

Regional Planning Commission Transmittal Checklist

Hearing Date
01/13/2016
Agenda Item No.
5

Project Number: R2014-02256-(5)
Case(s): Tentative Parcel Map No. PM073045
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: *Ann K. Salay 12/28/15*



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 29, 2015

TO: Stephanie Pincetl, Chair
Doug Smith, Vice-Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic,
Land Divisions Section

**SUBJECT: PROJECT NO. R2014-02256
TENTATIVE PARCEL MAP NO. 073045-5
2326 PARK AVENUE, MONTROSE**

PROJECT DESCRIPTION & BACKGROUND

A land division proposal to create four single-family lots that includes a street frontage waiver and modification to the frontage width and average lot width for all lots. Park Avenue is a private access easement that provides access to the project site from Ocean View Boulevard which is a public street. Your Commission heard testimony from the applicant and several persons including Gerald Tomsic whom is the owner of the private easement. Mr. Tomsic indicated it is his opinion that the access easement precludes use of the road for the development of four homes, pointed out that currently no other user, apart from the owner of the commercial property, is contributing money for the maintenance of the road, and expressed concern over the narrowed width of the access easement due to the parking along both sides of the road. The Commission voted 5-0 to approve the project, but cautioned that the subdivision approval depends on whether legal and physical access is confirmed and whether a long-term maintenance arrangement is accommodated. Your Commission continued the public hearing to January 13, 2016, instructed staff to present draft findings and conditions and research questions related to access.

PROJECT STATUS

Staff has researched access-related matters and confirmed that parking along the north and south sides of Park Avenue was not previously authorized in conjunction with the existing commercial and multi-family uses and an intermediate turn-around is provided on Parcel 2. Further, Public Works is requiring the applicant to repave the road. A long-term maintenance arrangement concerning the road has been included as a condition of approval.

KKS:mp
12/29/15

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02256-(5)
TENTATIVE PARCEL MAP NO. 073045**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on November 4, 2015, in the matter of Project No. R2014-02256, consisting of Tentative Parcel Map No. PM073045 (“TPM”).
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Tentative Parcel Map (“TPM”) to create four single-family lots on 0.76 acres pursuant to County Code Section 21.48.010.
3. **LOCATION.** The project site is located at 2326 Park Avenue in the community of La Crescenta-Montrose.
4. **PROJECT DESCRIPTION.** A request to subdivide land to produce four (4) single-family lots over 0.76 acres. The request includes a reduction from the required 50 feet of average lot width and frontage width as well as a street frontage waiver. The proposed average lot width and frontage width for Parcel 1 are 48.95 feet and 49.12 feet respectively. Parcels 2 through 4 are proposed to have an average lot width and frontage width of 48.5 feet. The project site adjoins Park Avenue, a private street rather than a public street, which connects to Ocean View Boulevard. The project site is now vacant as the single-family house and detached garage were demolished in March 2015. A plot plan and administrative oak tree permit were approved in August 2015 to build a single-family residence with a driveway that encroaches into the protected zone of oak tree No. 1 located within Park Avenue. The oak tree permit also authorized the removal of an over-height fence located within the protected zone of the same oak tree. Park Avenue is a private driveway and fire lane that connects to Ocean View Boulevard which is an arterial highway.
5. **TOPOGRAPHY.** The Project Site is 0.76 acres in size, rectangular in shape, and gently slopes downward from north to south.
6. **ZONING.** The Project Site is located in the Montrose Zoned District and is currently zoned R-1 (Single-family Residence – 5000 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 (Single-Family Residence – 5000 square foot minimum lot size), C-2-BE (Neighborhood Business - BillBoard Exclusion), & City of La Canada Flintridge

South: R-1 & R-3 (Limited Multiple Residence)
East: R-3, C-2-BE, C-H (Commercial Highway), & R-1
West: R-1

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

North: Single-Family Residences, Condominiums, AT&T Substation, Office Spaces, Car Wash, Auto Repair Facilities
South: Single-Family Residences & Apartments
East: Apartments, Single-Family Residences, Auto-Repair Facilities, Offices, Mini-Mart, Retail
West: Single-Family Residences, Church

