



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

PROJECT NUMBER

R2014-02256

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 073045
Oak Tree Permit No. T201400041
Environmental Assessment No. T201400177

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Hales Anderson Investment Properties PTNSHP/Mark Anderson

MAP/EXHIBIT DATE:

11/12/14

SCM REPORT DATE:

12/11/12

SCM DATE:

12/18/14

PROJECT OVERVIEW

Subdivision: To create 4 single-family lots.

Lot Width Modification Request: To reduce the lot width of all lots from the required 50 feet to 48½' feet.

Street Frontage Waiver Request: To waive street frontage for all lots.

Oak Tree Permit: To encroach into the protected zone of 1 oak tree.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: # Revision (requires a fee):

LOCATION

2326 Park Avenue, La Crescenta

ACCESS

Park Avenue (private street)

ASSESSORS PARCEL NUMBER(S)

5810-009-032

SITE AREA

0.75 acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

MONTROSE

SUP DISTRICT

5th

LAND USE DESIGNATION

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

ZONE

R-1

CSD

LA CRESCENTA-MONTROSE

PROPOSED UNITS

(DU)

4

MAX DENSITY/UNITS

(DU)

4

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

none

ENVIRONMENTAL DETERMINATION (CEQA)

TBD

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department

Status

Contact

Regional Planning

Hold

Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov

Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@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

R1st201400018

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map.*

Tentative Map:

Clear Hold

1. The given net area for Parcel 2 is incorrect based on the dimension shown for the fire turn around.
2. Adjust the net area for Parcel 2 and the "Total Net Area" (#4) under *Site Information*.
3. Call out the oak tree tag numbers.
4. Show all existing and proposed easements on the tentative map.
5. Label Park Avenue as *Private Street*, provide the Assessor Parcel Number, and clarify Park Avenue is "Not a Part" of this project.

Exhibit "A":

Clear Hold

1. Provide full-size Exhibit "A" plans.
2. Label the site plan Oak Tree Exhibit "A."
3. Call out the oak tree tag numbers.
4. Provide a list of the oak trees onsite and their corresponding tag numbers.
5. Replace "Lot" with "Parcel."
6. The location of the fire turn around doesn't match the location of the turnaround shown on the Tentative Map.
7. Show the location of all existing fences/walls and provide the height and materials for each.
8. Label the structural intrusion into the side yards.

Oak Tree Permit:

Clear Hold

1. The Oak Tree Report indicates there will be 6 oak tree encroachments; however, an Administrative Oak Tree Permit was filed which indicates only 1 oak tree (#1) will be affected. Either file a standard Oak Tree Permit or depict only 1 oak tree encroachment. Another Oak Tree Permit will be required at the building phase if the latter route is pursued.
2. Provide full-size Exhibit "A" plans.
3. Replace the title of the site plan with *Oak Tree Exhibit A*.
4. Revise the Oak Tree Report to descriptively explain all of the work proposed within the protected zone of each tree, potential health impacts to each oak tree as a result of the work, and recommended pre-construction, construction, and post-construction mitigation measures for mitigating impacts and avoiding tree health degradation.
5. The Oak Tree Permit Burden of Proof has not been met. Thoroughly answer the applicable questions. Do not

defer explanation to the oak tree report.

Healthy Design Ordinance ("HDO"):

Clear Hold

1. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 194 linear feet of street frontage, a total of 8 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear Hold

1. All zoning violations must be abated prior to public hearing.
2. The front yard fence exceeds the maximum allowed height of 3.5 feet.
3. According to Building and Assessor records, the covered patio located on the southside of the house is unpermitted and needs to be removed prior to public hearing.
4. Provide a 500' Land-Use Radius Map of all physical land uses within the radial boundary.
5. Revise the Modification and Waiver of Provisions Burden of Proof so that each request is addressed separately.
6. The Burden of Proof has not been met. Revise the Burden of Proof to show the following: 1) map title: *Burden of Proof Radius Map*; 2) show the lot widths of all properties within 500 feet; 3) highlight the properties with a lot width of less than 50 feet; and 4) provide a table containing the total number of lots within the boundary, the number of properties that have a width of less than 50 feet, and the percentage of properties with a lot width of less than 50 feet.
7. Provide a record of survey that has been certified/approved by Public Works.

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.

