

# Regional Planning Commission Transmittal Checklist

Hearing Date  
10/21/2015  
Agenda Item No.  
8

Project Number: R2014-00748-(1)  
Case(s): Tentative Parcel Map No. PM072457  
Planner: Marie Pavlovic

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

Reviewed By: \_\_\_\_\_

*John K. Adley* 10/08/15





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

**PROJECT NUMBER**

R2014-00748

**HEARING DATE**

10/21/15

**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

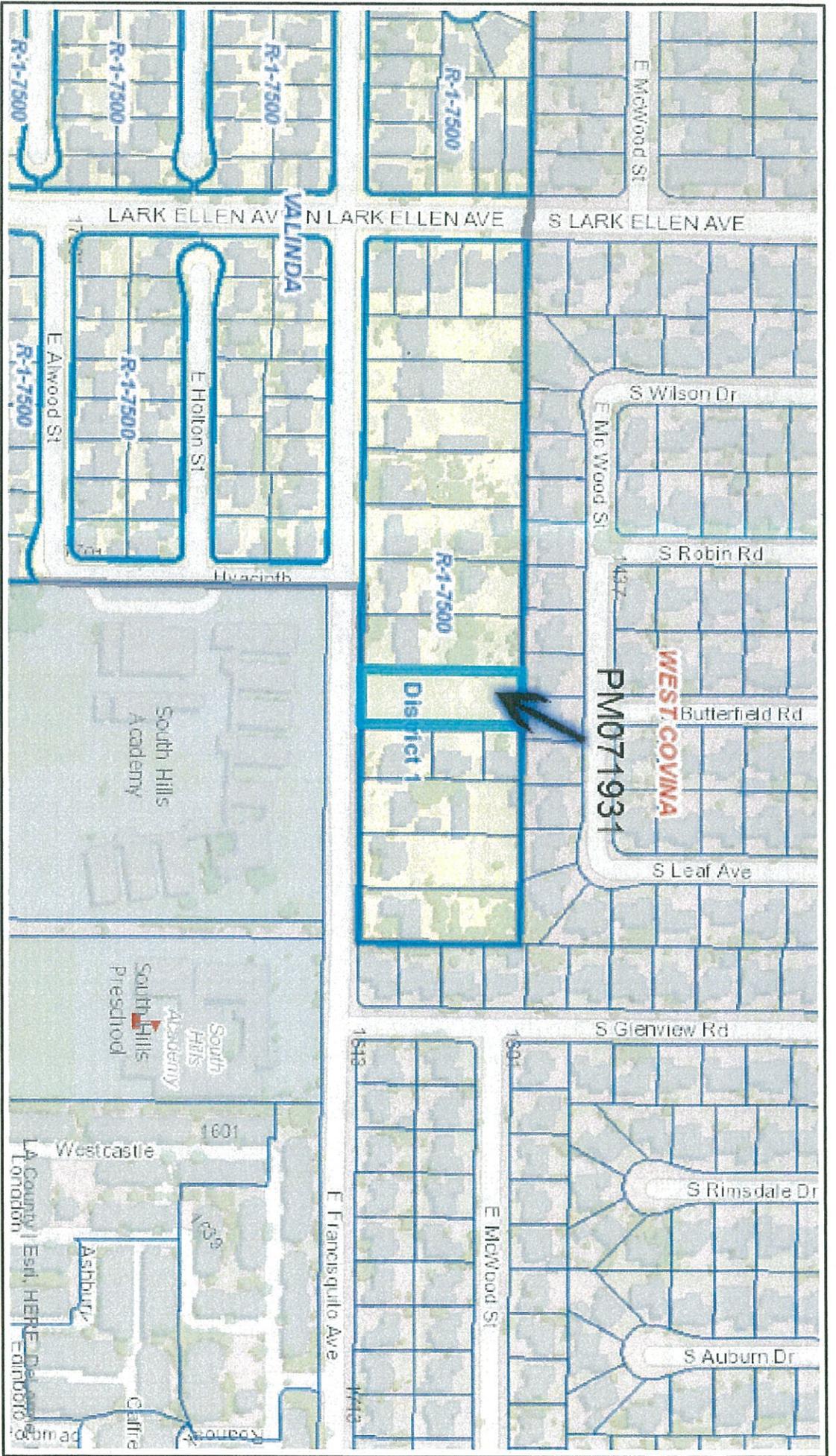
**PHONE NUMBER:**

(213) 974 - 6433

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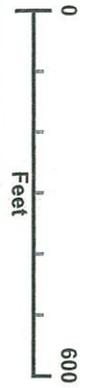




Created in GIS-NET3

# Property Location Map

Printed: Oct 07, 2015



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**ENTITLEMENTS REQUESTED**

- Tentative parcel map to create two (2) single-family fee lots on 0.46 gross (0.40 net) acres, pursuant to County Code Section 21.48.010.

