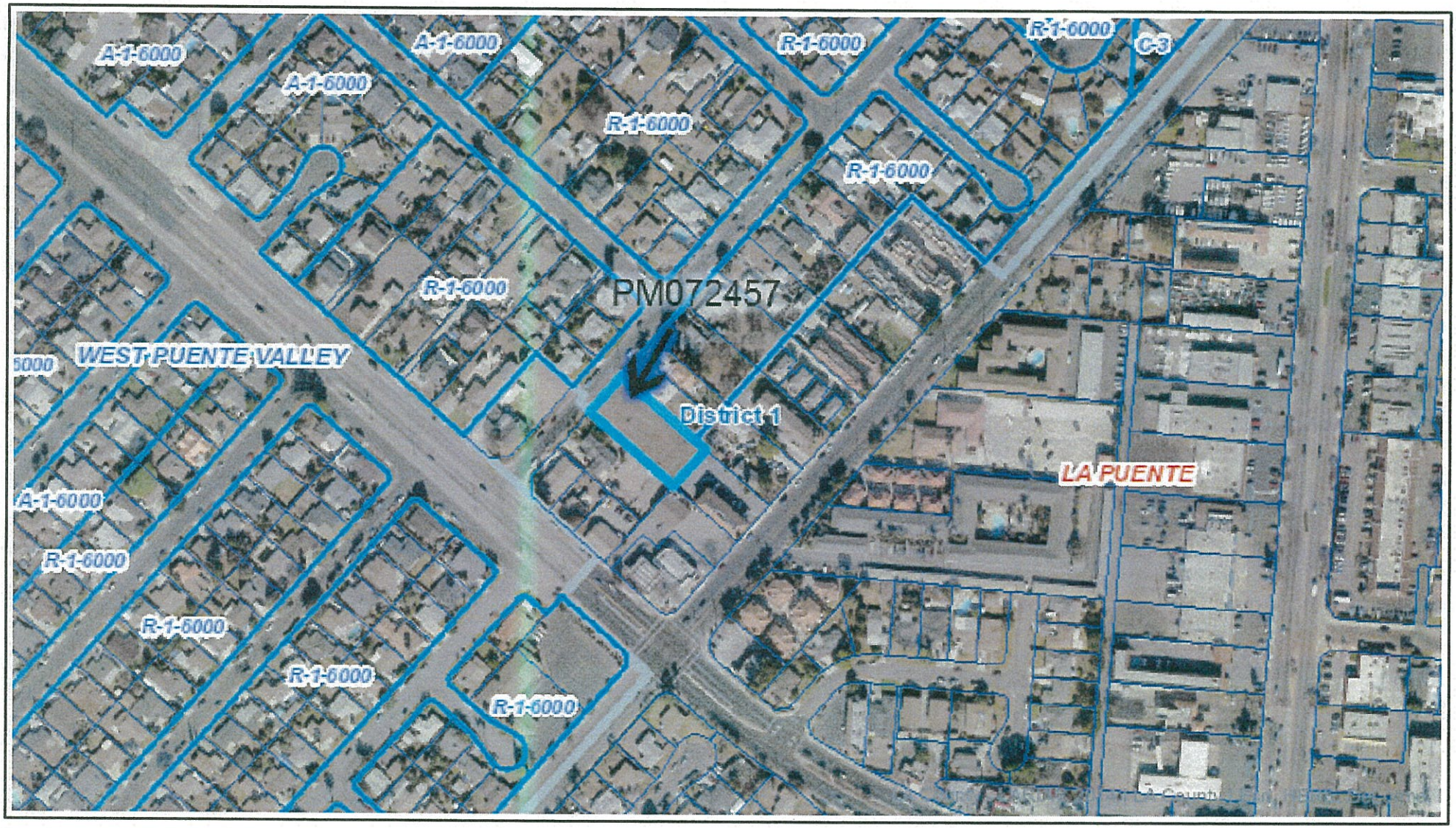
Marie Pavlovic,

I vote YES on Project & Permit(s): Project R2012-00723, Tentative Parcel Map No. 071931

Thank you !!!