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) An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3) for comments and requirements. A drainage concept was submitted on 11-17-14 and is pending review.
- (2) Please see attached Geologic and Soils review sheet for comments and requirements.
- (3) Please see attached Sewer review sheet for comments and requirements.
- (4) A revised tentative map is required to show the following additional items:
 - a. Remove the annotation "Private Driveway and Fire Lane" on Park Avenue.
 - b. Label Park Avenue as "Private Street". The request to waive street frontage, General Note #18, is not required. Remove General Note #18.
 - c. Depict an accurate x-section on Park Avenue at section "AA". There is no existing concrete sidewalk on Park Avenue.
 - d. Add a proposed street cross-section for "BB"-Alternate showing no proposed curb & gutter, and sidewalk.
 - e. Please see attached Hydrology review sheet (Comments 2 and 4) for comments and requirement.
 - f. Please see attached Road review sheet for comments and requirements.

HCW

JCC

Prepared by John Chin

Phone (626) 458-4918

Date 12-08-2014

pm73045L-rev1.doc
<http://planning.lacounty.gov/case/view/r2014-02256/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 073045

TENTATIVE MAP DATED 11/12/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
 - A drainage concept was submitted on 11/17/14 and is pending review.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Prior to tentative map approval for drainage, submit an exhibit map showing pad elevations and proposed drainage and grading patterns.

Reviewed by

Ernesto J Rivera

Ernesto J Rivera

Date 12/08/2014 Phone (626) 458-4921

PCA GMTR; A885
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Parcel Map 073045 Tentative Map Dated 11/12/14 Parent Tract _____
Grading By Subdivider? [N] (Y or N) _____ yd³ Location Montrose APN _____
Geologist _____ Subdivider Mark Anderson
Soils Engineer Vineyard Engineering Engineer/Arch. Engineering Services

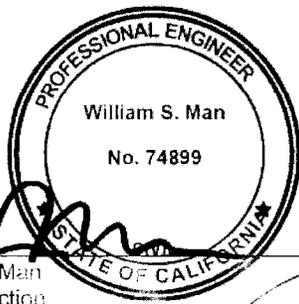
Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 10/16/14
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE PARCEL MAP:

- S1. Provide double-ring infiltrometer test data that conforms to ASTM D3385-03. Data and calculations should clearly show how the design infiltration rate was determined. An example of the test data form can be found at <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. Provide lab testing data for soil classification referenced in the report.
- S3. Include a copy of this review sheet in your response.

Prepared by

William Man

 William Man
 Soils Section

Geir Mathiser

 Geir Mathiser
 No. 2376
 CERTIFIED
 ENGINEERING
 GEOLOGIST
 Ricardo Lopez-Maldonado
 Geology Section

Date 12/4/14

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:

A revised tentative map is required to show the following additional items:

- a. Indicate the reconstruction of Park Avenue pavement on plan view and on section views.
- b. See additional road comments shown in the file 2014-12-11 TPM 073045 2ST CHECK JN .pdf, which can be found at the following ftp link:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TPM%20073045/>

Prepared by Joseph Nguyen *Jn*
pm73045r-rev1

Phone (626) 458-4921

Date 12-03-2014

RECEIVED
 DEPT OF REGIONAL PLANNING
 PM073045 TENTATIVE
 DATE: 12 NOV 2014

LISTING OF UTILITIES
 SOUTHERN CALIFORNIA
 EDISON 800-227-2600
 A.T.T. 888-729-5323
 CHARTER CABLE 818-626-0009
 SOUTHERN CALIFORNIA
 GAS
 CV WATER

MINOR LAND DIVISION
 TENTATIVE PARCEL MAP NUMBER 073045
 LOCATED IN THE UNINCORPORATED TERRITORY
 OF THE COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA,
 FOR SUBDIVISION PURPOSES

PROJECT DESCRIPTION:

MINOR LAND DIVISION FOR SUBDIVISION
 PURPOSES TO CREATE FOUR (4) SINGLE
 FAMILY PARCELS ON 0.76 ACRES.