**PROJECT DESCRIPTION**

The applicant requests to create two (2) single-family fee lots, one of which is a flag lot, on 0.46 gross (0.40 net) acres. Parcel 1 is proposed to contain 6,749 net square feet and Parcel 2 is proposed to contain 8,882 net square feet. The tentative map, dated May 26, 2014, shows a building pad for a single-family residence on Parcel 1. Construction of the dwelling unit was finalized on May 13, 2015. Aldgate Avenue provides access to the site. The project is located within the community of West Puente Valley.

**MAP DESCRIPTION** The tentative parcel map dated 05/26/15 depicts two single-family lots, one of which is a flag lot. Parcel 1 is proposed to contain 6,749 net square feet and Parcel 2 is proposed to contain 8,882 net square feet. A 16' wide private driveway and fire lane parallels the south-westerly lot line and provides access to the bulk of Parcel 2 which is situated behind Parcel 1. The project site is developed with one single-family residence located within proposed Parcel 1. The house, built in May 2015, and the existing 3' high white picket fence enclosing the front yard and the 6' tall white vinyl fence enclosing the rear yard are to remain. A total of 1200 cubic yards of grading is proposed to be balanced on-site.

**EXISTING ZONING**

The subject property is zoned R-1-6000 (Single-Family Residence – 6,000 square foot minimum lot area). The property will remain R-1-6000 zoning under the General Plan Update.

Surrounding properties are zoned as follows:

- North: R-1-6000 (Single-Family Residence – 6,000 square feet minimum lot area)
- South: R-1-6000 & City of La Puente
- East: City of La Puente
- West: R-1-6000

**EXISTING LAND USES**

The subject property is developed with a single-family residence.

Surrounding properties are developed as follows:

- North: single-family residences
- South: single-family residences, medical clinic, offices, gas station, condominiums, church
- East: condominiums, apartments, single-family residences, religious facility
- West: single-family residences

### PREVIOUS CASES/ZONING HISTORY

The project site was previously zoned R-1-10,000 and was later rezoned to R-1-6000 in 1950. A plot plan (No. 201301166) was approved to build a single-family residence on April 22, 2014 and the building permit authorizing construction of a two-story single-family residence with attached garage was finalized on May 13, 2015.

### 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 contain slopes of 20% or greater.

### STAFF EVALUATION

#### General Plan/Community Plan Consistency

The project site is located within the Low-density (1-6 dwelling units/acre) land use category of the Countywide General Plan. This designation is intended for the development of single-family residences. The proposed creation of two 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 are 3 flag lots located within 500 feet of the project site, as well as one lot that functions like a flag lot as one residence sits behind another and is served by a long driveway that connects to the street.

#### 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 are 3 flag lots within 500 feet of the project site, and one lot that functions like a flag lot in that one residence sits behind another and is served by a long driveway that connects to the street. There is also 1 flag lot established just outside of the 500' radial boundary.

The project site is located in the R-1-6000 Zone. Single-family residences are permitted by right within this zone and each proposed parcel contains more than 6,000 net square feet.

#### Site Visit

A site visit was conducted on August 5, 2015. The inspection revealed a parcel improved with a two-story single-family residence with attached garage. It was unclear whether the house was occupied.

#### 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 two 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 shape of the parcel, narrow (88.26 feet) and deep (202.64 feet), the only way to produce two simple fee lots is through a flag lot configuration. Due to the width (88.26 feet) of the project site, two conforming side-by-side lots cannot be accommodated since they would result in parcels measuring less than 50 feet wide. Within 500 feet of the project site lie three flag lots located to the North and West, along Amar Road, Blackwood Street, and Hayland Street. It should be pointed out that there is also a land-locked parcel with an adjoining access parcel; although, not technically a flag lot since there are two parcels, it resembles and functions like a flag lot.

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 received one email in favor of the project and a two telephone calls inquiring about general project information.