10. **PREVIOUS CASES/ZONING HISTORY.** The property has been zoned R-1 as far back as 1936. A Certificate of Compliance was issued in March 2014. A survey of the project site was examined by the Mapping and Property Management Division of Public Works in December 2014 and recorded at the Registrar-Recorder's Office in December 2015. The single-family house, built in 1936, and detached garage were demolished in March 2015. At the time of the Land Division Application filing, an Administrative Oak Tree Permit (No. 201400041) was also filed as part of the subdivision request. However, a Plot Plan (No. 201500512), to build a single-family house, was later filed and the Administrative OTP was separated from the subdivision project and attached to the plot plan project. The Plot Plan and Administrative Oak Tree Permit were approved in August 2015 to build a single-family residence with encroachments (driveway and over-height front yard fence removal) into the protected zone of a single oak tree located within the private street.
11. **SITE PLAN DESCRIPTION.** The tentative parcel map dated February 24, 2015 depicts four single-family lots. The project site does not have street frontage, meaning property that adjoins a public street, highway or parkway. Rather, Park Avenue, a private street, provides access to the project site from Ocean View Boulevard. A six-foot high wooden fence is shown as established along the northerly property line with a portion of the fence encroaching into the protected zone of the oak tree located within Park Avenue. The majority of the fence was removed in March 2015 and the remainder of the fence, the encroachment, was removed in October, after the oak tree permit was approved in August 2015. The single-family house and detached garage were demolished in March 2015. Grading is not proposed as part of this land division request.
12. **SITE ACCESS.** Park Avenue is a 30 foot wide and 389 foot long private street and fire lane that provides access to the subject site from Ocean View Boulevard which is a secondary highway. A Corporation Grant Deed dated September 25, 1962, grants legal access to the project site.

13. **PARKING.** Parking conformity will be reviewed for each lot at the time of development proposal review.
14. **INTERNAL CIRCULATION.** Each single-family lot will have a private driveway that leads to the covered parking area from Park Avenue.

PRE-RPC HEARING PROCEEDINGS. On February 19, 2015, the applicant performed public outreach by giving a presentation on the proposed project to the Crescenta Valley Town Council's Land Use Committee. The meeting minutes indicate the applicant discussed his consideration of a flag lot design to avoid having to request modifications, but that the design would result in placing new residences closer to existing homes. The applicant also reached out to a property owner who shares the southerly property boundary. According to the neighbor, the applicant agreed to leave trees in place within the center of the property and replace the trees along the common property boundary that is perceived as more suitable to ensure privacy, and repair fences or retaining walls in the event damage occurs as a result of replacing the trees. These voluntary measures have not resulted in revised plans since non-native trees are not jurisdictional.

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 February 24, 2015, the Subdivision Committee cleared the project for public hearing. The Subdivision Committee Report, dated March 26, 2015, is attached.
16. **CEQA.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the project because the Initial Study concluded that there was no substantial evidence that the proposed project would result in a significant impact on the environment.
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 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 La Crescenta-Montrose community. On September 16, 2015, a total of 335 Notices of Public Hearing were mailed to all

property owners as identified on the County Assessor's record within a 100-foot radius from the Project Site, as well as 3 notices to those on the courtesy mailing list for the Montrose Zoned District and to any additional interested parties.

19. **COMMENTS FROM PUBLIC.** Staff received correspondence in support and opposition to the project. The two emails in favor of the project are summarized below:

- 1) A resident who lives immediately south of the project site indicated she has had discussions with the applicant who's assured her that her concerns about drainage, privacy, and tree encroachments will be addressed and she is satisfied with the applicant's remedies.
- 2) The Crescenta Valley Town Council recommends approval of the project based on the retention of an oak tree and their Land Use Committee's support of the proposed design over a flag lot configuration and belief that the project is in keeping with the character of the neighborhood.

At the same Land Use Committee meeting, three residents voiced opposition to the project and raised concerns about the project's impact on existing drainage issues.

Two phone calls and two letters were also received opposing the project:

- 1) A caller who opposed the project later emailed her support for the project after discussions with the developer who assured her that her concerns would be appropriately addressed.
 - 2) Henrik Navarsardian who also lives immediately south of the project site called to voice his concerns about loss of privacy, increased traffic along Park Avenue, parking at the easterly end of Park Avenue, and limited fire access.
 - 3) Elmer Art submitted 2 letters opposing the project due to concerns about an increase in traffic along Park Avenue and pointed out an existing over-parking issue where Park Avenue connects to Ocean View Boulevard, poor drainage along Park Avenue, water draining down-slope onto neighboring properties.
 - 4) A letter from the owner of the Park Avenue easement, Gerald Tomsic, claims the applicant cannot use the easement to access his subdivided land because "the easement was never granted for such a purpose."
20. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on November 4, 2015 before the Commission. All members of the Commission were present. Regional Planning staff gave a presentation recommending denial of the frontage width and average lot width modification requests, and project redesign to comply

with the Subdivisions and Zoning Codes without modifications. The applicants, Mark Anderson and Kendall Hales, were sworn in and spoke about their position. Three persons spoke on the project: 1) Robbyn Battles, the Crescenta Valley Town Council President, spoke in favor of the project; 2) Gerald Tomsic objected to the subdivision, specifically, the right to use the private easement for subdivision access; and 3) Henrik Navasardian spoke in opposition to the project. The Commission reasoned that the width modification requests involve negligible reductions and the proposed design is preferred over alternative design solutions due to the size of the proposed lots, community's support of the proposed project, and economic feasibility of creating 4 lots versus 3 lots. The Commission voted 5-0 to approve the project, but cautioned that the subdivision approval depends on whether legal and physical access is confirmed and whether a long-term maintenance arrangement is accommodated. The public hearing was continued to January 13, 2016 so that staff could draft findings and conditions and research questions related to access.

