



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:**

05/31/16

**SCM REPORT  
DATE:**

06/30/16

**SCM DATE:**

Reprots Only

**PROJECT OVERVIEW**

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

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to :  Other:   
Exhibit "A" Recorded Map

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  4th 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 DISTRICT**

5<sup>th</sup>

**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	Cleared	Edward Rojas (213) 974-6433 <a href="mailto:erojas@planning.lacounty.gov">erojas@planning.lacounty.gov</a>
Public Works	Cleared	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Vicente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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**PREVIOUS CASES**

Tentative Tract Map 44323

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning recommends approval of the parcel map. Please read below for further details.*

1. The proposed project cannot be scheduled for hearing until all holds have been removed. Please work with Public Helath to remove the remaining holds.

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**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,
- Five (5) 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 3<sup>rd</sup> 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 05-31-2016

The following reports consisting of 8 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.

TENTATIVE MAP DATED 05-31-2016

7. If applicable, quitclaim or relocate easements running through proposed structures.
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. The following note shall be placed on all parcel maps with parcel sizes of five acres or more: "Further division of this property to parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
12. 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.
13. 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. 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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 06-28-2016

pm73001L-mod-rev4.doc

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



**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: 05/31/16

**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  Date 06/17/16 Phone (626) 458-4921  
Michele Chimienti

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

Tentative Tract / Parcel Map 73001\* Tentative Map Dated 5/31/16 (Mod to recorded map) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [N] (Y or N) xxx d<sup>3</sup> 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

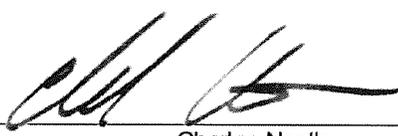
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

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  
  
Olga Cruz  
Soils Section

  
Charles Nestle  
Geology Section

Date 6/23/16

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

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TENTATIVE MAP DATED 05-31-2016

1. Approval of this map pertaining to grading is recommended.



Name Nazem Said Date 6/13/2016 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073001\GP 073001\2016-05-31 TPM 073001 SUBMITTAL

TENTATIVE MAP DATED 05-31-2016

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.
4. Provide a landing area of not more than 4% within at least 20 feet of the northerly driveway/ fire lane approach to both the ex. and proposed Doyne Road.
5. Provide a landing area of not more than 4% within at least 50 feet of the southerly driveway/ fire lane approach to both the ex. and proposed Doyne Road.
6. The submitted conceptual grading exhibit (dated May 31, 2016) for feasibility purposes in reference to items 2, 3, 4 and 5 above, is not approved as shown.



Prepared by Sam Richards  
pm73001r-mod-rev4(formerly44323)

Phone (626) 458-4921

Date 06-28-2016

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

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

*IN*  
Prepared by Imelda Ng  
pm73001s-rev4.doc

Phone (626) 458-4921

Date 06-20-2016

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

Page 1/1

TENTATIVE MAP DATED 05-31-2016

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-rev4.doc

Phone (626 )458-4921

Date 06-23-2016



## 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: May 31, 2016  
Modification to Recorded Map

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**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: June 28, 2016



## 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: May 31, 2016  
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](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73001</b>	DRP Map Date:	<b>05/31/2016</b>	SCM Date:	/ /	Report Date:	<b>06/28/2016</b>
Park Planning Area #	<b>41</b>		<b>PASADENA FOOTHILLS</b>			Map Type:	<b>REV. (REV RECD)</b>

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:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

**This project is exempt from park obligation requirements because:**

**Other: The project was approved by the Board of Supervisors on August 6, 1991. Based on the Quimby Ordinance in effect in 1989, this project was determined to be exempt because it had a potential density of one unit per acre or less.**

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



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73001</b>	DRP Map Date:	<b>05/31/2016</b>	SMC Date:	/ /	Report Date:	<b>06/28/2016</b>
Park Planning Area #	<b>41</b>		<b>PASADENA FOOTHILLS</b>			Map Type:	<b>REV. (REV RECD)</b>

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			<b>2</b>	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = **41 PASADENA FOOTHILLS**

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

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	<b>\$0</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

**Hilda A. Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

June 28, 2016

Parcel Map No. 073001

Vicinity: N. E. Pasadena

Vesting Tentative Parcel Map Date: May 31, 2016

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend the approval of Vesting **Tentative Parcel Map 073001** until the following requirement has been satisfied:

The applicant shall demonstrate to the satisfaction of Public Health that each lot is capable of supporting the installation of an onsite wastewater treatment system (OWTS) to accommodate the wastewater disposal needs for the development of each lot.

Submit a feasibility report in conformance with the requirements outlined in the Department's "A Professional Guide to the Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)". The report shall consist of a soil profile excavation, exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing an OWTS on each lot. Testing shall be conducted in an area likely to be utilized as a disposal field.

Note: The installation of OWTS within flood plain/hazard areas shall be avoided. Where suitable sites outside of the flood hazard areas are not available, wastewater disposal systems may be located in flood hazard areas on sites where the effects of inundation, under conditions of design, are minimized.

Prepared by:

*V.C.*

VICENTE C. BAÑADA  
Environmental Health specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, CA 91706  
[vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov)  
TEL (626)430-5381. FAX (626)813.3016