**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 R2014-00748, Tentative Parcel Map Number 072457 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 072457, 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:

**PROJECT NO. R2014-00748**  
**TENTATIVE PARCEL MAP NO. PM072457**

**STAFF ANALYSIS**  
**PAGE 5 OF 5**

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. R2014-00748-(1)  
TENTATIVE PARCEL MAP NO. 072457**

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. R2014-00748, consisting of Tentative Parcel Map No. PM072457 ("TPM").
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Tentative Parcel Map ("TPM") to create two single-family lots, one of which is a flag lot, on 0.46 gross (0.40 net) acres, pursuant to County Code Section 21.48.010.
3. **LOCATION.** The project site is located at 922 Aldgate Avenue in the community of La Puente.
4. **PROJECT DESCRIPTION.** The applicant requests to create two (2) single-family fee lots, one of which is a flag lot, on 0.46 gross (0.40 net) acres. Parcel 1 is proposed to contain 6,749 net square feet and Parcel 2 is proposed to contain 8,882 net square feet. The tentative map, dated May 26, 2014, shows a building pad for a single-family residence on Parcel 1. Construction of the dwelling unit was finalized on May 13, 2015. Aldgate Avenue provides access to the site. The project is located within the community of West Puente Valley.
5. **TOPOGRAPHY.** The Project Site is 0.46 gross acres (0.40 net acres) in size, rectangular in shape, and essentially flat.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned R-1-6000 (Single-family Residence – 6000 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: R-1-6000 (Single-Family Residence – 6000 square foot minimum lot size)  
South: R-1-6000 & City of La Puente  
East: City of La Puente  
West: R-1-6000
9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:  
  
North: single-family residences

South: single-family residences, medical clinic, offices, gas station,  
condominiums, church  
East: condominiums, apartments, single-family residences, religious facility  
West: single-family residences

10. **PREVIOUS CASES/ZONING HISTORY.** The property was originally zoned R-1-10,000 and later rezoned to R-1-6000 in 1950. A plot plan (No. 201301166) was approved to build a single-family residence on April 22, 2014 and the building permit authorizing construction of a two-story single-family residence with attached garage was finalized on May 13, 2015.
11. **SITE PLAN DESCRIPTION.** The tentative parcel map dated May 26, 2015 depicts two single-family lots, one of which is a flag lot configuration. An access strip along the south-westerly lot line provides access to parcel 2 which is situated behind lot 1. A single-family house was built on Parcel 1 in May 2015 and is proposed to remain. Both the existing 3' tall white picket fence enclosing the front yard and the 6' tall wall enclosing the rear yard are proposed to remain. A total of 1200 cubic yards of grading is proposed to take place on proposed Parcel 2 to achieve on-site drainage toward the street. Grading is proposed to be balanced on-site.
12. **SITE ACCESS.** Aldgate Avenue provides access to the subject site and a private driveway and fire lane provides access to Parcel 2, which is situated behind Parcel 1.
13. **PARKING.** Proposed Parcel 1 provides two covered parking spaces in the attached garage and two uncovered parking spaces on the connected driveway. Proposed Parcel 2 is vacant. Parking conformance for this parcel would be reviewed when a development proposal is submitted for review.
14. **INTERNAL CIRCULATION.** A private driveway and fire lane, paralleling the south-westerly lot line, provides access to parcel 2.
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 received one email in favor of the project and a two telephone calls inquiring about general project information.
19. **HEARING PROCEEDINGS.**
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 two dwelling units. The applicant is proposing two 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-1-6000 (Single-Family Residence – 6,000 square feet minimum lot area). The project site is 0.40 net square feet and the proposed lot sizes are greater than 6000 net square feet. Parcel 1 is proposed to contain 6,749 net square feet and Parcel 2 is proposed to contain 8,882 net square feet. Thus, the proposed two 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 111 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. 072457, 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. R2014-00748-(1)  
TENTATIVE PARCEL MAP NO. 072457**

**PROJECT DESCRIPTION**

The project is a subdivision to create two single-family lots on 0.46 gross (0.40 net) acres. Parcel 1 contains a two-story single-family residence with attached garage and Parcel 2 is a flag lot with a 16' wide private driveway and fire lane. 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. 072457 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.

#### **TENTATIVE PARCEL MAP 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. A final map is required for this subdivision. A parcel map waiver is not allowed.
20. 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.
21. 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



