



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 6, 2015

TO: Librarian  
La Puente Library  
15920 E. Central Avenue  
La Puente, CA 91744

FROM: Marie Pavlovic  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**SUBJECT: PROJECT NO. R2014-00748 / TENTATIVE PARCEL MAP NO. PM072457**

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on September 30, 2015.

Please have the materials listed below available to the public through October 15, 2015.

If you have any questions regarding this matter, please contact **Marie Pavlovic** of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Tentative Parcel Map

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

## NOTICE OF PUBLIC HEARING

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

**Hearing Date and Time:** September 30, 2015 at 9:00 a.m.

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

**Project & Permit(s):** Project No. R2014-00748, Tentative Parcel Map No. 072457

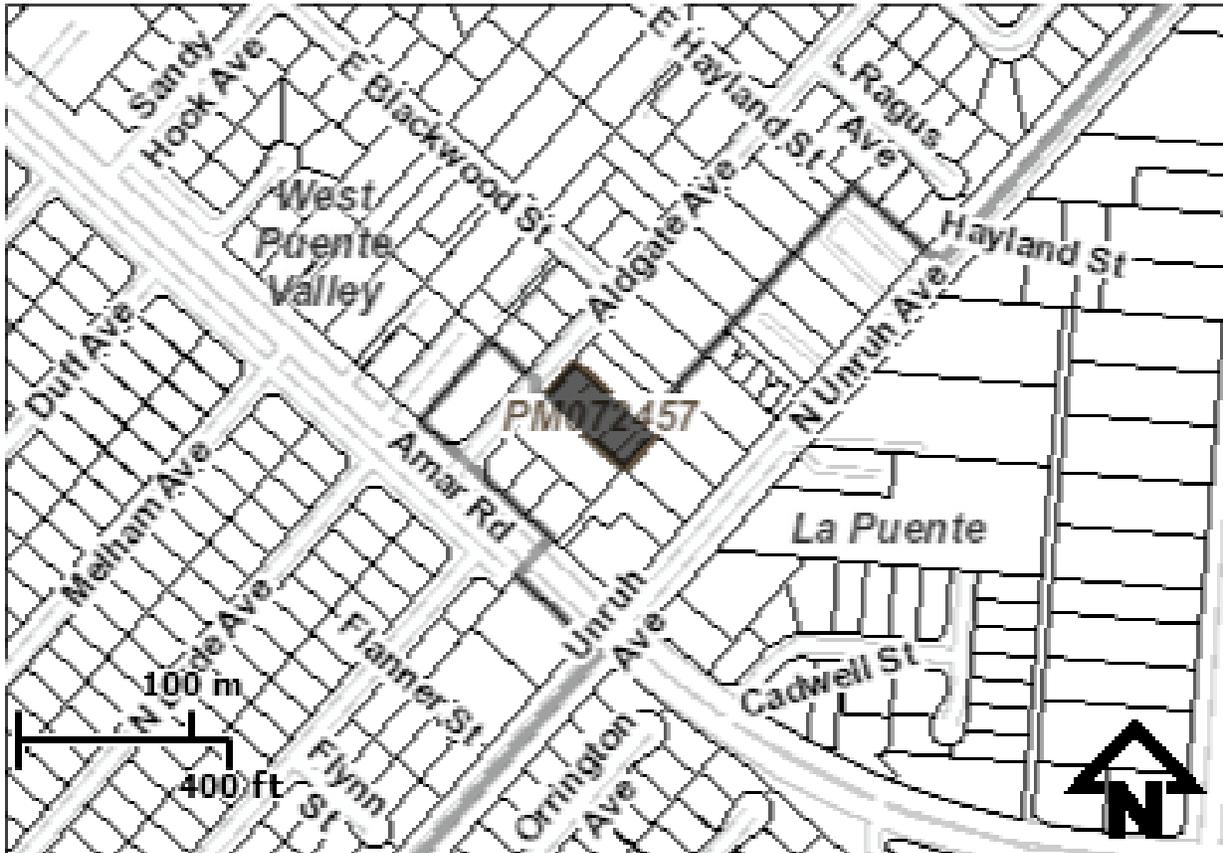
**Project Location:** 922 Aldgate Avenue in La Puente

**CEQA Categorical Exemption:** Class 15

**Project Description:** A tentative parcel map to create two single-family lots pursuant to Los Angeles County Code section 21.48.010, one of which is a flag lot. The existing single-family residence will remain.

For more information regarding this application, contact **Marie Pavlovic**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6433, Fax: (213) 626-0434, E-mail: mpavlovic@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at the La Puente Library, 15920 E. Central Avenue/La Puente, CA 91746. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6433.**





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

**PROJECT NUMBER**

R2014-00748

**HEARING DATE**

09/30/15

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. PM072457

# PROJECT SUMMARY

**OWNER / APPLICANT**

VS Ventures, LLC

**MAP/EXHIBIT DATE**

05/26/15

**PROJECT OVERVIEW**

A subdivision request to create two single-family lots, one of which is a flag lot. Parcel 1 is proposed to have 6,749 net square feet and parcel 2 is proposed to have 8,882 net square feet. The existing house will remain.

