



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

PROJECT NUMBER

86195

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 073001
Modification to Recorded Tract Map 44323

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

TL Property, Inc.

**MAP/EXHIBIT
DATE:**

09/08/15

**SCM REPORT
DATE:**

10/08/15

SCM DATE:

10/15/15

PROJECT OVERVIEW

Modification of Tentative Tract Map No. 44323 to create two single-family lots. Eight lots were approved under Tentative Tract Map No. 44323.

MAP STAGETentative: Revised: Amendment: Amended :
Exhibit "A"Modification to :
Recorded MapOther: **MAP STATUS**Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee): **LOCATION**

345 feet East of Kinneloa Mesa Road and Doyne Road,
Kinneloa Mesa

ACCESS

Doyne Road

ASSESSORS PARCEL NUMBER(S)

5860-024-020 and 5860-024-021

SITE AREA

13.2 acres (gross)/12.28 acres (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Northeast Pasadena

SUP DISTRICT5th**LAND USE DESIGNATION**

1 – Low Density Residential (1-6 du/ac)

ZONE

R-1-40,000 (Single-Family
Residential – 40,000 Square
Feet Minimum Lot Area)

CSD

N/A

PROPOSED UNITS

2

MAX DENSITY/UNITS

13

GRADING

None Proposed

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

Tentative Tract Map 44323

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the parcel map. Please read below for further details.

1. The addendum to the EIR is inadequate and must be prepared by an environmental consultant on the department's official list of pre-qualified environmental consultants. Please visit <http://planning.lacounty.gov/environmental/soq> for more information and to view the list of pre-qualified consultants.
2. The proposed private driveway and fire lane for Parcel 1 appears to go through APN 5860-024-009. As previously stated, provide any previously recorded easement documents for access from Doyme Road through APN 5860-024-009.
3. Clearly delineate Parcel APN 5860-024-009.
4. Conceptual grading plans should not be labeled Exhibit "A."

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

TENTATIVE MAP DATED 09-08-2015

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

1. The applicant proposes to provide public sewer to the proposed subdivision. An approved sewer area and off-site sewer easement are required. Please see attached Sewer review sheet (Comments 1 and 2) for comments and requirements.
2. A revised tentative map is required to show the following additional items:
 - a. Please see attached Road review sheet and check print for comments and requirements.
 - b. Please see attached Sewer review sheet (Comment 3) for requirements.

HW

Prepared by Henry Wong

Phone (626) 458-4910

Date 10-05-2015

Pm73001L-mod-rev3.doc

<http://planning.lacounty.gov/case/view/pm073001/>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

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PARCEL MAP NO. 73001(Rev.) TENTATIVE MAP DATE SUBMITTED 09-08-2015
EXHIBIT "A" MAP DATE SUBMITTED 09-08-2015

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

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
2. Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works.
3. An updated tentative map and an updated exhibit map are required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Show how the proposed development is to be served by existing or proposed public sewer and call out the proposed points of connection.
 - c. Show proposed laterals for public sewer.

Prepared by Vilong Truong
pm73001s-rev3.doc

Phone (626) 458-4921

Date 10-01-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 073001 (MOD)/FORMERLY TRACT NO. 44323

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TENTATIVE MAP DATED 09-08-2015
EXHIBIT MAP DATED 09-08-2015

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

A revised tentative map and a revised exhibit map are required to show the following additional items:

The proposed private drive and fire lane needs to be perpendicular to the roadway.

See attached maps for additional comments.

Prepared by Sam Richards ^{JW}
pm73001r-mod-rev3(formerly44323)

Phone (626) 458-4921

Date 10-01-2015

OWNER/SUBDIVIDER:
 TL PROPERTY, INC.
 650 W. DUARTE ROAD #209A
 ARCADIA, CA 91007
 TEL: (626) 203-8768

PREPARED BY:
 HANK JONG, PE
 EGL ASSOCIATES, INC.
 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CALIFORNIA 91006
 PH: (626)-263-3588
 FAX: (626)-263-3599