BENCH MARK:

ELEV. 1496.042, DPW BM TAG IN S. CB 3.3 FEET S/D BCR @ SE COR.
 OCEAN VIEW BLVD Foothill Blvd. LA CANADA 2005 BM. NO. Y-11230

LEGAL DESCRIPTION:

THAT PORTION OF LOT 4 OF RANCH LOT 26 OF BEACH'S ADDITION
 TO CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE
 OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 25 OF
 MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY OF THE
 MOST NORTHERLY LINE AND ITS EASTERLY PROLONGATION OF
 TRACT NO. 15515, AS PER MAP RECORDED IN BOOK 345, PAGE 44
 OF MAPS, RECORDS OF SAID COUNTY,
 EXCEPT THEREFROM, THE EASTERLY 220 FEET AND THE NORTHERLY
 30 FEET THEREOF

OWNER/SUBDIVIDER:

HALES-ANDERSON INVESTMENT PROPERTIES
 2852 FOOTHILL BLVD.
 LA CRESCENTA, CALIFORNIA
 91214
 818-355-6251

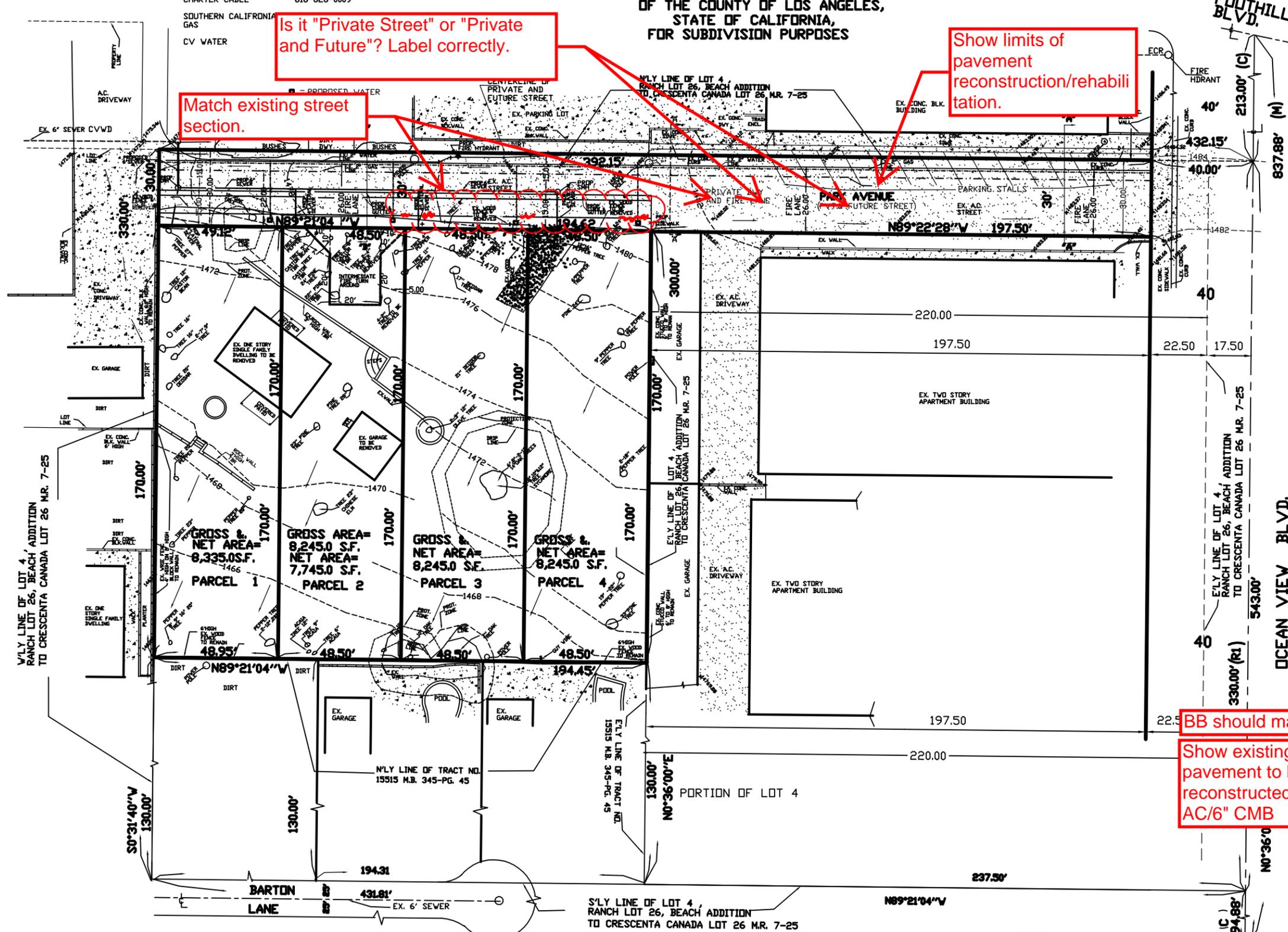
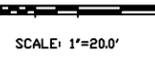
ENGINEER:

JERRY M. CROWLEY
 ENGINEERING SERVICES
 2341 W. SILVER LAKE DRIVE
 LOS ANGELES, CALIFORNIA
 90039
 323-893-7423

DATE: NOVEMBER 11, 2014

SITE INFORMATION:

- 1 A.P.N. 5810-009-032
- 2 EXISTING AND PROPOSED ZONE R1-5000
- 3 TOTAL GROSS AREA = 33,070.0 S.F.
- 4 TOTAL NET AREA = 32,570.0 S.F.
- 5 EXISTING AND PROPOSED LAND USE: 1-LOW DENSITY RESIDENTIAL
- 6 SITE AVERAGE SLOPE 10.0%
- 7 THOMAS GUIDE: 534-H3
- 8 EXISTING FIRE HYDRANT 330.00 FEET FROM PROPERTY
- 9 JOB ADDRESS: 2326 PARK AVENUE, MONTROSE, CALIFORNIA
- 10 NO EXISTING OR PROPOSED EASEMENTS
- 11 EXISTING STRUCTURES TO BE REMOVED
- 12 NO GRADING
- 13 WATER SUPPLIED BY LA CANADA IRRIGATION
- 14 EX. WOOD FENCE ALONG FRONT PROPERTY LINE IS 6 FEET HIGH AND WILL BE REMOVED
- 15 ALL TREES TO REMAIN EXCEPT THOSE WITHIN FIRE TURN AROUND
- 16 EXISTING/PROPOSED PHYSICAL LAND USE SINGLE FAMILY RESIDENTIAL
- 17 REQUEST WAIVER OF STREET RIGHT OF WAY OFFER AND STREET IMPROVEMENTS ON PARK AVENUE DUE TO TITLE LIMITATIONS.
- 18 ~~REQUEST WAIVER OF STREET FRONTAGE REQUIREMENT DUE TO TITLE LIMITATIONS.~~
- 19 THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING
- 20 PROVIDE A MINIMUM PAVED WIDTH OF 26 FEET ADJACENT TO THE REQUIRED PUBLIC FIRE HYDRANT FOR A DISTANCE OF 50 FEET, 25 FEET ON EACH SIDE OF THE FIRE HYDRANT



Is it "Private Street" or "Private and Future"? Label correctly.

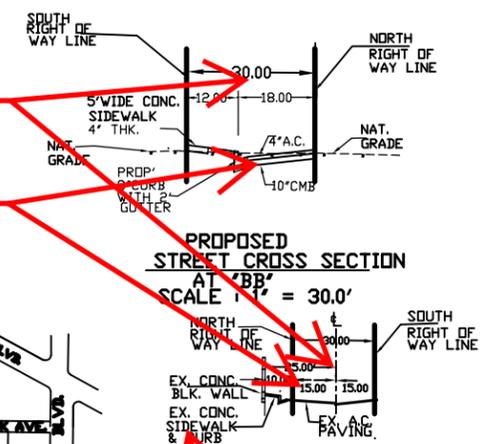
Match existing street section.

Show limits of pavement reconstruction/rehabilitation.

BB should match AA

Show existing AC pavement to be reconstructed 4" AC/6" CMB

Is this correct? Revise to correctly depict exist conditions.



VICINITY MAP
 SCALE: 1"=400.0'

LEGEND
 R1 RECORD DATA PER BEACH ADDITION TO CRESCENTA CANADA LOT 26, M.R. 7-25
 R2 RECORD DATA PER TRACT NO. 15515 M.B. 345 PG. 45
 C CALCULATED
 M MEASURED

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:

- As previously requested, obtain approval from the Crescenta Valley County Water District for connection to the sewer system.

Prepared by Vilong Truong
pm073045s-rev.doc

Phone (626) 458-4921

Date 12-03-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

PARCEL MAP NO. 073045 (Rev.)

TENTATIVE MAP DATED 11-12-2014

- 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  John Chin

pm73045L-rev1.doc
<http://planning.lacounty.gov/case/view/r2014-02256/>

Phone (626) 458-4918

Date 12-04-2014

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 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.

8. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. Delineate proof of access to a public street on the final map.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. 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.