John Grant

NOTICE
OF
HEARING



Created in GIS-NET3

Aerial Map

Printed: Oct 07, 2015

N

0 600
Feet

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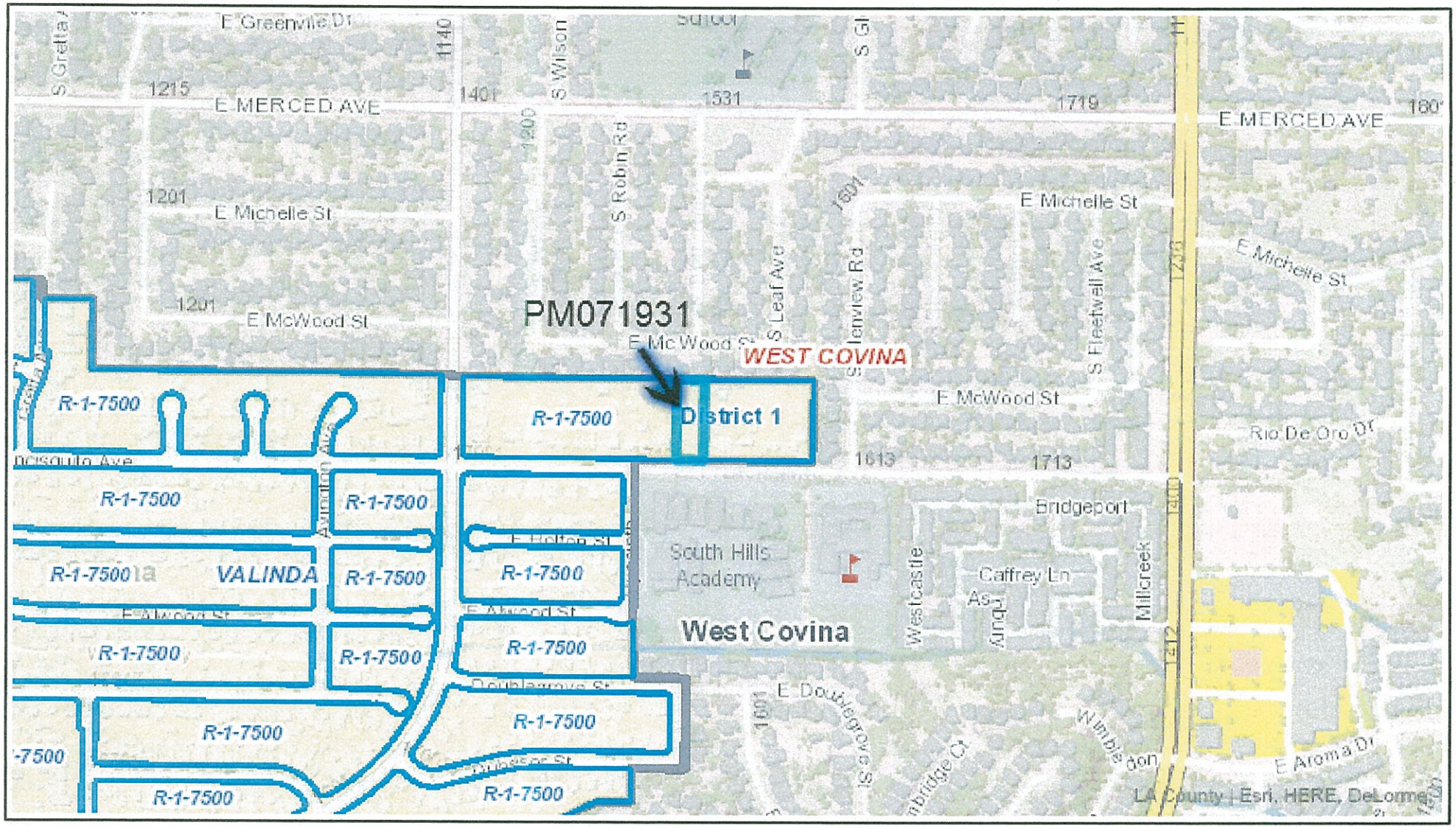

Created in GIS-NET3

GIS Map

Printed: Oct 07, 2015

0 1,000
Feet

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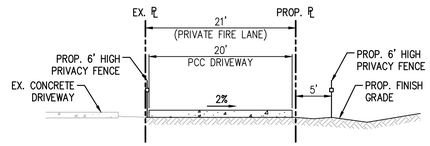
RECEIVED
DEPT OF REGIONAL PLANNING
PM071931 TENTATIVE
DATE: 26 MAY 2015

MINOR LAND DIVISION

TENTATIVE PARCEL MAP NO. 071931

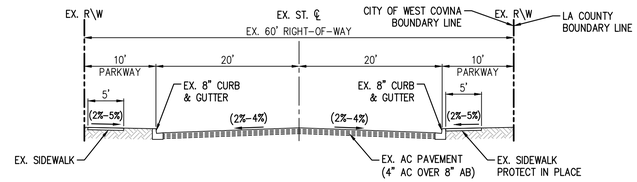
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NOTE: MAINTAIN MINIMUM VERTICAL CLEARANCES PER FIRE DEPT. REQUIREMENTS.