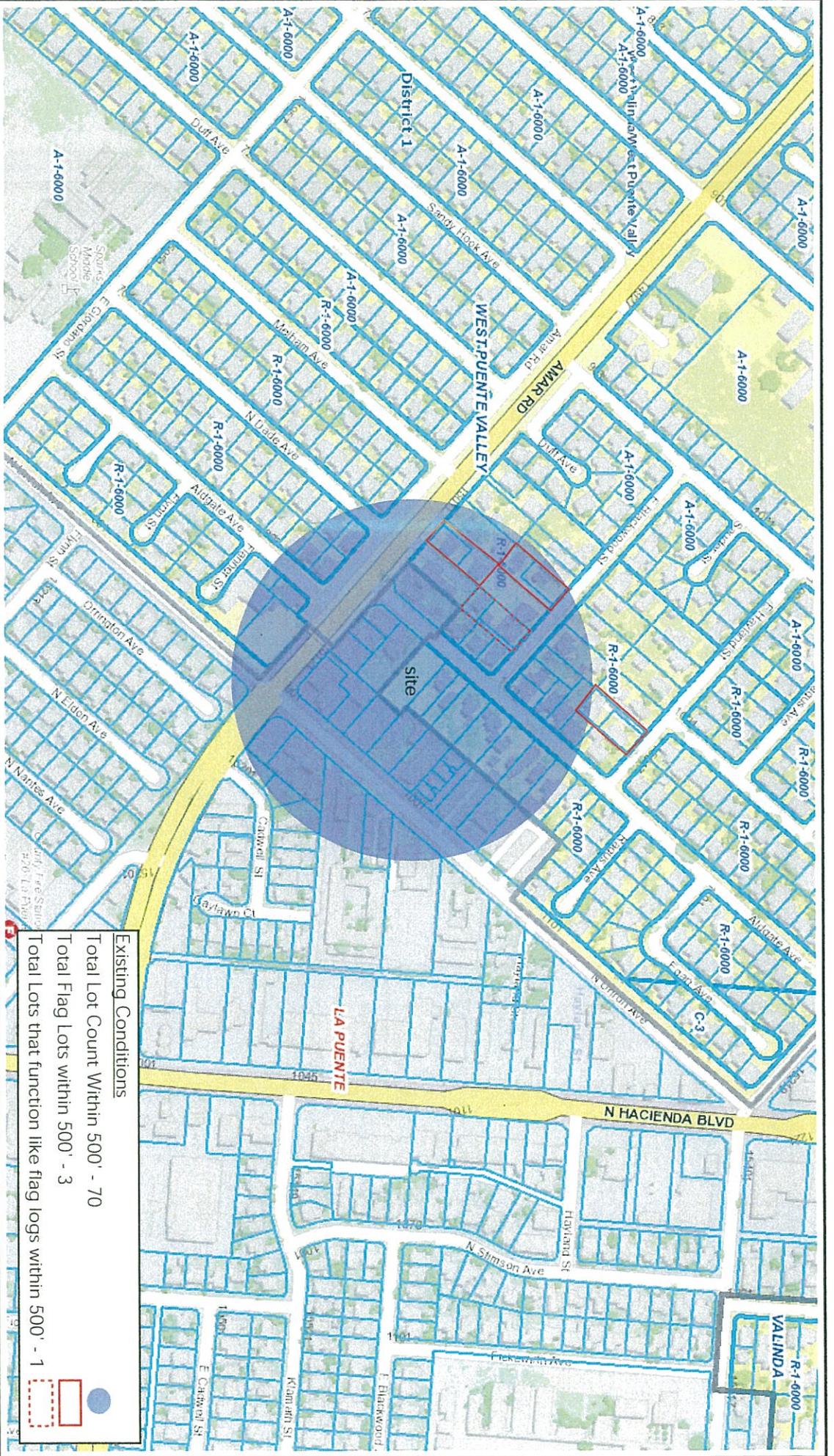
## Flag Lot Supplemental Information

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
Adjacent properties are also flat in nature and do not possess topographic nature.
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 20,000 SF lot is 88' x 202'
hence necessitating the flag lot design for the two proposed units. Typical house dimension is 40' wide
without a side garage making two side by side lots not possible with the required side yard setbacks.
The flag lot configuration is the only possible configuration for two lots on the subject property.
C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.
3 flag lots located to the North and West of the subject site exhibit flag lot configuration
with minimum 6000 SF lots. The 3 flag lots were mapped in 1992, 1955, and 1939 and are
located on Amar Road and Blackwood Road in the A1-6000 zone. 1 additional
lot located on Blackwood Street, denoted with dotted border, functions like flag lots but are two
adjacent lots in a front and rear configuration. The flag lot configuration as proposed in this application will
therefore, not be in conflict with the existing pattern of the neighborhood 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.
3 flag lots are visible and high lighted on the 500' map exhibit provided. Date the flag lots were
created are 1939, 1955, and 1992 from oldest to newest. A copy of the radius map with the
3 flag lots and 1 additional lots functioning as flag lots are attached.