HC
Prepared by John Chin

Phone (626) 458-4918

Date 12-04-2014

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

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Provide grading plans for review and approval to repave the driveway and fire lane with pavement structure section that meets Fire Department requirements.
3. Provide a deed restriction for all lots shall be recorded with the final map to allow cross lot drainage.

Name Nazem Said



Date 12/3/2014

Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073045\GP 073045\2014-11-12 TPM 073045 SUBMITTAL

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

1. Street frontage is being provided via the use of the existing private street, this satisfies provisions of LACC 21.24.290. However, existing development constraints within the neighborhood either prohibit the private street from being able to fully meet public design standards or will restrict full standard urban improvements; therefore Public Works does not recommend encumbering the private street with an offer of right of way as prescribed in LACC 21.28.060. Permission is granted to waive the offer of private and future right of way along the property frontage subject to the approval of the Advisory Agency.
2. Reserve ingress/egress easements or non-exclusive access easements along the entire private street encumbering the property frontage to the satisfaction of Public Works and the Fire Department.

Prepared by Joseph Nguyen *Jn*
pm73045r-rev1

Phone (626) 458-4921

Date 12-03-2014

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
3. The applicant shall comply with the requirements as indicated on the attached letter dated 08/05/14 from the La Canada Irrigation District to the satisfaction of Public Works.
4. Prior to building permit, submit landscape and irrigation plans with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance. Depict all line of sight easements on the landscaping and grading plans.

Prepared by Vilong Truong
pm073045w-rev.doc

Phone (626) 458-4921

Date 12-03-2014



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: TR 73045

MAP DATE: November 12, 2014

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Provide documentation supporting the installation of the angled parking on the off-site northern side of Park Avenue. With documentation, the Fire Department will accept the existing off-site access as it currently existing. Without documentation, the Fire Department will require you to provide a minimum unobstructed fire lane width of 26 feet for the off-site portion of Park Avenue between the easterly property line and Ocean View Blvd. The off-site requirements of Park Avenue must be determined prior to clearance of the Tentative Map.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The required fire apparatus access driveway within Park Avenue, a private street, shall be clearly delineated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. A reciprocal access agreement is required for Park Avenue since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.



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: TR 73045

MAP DATE: November 12, 2014

-
4. The off-site fire apparatus access driveway within Park Avenue shall provide a minimum paved unobstructed width of ____ 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.
 5. The portion of Park Avenue along the lot frontage(s) as a result of this development shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. A minimum unobstructed width of 26 feet is required adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. All proposed 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.
 7. The required turnaround within Park Avenue and Parcel 2 shall be designed to the Fire Department standards and shall be clearly depicted on the road improvements or architectural plans. Verification for compliance will be performed during the Fire Department review of the road improvements plans or architectural plan prior to building permit issuance.
 8. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
 9. Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet, 26 feet fire lane width is required for commercial and high density residential buildings. Clearly depict the parking stalls and required fire lanes on the final design plans.
 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.

Reviewed by: Juan Padilla

Date: December 03, 2014



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: TR 73045

MAP DATE: November 12, 2014

-
11. Park Avenue shall provide approved street names and signs. All future 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.

CONDITIONS OF APPROVAL - WATER

1. Install 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
2. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
3. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. 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.
7. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.



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: TR 73045

MAP DATE: November 12, 2014

8. 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.

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 #	73045	DRP Map Date: 11/12/2014	SCM Date: 12/18/2014	Report Date: 12/09/2014
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		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:	0.03
IN-LIEU FEES:	\$12,545

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$12,545 in-lieu fees.

Trails:

No trails.

Comments:

Proposing four (4) single-family home lots, with an existing single-family home to be removed. Net increase of three (3) 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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November 13, 2014 14:06:01
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	73045	DRP Map Date:	11/12/2014	SMC Date:	12/18/2014	Report Date:	12/09/2014
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				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	3.04	0.0030	3	0.03
M.F. < 5 Units	2.16	0.0030	0	0.00
M.F. >= 5 Units	2.47	0.0030	0	0.00
Mobile Units	1.90	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.03

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$418,178	\$12,545

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
0.03	0.00	0.00	0.03	\$418,178	\$12,545



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

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

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

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December 5, 2014

Tentative Parcel Map No. 073045

Vicinity: Montrose

Tentative Parcel Map Date: November 12, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073045** based on the use of public water (La Canada Irrigation District) and public sewer as proposed. A current original copy of a signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

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