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

The project is both consistent with Countywide General Plan policies. 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 three additional single-family lots 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.

22. **ZONING CODE CONSISTENCY.** The project site is zoned R-1 (Single-Family Residence). Single-family residences are permitted by right within this zone pursuant to Section 22.20.070. In this zone, properties are required to have a net

area of 5000 square feet. The proposed parcels will range in net area from 7,545 to 8,335 square feet and therefore satisfy the minimum size requirement. Although the project site is located within the La Crescenta-Montrose Community Standards District (CSD), the project is not subject to the CSD since the CSD only pertains to multi-family residences and the commercial corridor along Foothill Boulevard.

23. **BURDEN OF PROOF.** The four-lot subdivision proposal entails: 1) a request to waive street frontage and 2) a modification of the frontage width and average lot width of each resulting parcel. Each parcel in the proposed development has less than the required 50 feet of average lot width and frontage width. The proposed lot width is 49.04 feet and the proposed frontage width is 49.12 feet for Parcel 1. Parcels 2 through 4 are proposed to have 48.5 feet for both lot and frontage widths. The applicant has requested a modification to the average lot width and frontage width requirements via the Title 21 modification process.

The Los Angeles County Code Section 21.24.240 states, “Whenever, in the opinion of the advisory agency, the land involved in a subdivision is of such size or shape, or is subject to such title limitations of record or is affected by such topographical location or conditions, or is to be devoted to such usage, that is impossible or impractical for the subdivider to conform fully to a regulation contained in this Title 21, the advisory agency may at the time of action on the tentative map of the subdivision modify the regulation, provided that in the case of each modification the advisory agency shall first find that a special, individual reason makes the strict letter of the regulation impossible or impractical of observance and that the modification is in conformity with the spirit and purpose of the Subdivision Map Act...”

The applicant’s request for a street frontage waiver is necessary since the project site does not adjoin a public street. Title 22 defines street frontage as “that portion of a lot...which borders a *public* street, highway, or right of way.” Therefore, it is impossible to provide street frontage for resulting lots...In substantiating the request for a reduction in frontage width and average lot width, the applicant raises the question, “can a lot configuration be proposed to avoid a modification?” The applicant then lists two designs for doing so: 1) a multi-family lot with four detached condominium units and 2) a flag lot configuration with two lots in front and two lots in back. The applicant explains that, in his opinion, the proposed development is superior to a flag lot configuration because street frontage is more desirable, drainage would be better contained on deeper lots, and it would provide more privacy for neighbors to the south.

Two parcels within 500 feet of the project site have less than 50 feet of frontage width. There are no parcels with less than 50 feet of lot width.

TENTATIVE MAP SPECIFIC FINDINGS

24. **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 but proposes to do so with substandard lot design.

25. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for residential development when in compliance with County Code since the property is located within an urbanized area, not located within a hillside management area, and served by adequate road and utility infrastructure. The site is not topographically or otherwise physically constrained so as to make development within County standards impossible or otherwise infeasible.
26. **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.
27. **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.
28. **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.
29. **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.
30. **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.
31. **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.

32. **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.
33. **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:

- A. That the proposed use is 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 not 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. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and

2. Approves Tentative Parcel Map No. 073045, subject to the attached conditions.

ACTION DATE: 01/13/2016

Vote: 5-0

Yes: 5

No: 0

Absent: 0

KKS:MP
12/31/15

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02256-(5)
TENTATIVE PARCEL MAP NO. 073045**

PROJECT DESCRIPTION

The project is a subdivision to create four single-family lots on 0.76 gross/net acres. A street frontage waiver and a reduction in average lot width and frontage width are approved as part of the subdivision. 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. 073045 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. 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 four single-family lots as depicted on the Tentative Parcel Map dated February 24, 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 March 26, 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 February 24, 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 two trees of non-invasive species within the front yard of each of the four lots. 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.

22. Prior to final map recordation, demonstrate that a written arrangement exists with the owner of the private road, Park Avenue (5810-009-031), for the long-term maintenance of the private street.
23. Any development activity shall avoid oak tree damage or encroachment into the protected zone of all on-site oak trees or those affecting the subject project site.

Attachments:

Subdivision Committee Report (Tentative Parcel Map dated 02-24-15)

KKS:MP
12/31/15