BASIS OF SURVEY:
 BENCHMARK:
 NO. Y-11552 ELEVATION 907.225, 2005 AD.
 FC MON IN WELL DN 200MM(0.7FT) ON C/L MEDIAN
 NEW YORK DR 9.5M(31FT) W/O NOSE @ ENT TO EXTON
 FLOOD CONTROL YD 370M(0.2M) NW/O BRADLEY ST
 MKD (BM 060-02466 1968) DATUM: NAVD 1988

LEGAL DESCRIPTION
 TRACT NO. 44323 AS PER MAP RECORDED IN BOOK 1268,
 PAGES 88 THRU 93, IN THE OFFICE OF THE COUNTY RECORDER
 OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

APN NUMBER:
 5860-024-020 (PARCEL 1) 5860-024-021 (PARCEL 2)

UTILITY SERVICES:

WATER--- KINNELOA IRRIGATION DISTRICT
 SEWER--- COUNTY OF LOS ANGELES SANITATION DISTRICT
 GAS--- SOUTHERN CALIFORNIA GAS CO.
 ELECTRICAL--- SOUTHERN CALIFORNIA EDISON CO.
 TELEPHONE--- AT&T
 FIRE--- LOS ANGELES COUNTY FIRE DEPARTMENT
 SHERIFF--- LOS ANGELES COUNTY SHERIFF

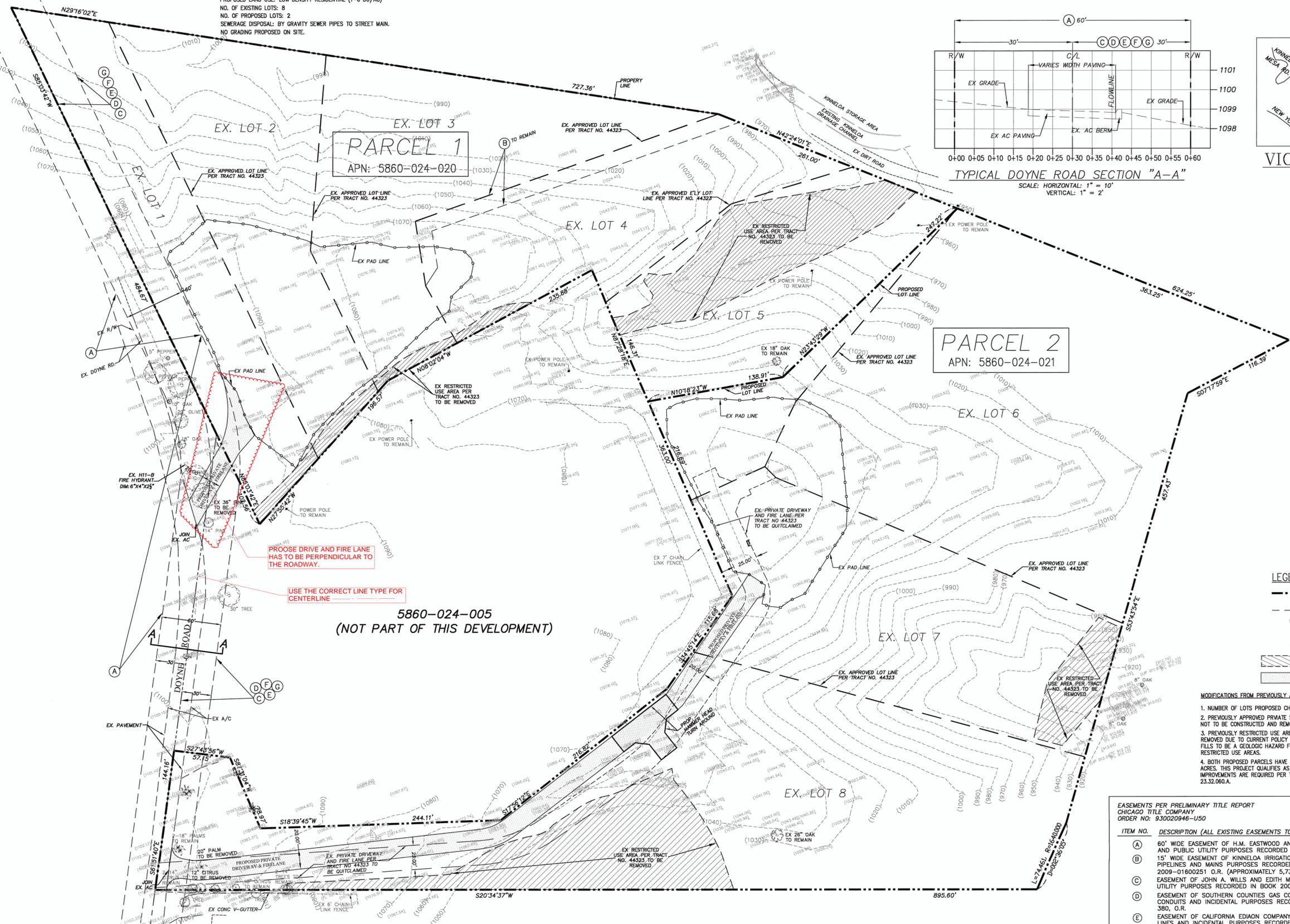
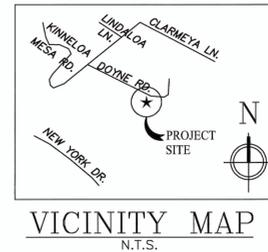
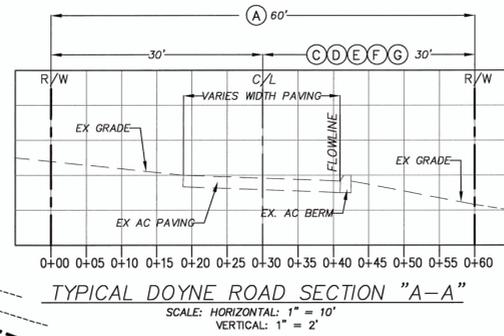
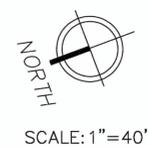
NOTES:

PRESENT ZONING: R-1-40000
 PROPOSED ZONING: R-1-40000
 EXISTING LAND USE: LOW DENSITY RESIDENTIAL (1-6 DU/AC)
 PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (1-6 DU/AC)
 NO. OF EXISTING LOTS: 8
 NO. OF PROPOSED LOTS: 2
 SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
 NO GRADING PROPOSED ON SITE.

RECEIVED
 DEPT OF REGIONAL PLANNING
 PARCEL MAP MODIFICATION TO RECORDED MAP
 DATE: 08 SEP 2015

PARCEL	GROSS LOT SIZE	EASEMENTS TO REMAIN	PRIVATE DRIVEWAY & FIRELANE	NET LOT SIZE
PARCEL 1	240,903 SF (=5.53 AC)	19,802 SF (=0.46 AC)	1,436 SF (=0.03 AC)	219,665 SF (=5.04 AC)
PARCEL 2	334,086 SF (=7.67 AC)	3,507 SF (=0.08 AC)	15,131 SF (=0.35 AC)	315,448 SF (=7.24 AC)
TOTAL	574,989 SF (=13.20 AC)	23,309 SF (=0.54 AC)	16,567 SF (=0.38 AC)	535,113 SF (=12.28 AC)

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 073001 (MODIFICATION TO RECORDED MAP TRACT NO. 44323) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



- LEGEND:**
- BOUNDARY OF LAND INCLUDED IN THIS MODIFICATION
 - - - EXISTING LOT LINES
 - (98.23) EXISTING ELEVATION
 - EX EXISTING
 - FL FLOW LINE
 - TC TOP OF CURB
 - EXISTING RESTRICTED USE AREAS PER TRACT NO. 44323
 - PROPOSED PRIVATE DRIVEWAY AND FIRELANE

- MODIFICATIONS FROM PREVIOUSLY APPROVED TRACT NO. 44323**
- NUMBER OF LOTS PROPOSED CHANGED FROM 8 TO 2.
 - PREVIOUSLY APPROVED PRIVATE STREET "MCDANIEL ROAD" NOT TO BE CONSTRUCTED AND REMOVED FROM MAP.
 - PREVIOUSLY RESTRICTED USE AREAS ON TRACT MAP 44323 TO BE REMOVED DUE TO CURRENT POLICY DOES NOT CONSIDER UNCERTIFIED FILLS TO BE A GEOLOGIC HAZARD FOR THE PURPOSES OF RECORDING RESTRICTED USE AREAS.
 - BOTH PROPOSED PARCELS HAVE A GROSS AREA OF MORE THAN 5 ACRES. THIS PROJECT QUALIFIES AS A LARGE LOT SUBDIVISION, NO IMPROVEMENTS ARE REQUIRED PER TITLE 21, SECTIONS 21.32.040.A AND 21.32.060.A.