SECTION X-X: PRIVATE FIRE LANE

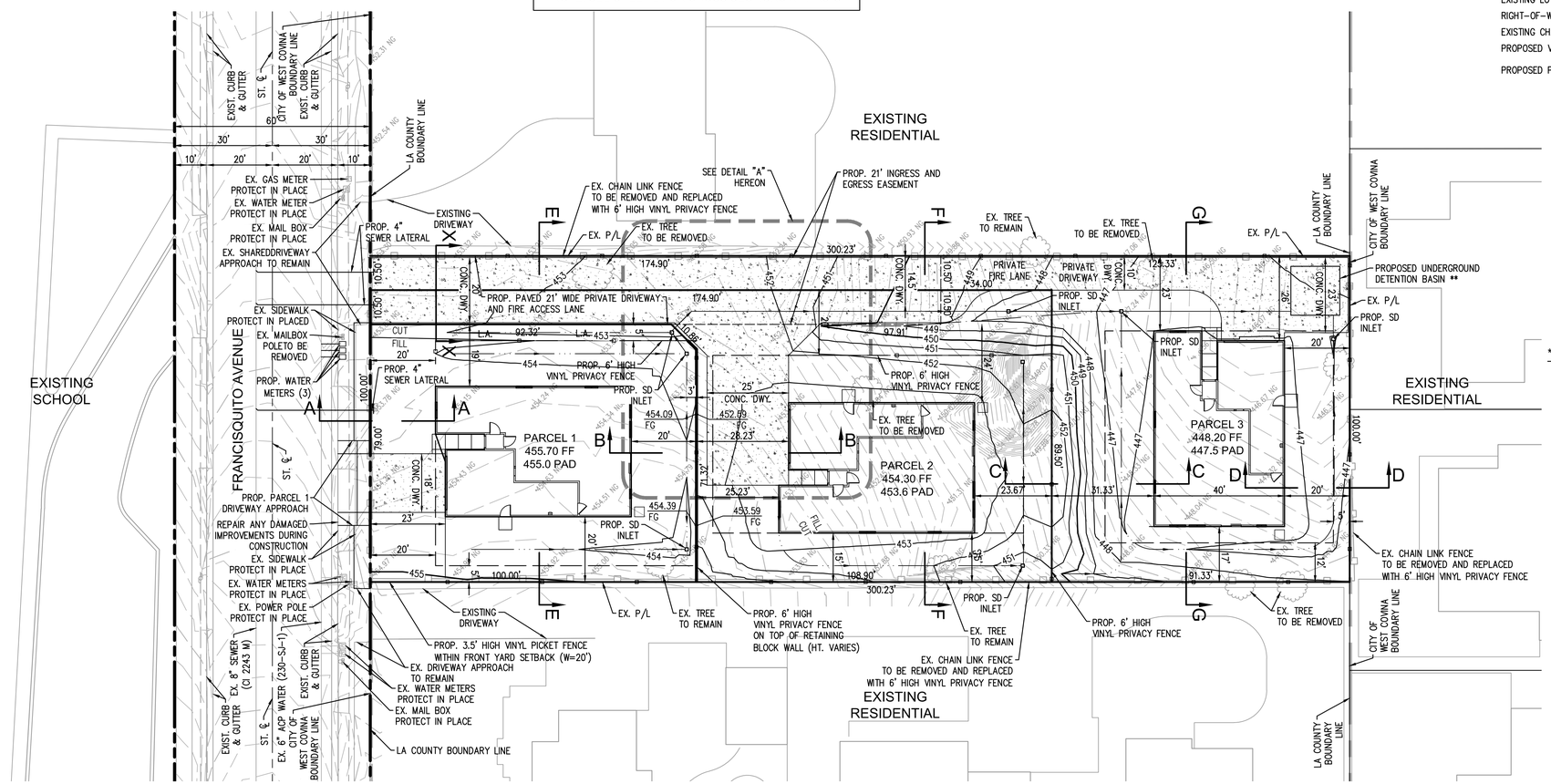
SCALE: 1"=10'