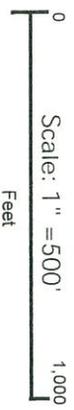
Existing Conditions

- Total Lot Count Within 500' - 70
- Total Flag Lots within 500' - 3
- Total Lots that function like flag logs within 500' - 1

# Flag Lot Burden of Proof Map

## 500' Land Use Map

Printed: Jun 29, 2015



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**Marie A. Pavlovic**

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**From:** MnJGrant@aol.com  
**Sent:** Tuesday, September 22, 2015 12:34 PM  
**To:** Marie A. Pavlovic  
**Subject:** Public Hearing Vote

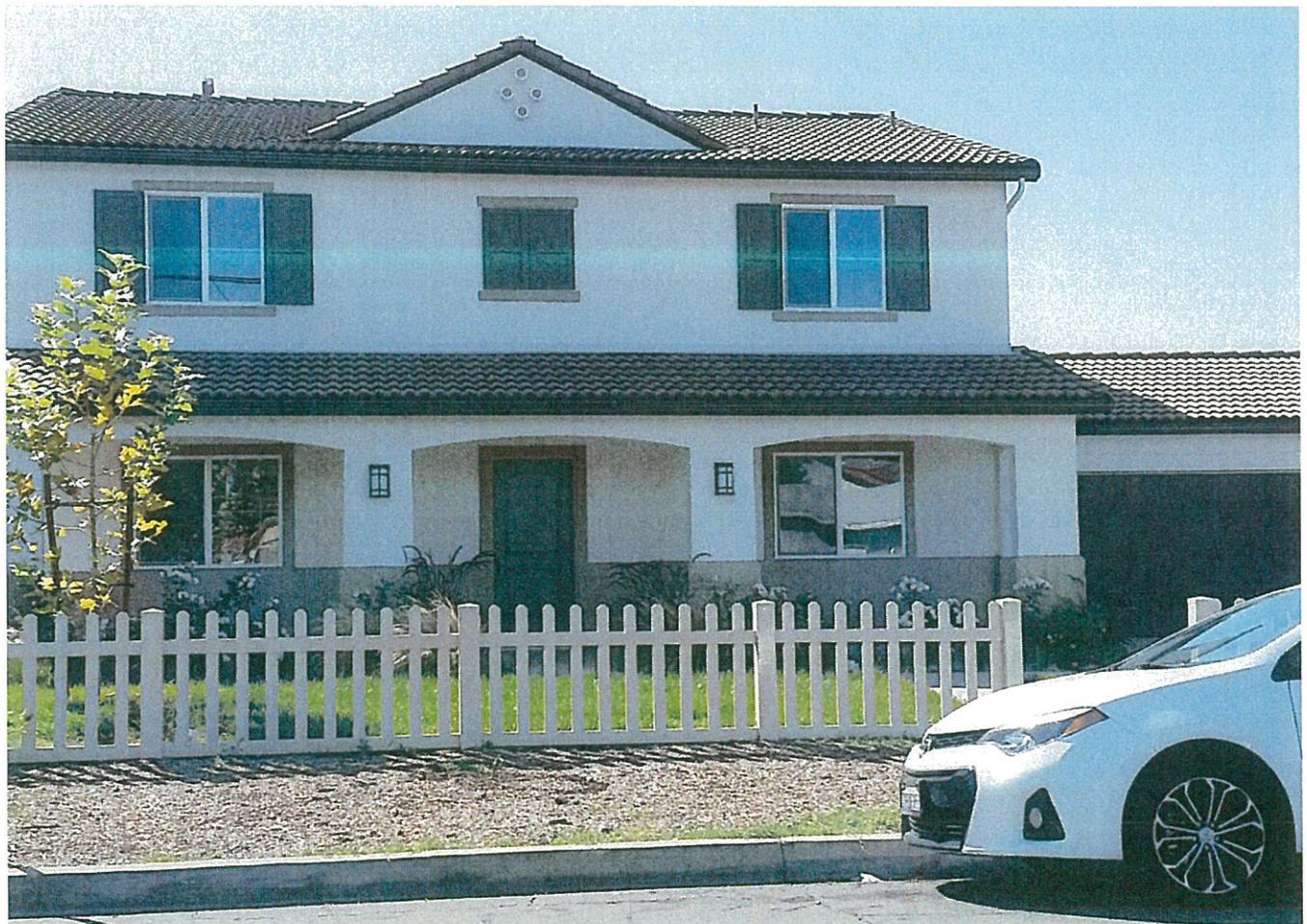
Marie Pavlovic,

I vote YES on Project & Permit(s): Project No. R2014-00748, Tentative Parcel Nap No. 072457.