- EASEMENTS PER PRELIMINARY TITLE REPORT
 CHICAGO TITLE COMPANY
 ORDER NO. 930020946-150**
- | ITEM NO. | DESCRIPTION (ALL EXISTING EASEMENTS TO REMAIN) |
|----------|--|
| (A) | 60' WIDE EASEMENT OF H.M. EASTWOOD AND LEMA EASEWOOD FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED IN BOOK 19870 PAGE 270, O.R. |
| (B) | 15' WIDE EASEMENT OF KINNELOA IRRIGATION INC. FOR UNDERGROUND WATER PIPELINES AND MAINS PURPOSES RECORDED OCTOBER 22, 2009 AS INST. NO. 2009-01600251 O.R. (APPROXIMATELY 5,730 SF). |
| (C) | EASEMENT OF JOHN A. WILLS AND EDITH MARION WILLS FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED IN BOOK 20092, PAGE 180, O.R. |
| (D) | EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 21948, PAGE 380, O.R. |
| (E) | EASEMENT OF CALIFORNIA EDISON COMPANY, A CORPORATION FOR POLE LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 22029, PAGE 123, O.R. |
| (F) | EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITIES, INGRESS, EGRESS PURPOSES RECORDED IN BOOK 22015, PAGE 154, O.R. |
| (G) | EASEMENT OF ROSS N. LOCKHART FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED IN BOOK 20553 PAGE 288, AND IN BOOK 20595 PAGE 29, BOTH O.R. |

PROJECT LOCATION:
MODIFICATION TO RECORDED MAP
 APN: 5860-024-020 AND 021
 DOYNE ROAD,
 ALTADENA, CA 91107

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REVISIONS BY
 05/12/15 SY
 06/06/15 SY

RELEASED DATE

PREPARED FOR:
TL PROPERTY INC.
 650 W. DUARTE ROAD #209A
 ARCADIA, CA 91007
 Tel (626) 203-8768

EGL Associates, Inc.
 11819 GOLDRING RD., UNIT A
 ARCADIA, CA 91006
 Tel: (626) 263-3588
 Fax: (626) 263-3599

DRAWN SY
 CHECKED HJ
 DATE 06/05/14
 JOB NO. 09-AA-044
 SCALE 1"=40'
 FILE
 DRAWING 1 of 2

T-1

10/01/15 SR

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 073001(MOD) / FORMERLY TRACT NO. 44323

1/1

TENTATIVE MAP DATED 09-08-2015

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

Prepared by Henry Wong
Pm73001L-mod-rev3.doc
<http://planning.lacounty.gov/case/view/pm073001/>

Phone (626) 458-4910

Date 10-05-2015

TENTATIVE MAP DATED 09-08-2015

The following reports consisting of ___ pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

TENTATIVE MAP DATED 09-08-2015

8. Delineate proof of access to a public street on the final map.
9. Extend lot lines to the center of private and future streets.
10. Grant ingress/egress and utility easements to the public over the private and future or future streets.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office. The final tract map shall be recorded as Tract 44323-A to the satisfaction of the Director of Public Works.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Henry Wong

Phone (626) 458-4910

Date 10-05-2015



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

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

PARCEL NO.: 073001

TENTATIVE MAP DATE: 09/08/15

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

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a hydrology study may be required prior to clearing the Conditional Use Permit.

Name *Ernesto J Rivera* Date 10/01/15 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map 73001* Tentative Map Dated 8/17/15 (Mod to recorded Map) Parent Tract _____
Grading By Subdivider? [N] (Y or N) _____^y Location Pasadena APN 5860-024-020, -021
Geologist Environmental Geotechnology Laboratory, Inc. Subdivider TL Property, Inc.
Soils Engineer Environmental Geotechnology Laboratory, Inc. Engineer/Arch. EGL Associates, Inc.