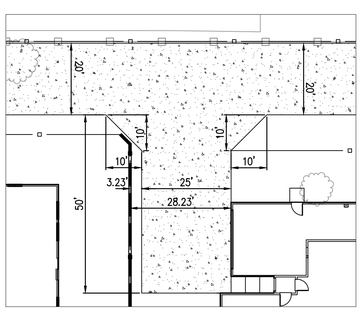


TYPICAL SECTION OF FRANCISQUITO AVENUE

(LOOKING WEST)
SCALE: 1"=10'

NOTE: SEE SHEET 2 FOR CROSS SECTIONS A THRU G



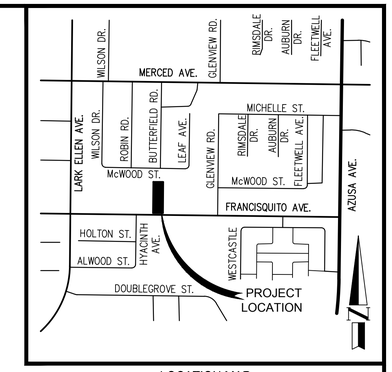


FIRE TURN AROUND DIMENSION
DETAIL "A"
SCALE 1"=20'

LEGEND OF ABBREVIATIONS AND SYMBOLS

AC	ASPHALT CONCRETE
ADJ.	ADJACENT
BLDG	BUILDING
BW	BACK OF WALK
CONC	CONCRETE
DF	DEEPEND FOOTING
DWY	DRIVEWAY
EG	EXISTING GRADE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
FSA	FINISH SURFACE – ASPHALT
FSC	FINISH SURFACE – CONCRETE
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
HP	HIGH POINT
PAD	PAD ELEVATION
PP	POWER POLE
PROP	PROPOSED
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
WV	WATER VALVE

STREET CENTERLINE
PROPOSED LOT LINE
EXISTING LOT LINE
RIGHT-OF-WAY
EXISTING CHAIN LINK FENCE
PROPOSED VINYL FENCE
PROPOSED PAVED AREA



LOCATION MAP

NOT TO SCALE

OWNER:

LANDVEST, LLC
c/o LAND CO DEVELOPMENT INC.
8001 IRVINE CENTER DRIVE, 4TH FLOOR
IRVINE, CA 92618
PHONE: (949) 858-1886

CIVIL ENGINEER:

HALL & FOREMAN, INC.
ATTN: MATT KUNKLE
17782 17TH STREET, SUITE 200
TUSTIN, CA 92780
PHONE: (714) 665-4500 FAX: (714) 665-4501

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S89°20'52"E AS SHOWN FOR THE CENTERLINE OF FRANCISQUITO AVENUE ON TRACT MAP NO. 20682.

LEGAL DESCRIPTION:

APN: 8490-021-009
E J BALDWIN'S FIFTH SUBDIVISION OF A PORTION OF RANCHO LA PUENTE WEST 100 FT EAST 500 FT OF LOT 300

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON

BM= G 5522
EL= (433.57) NAVD88 2005 YEAR LEVELED (BM IS LOCATED 6' EAST OF CATCH BASIN NORTH OF BCR AT NE CORNER OF FRANCISQUITO AVE AND LARK ELLEN AVE.)

AREAS:

	GROSS SQUARE FEET	NET SQUARE FEET
PARCEL 1	10,240 SF	7,870 SF
PARCEL 2	11,141 SF	7,579 SF
PARCEL 3	11,642 SF	7,594 SF
TOTAL	33,023 SF	23,044 SF

GROSS ACREAGE INCLUDES FRONTAGE OF PROPERTY EXTENDED TO CENTERLINE OF STREET.

**DRAINAGE NOTE:

1. EXCESS RUNOFF SHALL BE PUMPED OUT TO STREET.
2. PERMISSION FROM CITY OF WEST COVINA IS REQUIRED IF PUMPING FLOW TO STREET.
3. FINAL LOCATION MAY VARY.
4. UNDERGROUND BASIN TO BE MAINTAIN BY THE OWNER OF PARCEL 3.