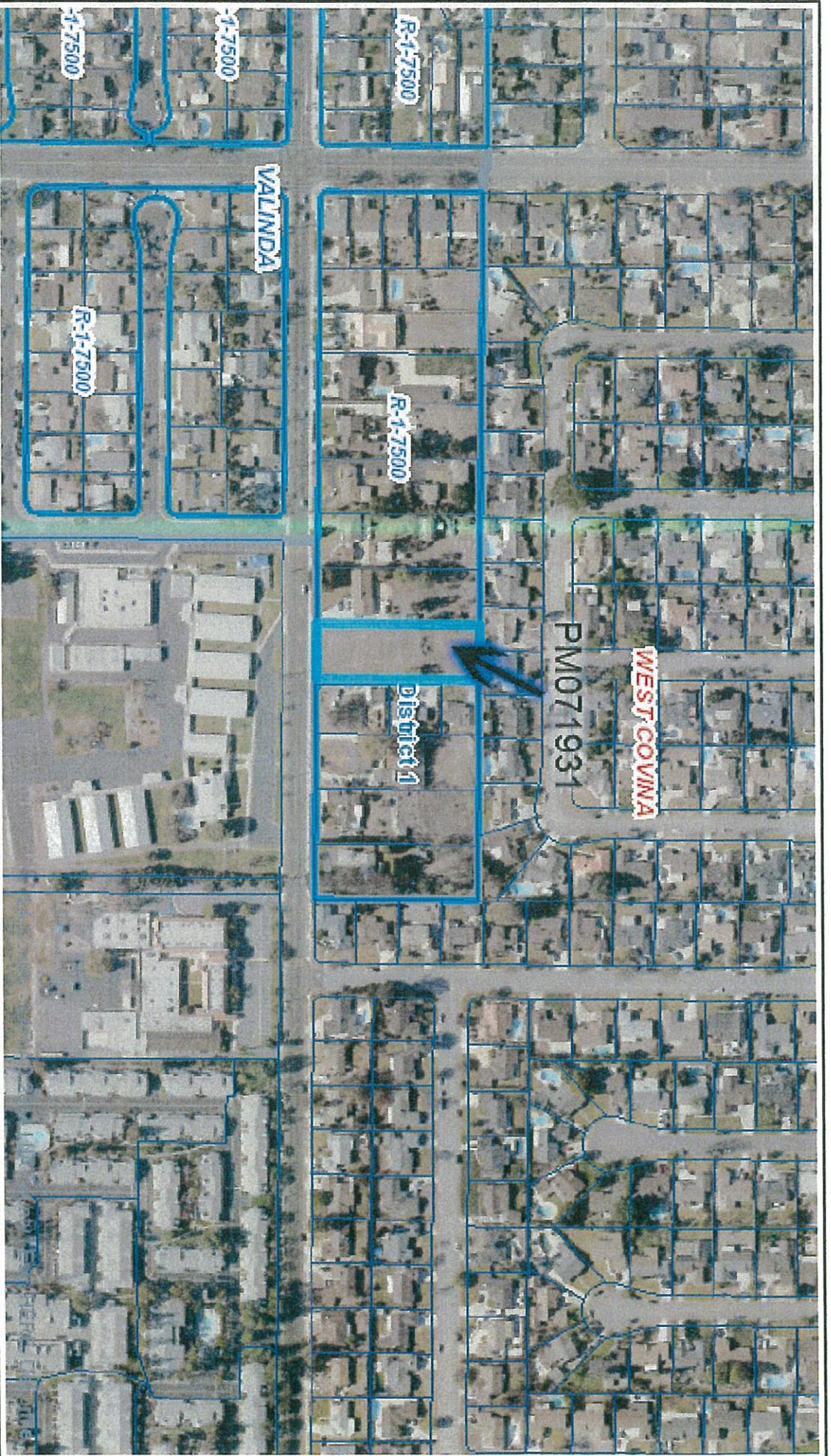
Thank you !!!