Review of: **Tentative Map, Exhibit A, Geotechnical Addendum**

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: 8/10/15
Geotechnical Report(s) Dated: 3/23/15, 7/31/14
References: Albus-Keefe: 5/1/01, 6/5/01, 6/7/01, 6/12/01, 11/19/01, 12/6/01, 3/21/02, 11/17/06, 2/26/07, 6/20/07
Parmalee-Schick: 2/12/96, 3/11/96, 8/16/96, 5/23/97, 7/7/98
John O. Nigra: 8/18/88
Kovacs-Byer: 3/17/86, 9/24/86, 11/4/86, 6/3/87

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas.
Refer to reports by EGL, Inc., dated 8/10/15, 3/23/15, 7/31/14
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

*Modification of recorded tract 44323

Prepared by _____

Olga Cruz
Soils Section

Charles Nestle
Geology Section

Date 10/5/15

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 073001 (MODIFICATION)

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TENTATIVE MAP DATED 09-08-2015

Approval of this map pertaining to grading is recommended.

Name Nazem Said



Date 9/22/2015

Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073001\GP 073001\2015-09-14 TPM 073001 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 073001 (MOD)/FORMERLY TRACT NO. 44323

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TENTATIVE MAP DATED 09-08-2015
EXHIBIT MAP DATED 09-08-2015

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

1. Make an offer of future right of way 30 feet from centerline along the project frontage on Doyne Road.
2. Dedicate slope easement along the project frontage on Doyne Road to the satisfaction of Public Works.
3. Whenever there is an offer of future right of way, provide a drainage acceptance letter.

Prepared by Sam Richards ^{JN}
pm73001r-mod-rev3(formerly44323)

Phone (626) 458-4921

Date 10-01-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 73001(Rev.)

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TENTATIVE MAP DATED 09-08-2015

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

Approved without conditions. This is a 5+ acres subdivision.

 Prepared by Tony Khalkhali
pm73001w-rev3.doc

Phone (626)458-4921

Date 10-01-2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73001

MAP DATE: September 08, 2015
Modification to Recorded Map

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

FINAL MAP CONDITIONS OF APPROVAL

1. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

PROJECT CONDITIONS OF APPROVAL

1. The Fire Department did not determine any access and water requirements for this subdivision per as stated in Title 21, the County of Los Angeles Subdivision Code, Sections 21.32.060 and 21.32.110. Specific access and water requirements for the future development of this property shall be in compliance with applicable sections of Title 32, the County of Los Angeles Fire Code.
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
3. Future buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The fire lane shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla

Date: October 6, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73001

MAP DATE: September 08, 2015
Modification to Recorded Map

-
5. Each proposed lot shall provide an approved Fire Department turnaround within the pads area since the driveway exceed a length of 150 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. The gradient of fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. The fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
 9. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 10. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 11. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	73001	DRP Map Date:	09/08/2015	SCM Date:	10/15/2015	Report Date:	10/06/2015
Park Planning Area #	41		PASADENA FOOTHILLS			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

No trails.

Comments:

No net increase of units.

*****Advisory:**

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

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

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

By: *Kathline J. King*
Kathline J. King, Chief of Planning

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



PARK OBLIGATION WORKSHEET

Tentative Map #	73001	DRP Map Date:	09/08/2015	SMC Date:	10/15/2015	Report Date:	10/06/2015
Park Planning Area #	41		PASADENA FOOTHILLS			Map Type:	REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.43	0.0030	0	0.00
M.F. < 5 Units	1.00	0.0030	0	0.00
M.F. >= 5 Units	1.75	0.0030	0	0.00
Mobile Units	0.80	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.00

Park Planning Area = **41 PASADENA FOOTHILLS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$342,016	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$342,016	\$0



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October 2, 2015

Tentative Parcel Map No. 073001

Vicinity: Altadena

Tentative Parcel Map Date: September 8, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073001** based on the use of public water (Kinneloa Irrigation District) and public sewer as proposed.

A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map. The copy submitted is missing the owner/applicant' signature acknowledging the conditions of approval as requested by the water purveyor.

Prepared by:

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