GENERAL NOTES

1. DATE OF PREPARATION: JUNE 12, 2014
2. ADDRESS: 17133 FRANCISQUITO AVENUE
3. APN: 8490-021-009
4. PER COUNTY OF LOS ANGELES PLANNING DEPARTMENT, SUBJECT PROPERTY IS ZONED "RESIDENTIAL" (R-1-7500)
5. EXISTING LAND USE: 1 VACANT LOT
6. EXISTING AND PROPOSED LAND USE CATEGORY (1-LOW DENSITY RESIDENTIAL)
7. PROPOSED LAND USE: 3 SINGLE-FAMILY RESIDENCE
8. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
9. PROPOSED DEVELOPMENT OF THREE 2-STORY SINGLE-FAMILY DWELLING UNITS.
10. LOS ANGELES COUNTY SANITATION DISTRICT NO. 15 WILL SERVE THIS DEVELOPMENT.
11. BOUNDARY MONUMENTS SHALL BE SET PRIOR TO FILING FINAL MAP WITH LA COUNTY.
12. THERE ARE "NO EXISTING EASEMENTS ON SITE"
13. THERE ARE NO OAKS AND WALNUT TREES ON-SITE

ESTIMATED EARTHWORK VOLUMES:

RAW CUT:	346 CY
RAW FILL:	449 CY
NET VOLUME:	103 CY (IMPORT)
OVEREXCAVATION:	1,167 CY

20 0 20 40
scale 1"= 20' feet

SUBDIVIDER:

LAND CO DEVELOPMENT INC.
8001 IRVINE CENTER DRIVE, 4TH FLOOR
IRVINE, CA 92618
PHONE: (949) 858-1886

NO.	DESCRIPTION	DATE	BY

REVISONS

REGISTERED PROFESSIONAL ENGINEER JOHN CURT HOGAN No. 026229 Exp. 3/31/16 CIVIL STATE OF CALIFORNIA

Hall & Foreman, Inc.
Engineering • Planning • Surveying
17782 17TH ST, SUITE 200 • TUSTIN, CA 92780-1947 • 714-665-4500
PREPARED UNDER THE SUPERVISION OF:
JOHN C. HOGAN R.C.E. 26229 — DATE: 03/10/2015

COUNTY OF LOS ANGELES

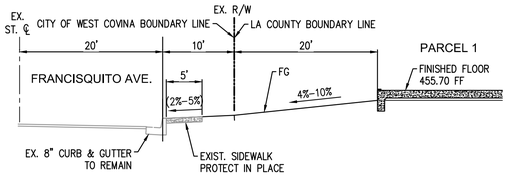
TENTATIVE PARCEL MAP NO. 071931

17133 FRANCISQUITO AVE
WEST COVINA, CALIFORNIA

DRAWN BY: JMA
DESIGNED BY: JMA
CHECKED BY: MK
DATE: 05-04-2015
SCALE: AS NOTED
PROJECT NO.: 130216-0016
SHT NO.: 1 OF 2
APPROVED BY:
COUNTY ENGINEER DATE

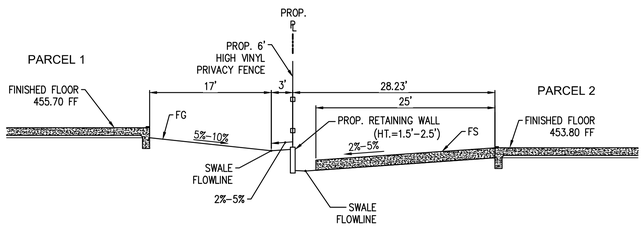
Drawing Name: S:\130216\Mapping\MapSets\Tentative Map\130216-0016 - 17133 Francisquito Ave\01_130216-0016tpm.dwg Tab: Layout 1
Last Opened: May 07, 2015 - 1:37pm By: MKehmal