**LOCATION**

922 Aldgate Avenue

**ACCESS**

Aldgate Avenue

**ASSESSORS PARCEL NUMBER(S)**

8472-033-006

**SITE AREA**

0.40 net/0.46 gross acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

1 – (Low Density: 1-6 du/ac)

**ZONE**

R-1-6000 (Single-Family Residence - 6000 square foot minimum lot size)

**PROPOSED UNITS**

2

**MAX DENSITY/UNITS**

2

**COMMUNITY STANDARDS DISTRICT**

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 (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:**

Marie Pavlovic

**PHONE NUMBER:**

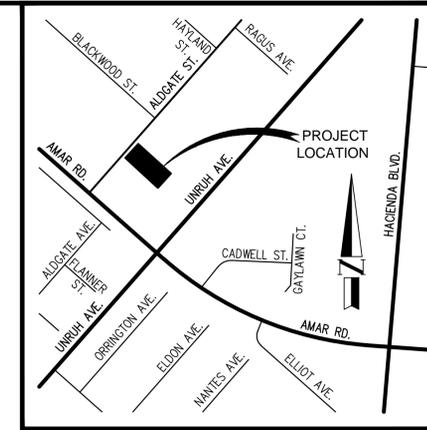
(213) 974 - 6433

**E-MAIL ADDRESS:**

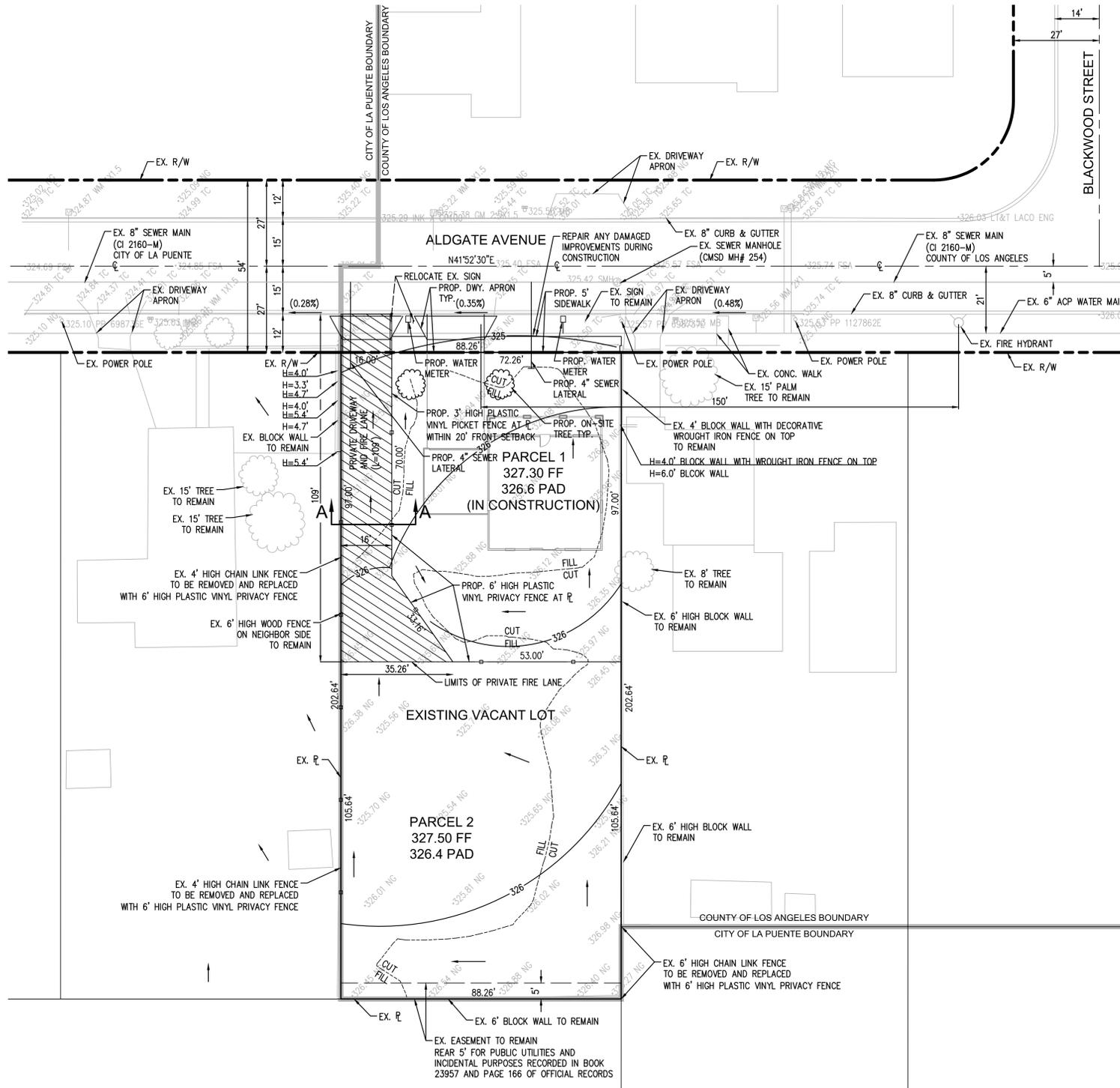
mpavlovic@planning.lacounty.gov

# MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 072457

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



VICINITY MAP  
NOT TO SCALE



ESTIMATED EARTHWORK VOLUMES:

RAW CUT:	600 CY
RAW FILL:	600 CY
NET IMPORT/EXPORT:	0 CY

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
GF	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



OWNER:  
VS VENTURES, 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  
N41°52'30"E FOR CENTERLINE OF ALD GATE AVENUE ON THE  
MAP OF TRACT NO. 13820.

LEGAL DESCRIPTION:  
APN: 8472-033-006  
LOT 32 OF TRACT NO. 13820

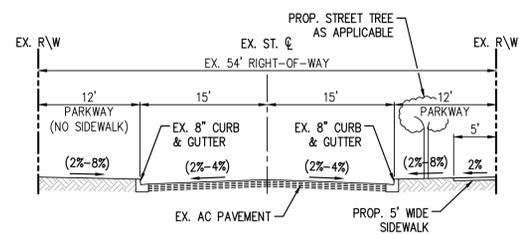
BENCHMARK:  
ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON  
BM= G 3001 (38-174 1963 RE 5869)  
EL= (336.34) NAVD88 - BASELINE 2005 YEAR LEVELED (BM IS  
SET IN SOUTH END OF CATCH BASIN 56' NORTH OF BCR AT NE  
CORNER OF HACIENDA BLVD AND FAIRGROVE AVE)

AREAS:

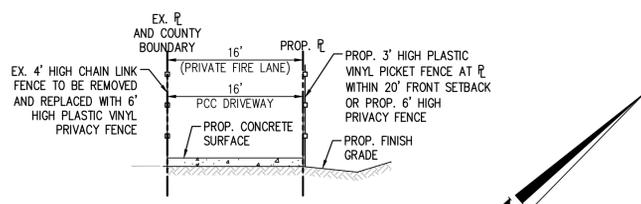
PARCEL	GROSS SQUARE FEET	NET SQUARE FEET
PARCEL 1	8,700 SF	6,749 SF
PARCEL 2	11,568 SF	8,882 SF
TOTAL	20,268 SF	15,631 SF

GROSS AREA INCLUDES FRONTAGE OF PROPERTY EXTENDED TO CENTERLINE OF STREET.  
NET AREA IS GROSS AREA MINUS EASEMENTS AND ACCESS WAY OF THE FLAG LOT. (INCLUDES  
STREET FRONTAGE R/W)

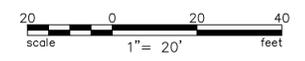
- GENERAL NOTES
- DATE OF PREPARATION: NOVEMBER XX, 2014
  - ADDRESS: 922 ALD GATE AVENUE
  - APN: 8472-033-006
  - PER COUNTY OF LOS ANGELES PLANNING DEPARTMENT, SUBJECT PROPERTY IS ZONED "RESIDENTIAL" (R-1-6000)
  - EXISTING LAND USE: VACANT (1-LOW DENSITY RESIDENTIAL)
  - PROPOSED LAND USE: SINGLE-FAMILY RESIDENCES (1-LOW DENSITY RESIDENTIAL)
  - SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
  - PROPOSED DEVELOPMENT OF TWO 2-STORY SINGLE FAMILY DWELLING UNITS.
  - 5' EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 23957 AND PAGE 166 OF OFFICIAL RECORDS TO REMAIN, PER INSTRUMENT # 9
  - SEWER LATERAL CONNECTIONS ARE ON CITY OF LA PUENTE MAINLINE. APPROVAL FROM CITY OF LA PUENTE IS REQUIRED.
  - HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE DRAINAGE DEVICES.
  - PARCEL 2 FIRE LANE EXTENDS 50 FEET IN FROM CURB LINE.
  - PLOT PLAN PERMIT # RPP201301166.



TYPICAL SECTION OF ALD GATE AVENUE  
LOOKING NORTH  
SCALE: 1"=10'



SECTION A-A: PRIVATE DRIVEWAY AND FIRE LANE  
SCALE: 1"=10'



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

NO.	DESCRIPTION	DATE	BY



**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

DRAWN BY: JMA  
DESIGNED BY: JMA  
CHECKED BY: MK

COUNTY OF LOS ANGELES  
TENTATIVE PARCEL MAP NO. 072457  
922 ALD GATE AVENUE  
LA PUENTE, CALIFORNIA  
APPROVED BY: COUNTY ENGINEER DATE: 03-10-2015  
SCALE: AS NOTED  
PROJECT NO.: 130216-0014  
SHEET NO.: 1 OF 1