John Grant









Created in GIS-NET3

# Aerial Map

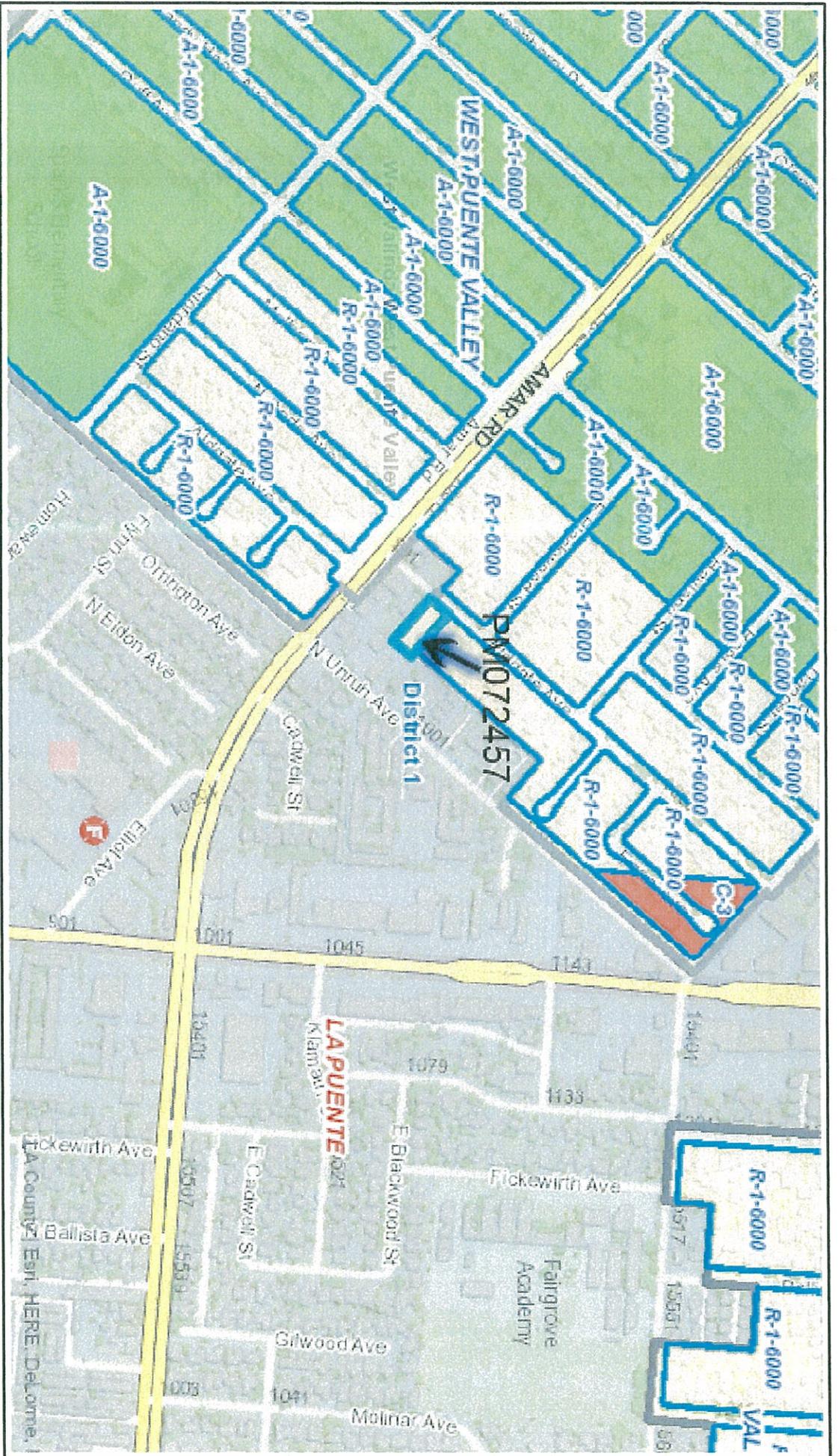
Printed: Oct 07, 2015



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Created in GIS-NET3

# GIS Map

Printed: Oct 07, 2015



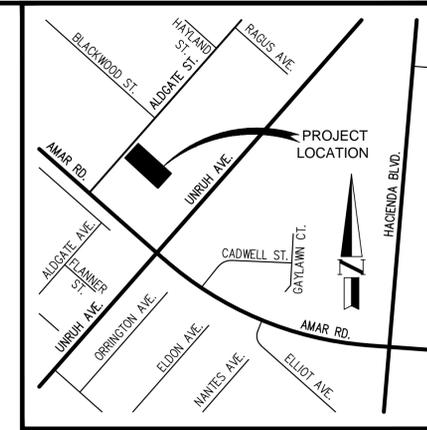
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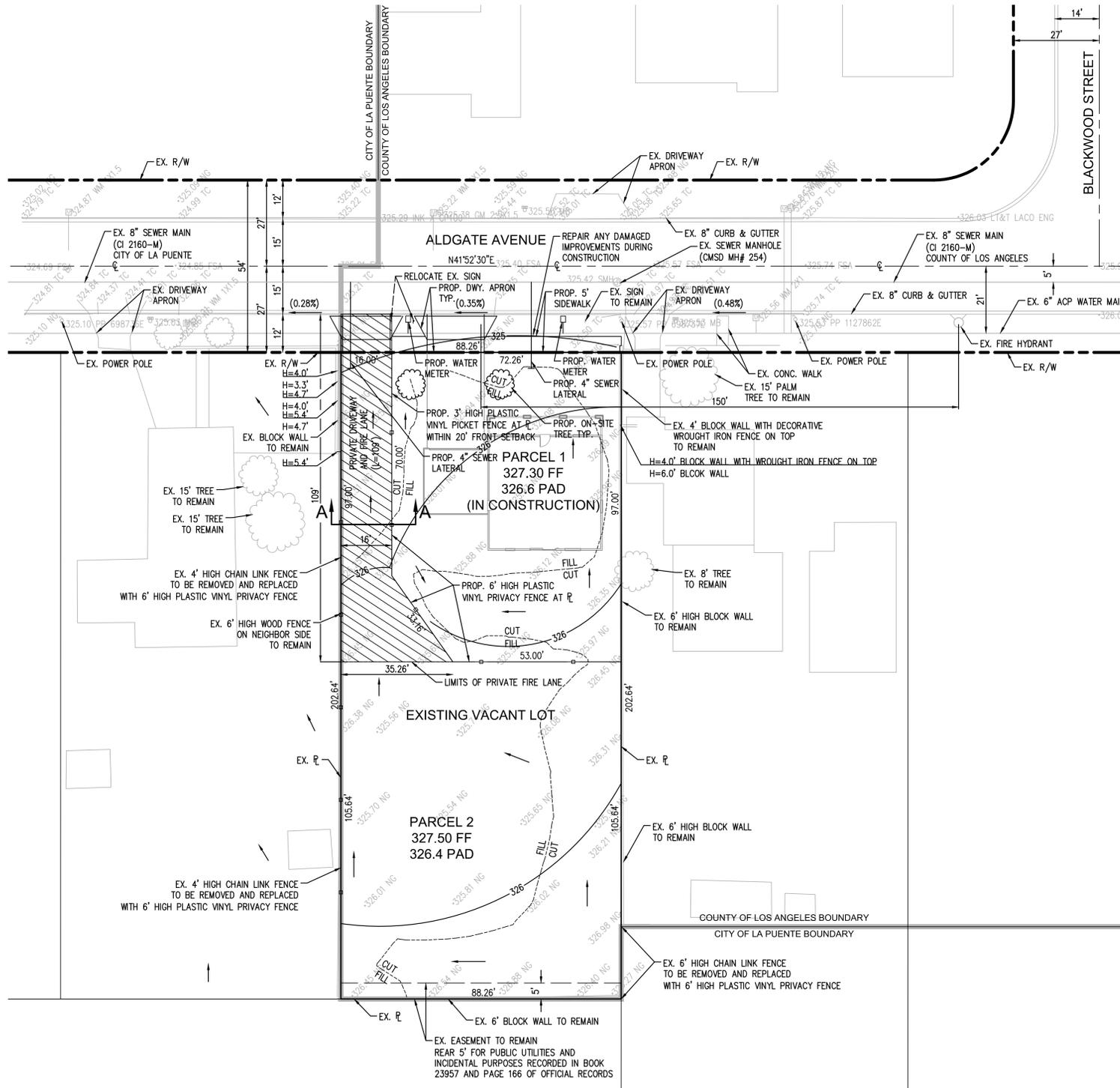


# MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 072457

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 (38-17A 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)

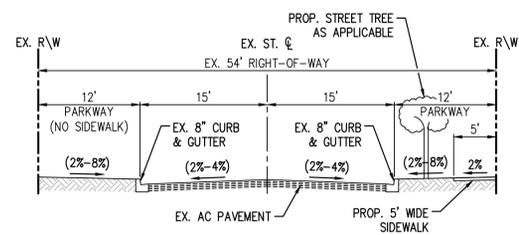
AREAS:

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)

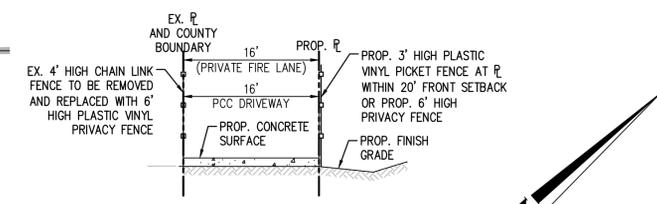
GENERAL NOTES

- 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.



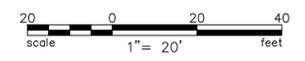
TYPICAL SECTION OF ALD GATE AVENUE

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 03/10/2015 DATE:

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: \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY ENGINEER

DATE: 03-10-2015  
SCALE: AS NOTED  
PROJECT NO.: 130216-0014  
SHEET NO.: 1 OF 1

Drawing Name: S:\130216\Maping\MapSets\Tentative Map\130216-0014 - 922 Aldgate s\130216-0014\1414pm.dwg  
Last Opened: Apr 21, 2015 - 10:53am by: Mchamir