RECEIVED
DEPT OF REGIONAL PLANNING
PM071931 TENTATIVE
DATE: 26 MAY 2015



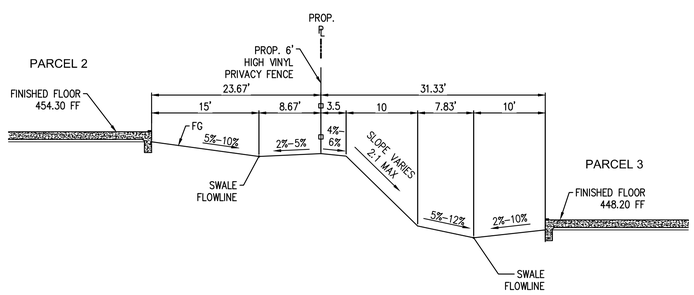
SECTION A-A

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



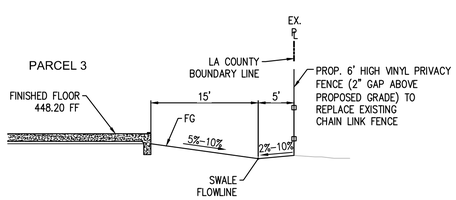
SECTION B-B

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



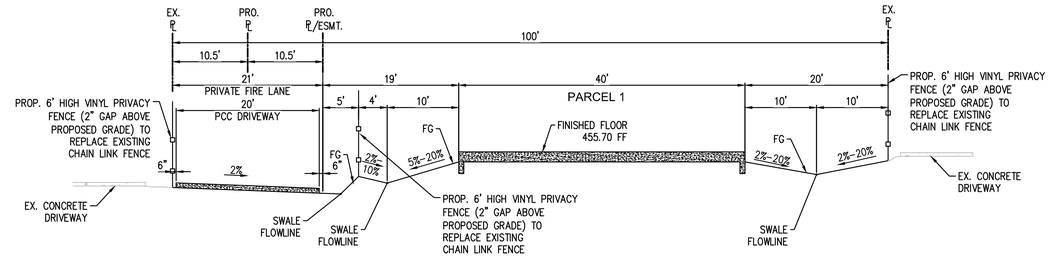
SECTION C-C

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



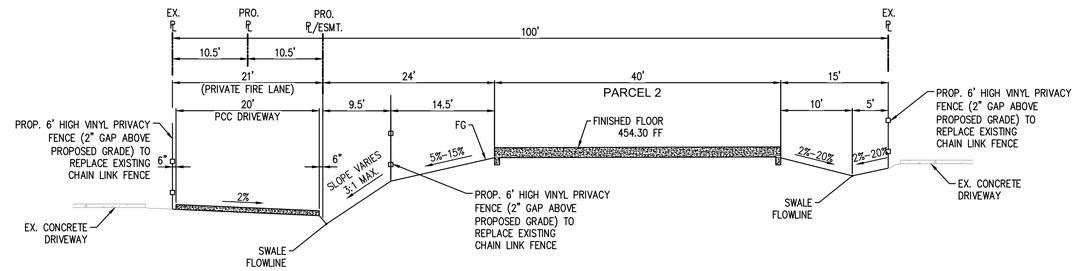
SECTION D-D

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



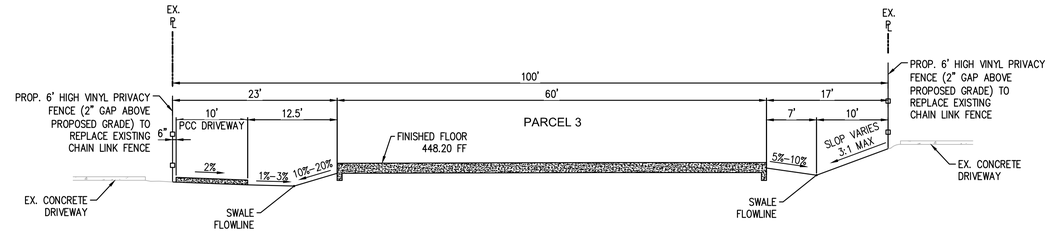
SECTION E-E

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



SECTION F-F

SCALES
HORIZ. 1"=10'
VERT. 1"=5'



SECTION G-G

SCALES
HORIZ. 1"=10'
VERT. 1"=5'

Know what's below. Call 811 before you dig

SUBDIVIDER:

LAND CO DEVELOPMENT INC.
8001 IRVINE CENTER DRIVE, 4TH FLOOR
IRVINE, CA 92618
PHONE: (949) 858-1886

NO.	DESCRIPTION	DATE	BY

REVISONS

REGISTERED PROFESSIONAL ENGINEER JOHN CURT HOGAN No. 026229 Exp. 3/31/16 CIVIL STATE OF CALIFORNIA

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COUNTY OF LOS ANGELES

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WEST COVINA, CALIFORNIA

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COUNTY ENGINEER DATE
SHT NO.: 2 OF 2

Drawing Name: S:\130216\Mapping\MapSets\Tentative Map\130216-0016 - 17133 Francisquito Ave\02_130216-0016tpm.dwg Tab: Layout 1
Last Opened: May 07, 2015 - 1:36pm by: MKeshmiri