



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:

02/24/15

SCM REPORT DATE:

03/26/15

SCM DATE:

04/02/15

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 approximately 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

0.76 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

Regional Planning

Status

Hold

Contact

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

Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: Reschedule for Subdivision Committee Meeting:
Exhibit Map/Exhibit "A" Revision Required: Reschedule for Subdivision Committee Reports Only:
Revised Application Required: Other Holds (see below):

PREVIOUS CASES

R1st201400018, RCOC T201400149

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

Oak Tree Exhibit "A":

Clear Hold

1. Provide full-size Exhibit "A" plans.
2. Ensure the site plan scale corresponds to the site plan dimensions.
3. Clearly delineate the remaining portion of the front yard fence that is proposed to be removed from the protected zone of oak tree #1.
4. The lot widths for parcel 1 do not match the lot widths given in the Tentative Map and in the Record of Survey.
5. Provide the yard setbacks and driveway width. Ensure measurements and dimensions correspond.
6. Accurately delineate the protected zone boundary of oak trees #7 & 8.

Oak Tree Report:

Clear Hold

1. Revise the Oak Tree Report. Provide a brief description of the overall project.
2. The OTP needs to indicate the full purpose of the report and clearly state that one oak tree will be encroached upon as a result of the proposed development.
3. The OTP must contain the proposed impacts to the affected tree as well as an impact analysis. Currently, the OTP states, "The removal of the fence and placement of the driveway will not adversely impact the tree" (pg. 1). Explain why this is so. Would the tree benefit by establishing a driveway composed of permeable paves rather than concrete?
4. Under *Tree Evaluations*, the tree size range should mention the measurement was taken 4½ feet above mean natural grade (pg. 1). If a different baseline was used, provide a description of that measurement method.
5. Prohibited activities within the TPZ should also include "storage of building materials, refuse, and excavated soils (or spoils?)" pg. 3.
6. Include the date the arborist conducted the inspection.

Healthy Design Ordinance ("HDO"):

Clear Hold

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. Provide a to-scale 500' Land-Use Radius Map of all physical land uses within the radial boundary and ensure the boundary reaches 500 feet.
2. Revise the Burden of Proof map. 1) The map title "*Burden of Proof Radius Map*" may not be hand-written; 2) the 500' radius map must be to-scale and show the radial boundary, 3) on the same map, depict the 1000 foot boundary, 4) highlight and graphically distinguish amongst those with a substandard lot width, a substandard street frontage, and those that have both a substandard lot width AND street frontage, and 5) provide a table quantifying the results at each radial distance.
3. Revise the Modification and Waiver of Provisions Burden of Proof relating to the lot width request. The Zoning Ordinance (County Regulations) specifies the minimum lot width requirement, not the Subdivision Map Act. Also, revise the statements referencing a second map as there should only be 1 burden of proof map.
4. The Oak Tree Permit Burden of Proof has not been met. Thoroughly answer Question (A). Do not defer explanation to the oak tree report.
5. Provide documentation authorizing the owner of the subject site and future successors to use Park Avenue for ingress/egress purposes.

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,
- Two (2) 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.

PARCEL MAP NO. 073045 (Rev.)

TENTATIVE MAP DATED 02-24-2015

The following reports consisting of 13 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.

PARCEL MAP NO. 073045 (Rev.)

TENTATIVE MAP DATED 02-24-2015

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.

HW



Prepared by Juan Sarda

Phone (626) 458-4919

Date 03-24-2015

pm73045L-rev2.doc

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



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 073045

TENTATIVE MAP DATE: 02/24/15
EXHIBIT MAP DATE: 02/24/15

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 03/24/15 to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Building Permit:

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://www.ladpw.org/wmd/dsp_LowImpactDevelopment.cfm
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and MS4 requirements.
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

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

Name Ernesto Rivera Date 03/24/15 Phone (626) 458-4921
Ernesto J Rivera

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

Tentative Parcel Map 073045 Tentative Map Dated 2/24/15 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

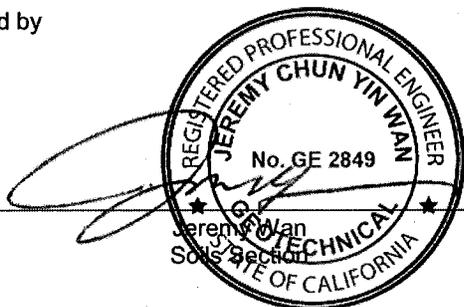
Review of:
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 12/31/14, 10/16/14
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of 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>.

Prepared by



Ricardo Lopez-Maldonado
Geology Section

Date 3/9/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/online-survey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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 03/16/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073045\GP 073045\2015-02-25 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. Section AA shown on the tentative map is not necessarily approved. Reconstruct existing Park Avenue with base and pavement from Ocean View Boulevard including the property frontage to the satisfaction of Public Works and Fire Department.
3. 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.

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

- Financial arrangement must be made with the Crescenta Valley County Water District before the filing of this land division map, per letters from Crescenta Valley Water District dated 12/09/14. Prior to map recordation, provide Public Works with a letter stating all financial arrangements has been made.

Prepared by Vilong Truong
pm73045s-rev2.doc

Phone (626) 458-4921

Date 03-19-2015



Crescenta Valley Water District

2700 Foothill Boulevard, La Crescenta, California 91214
Phone (818) 248-3925 Fax (818) 248-1659

Directors

Judy L. Tejada
Kathleen M. Ross
James D. Bodnar
Kerry D. Erickson
Kenneth R. Putnam

Officers

Dennis A. Erdman, P.E.
General Manager
Ron L. Mitchell
Secretary-Treasurer

December 09, 2014

Los Angeles County
Department of Public Works
Land Development Division, 4th Floor
900 South Fremont Avenue
Alhambra, CA 91803

Subject: SEWER SYSTEM AVAILABILITY
2326 Park Avenue, Montrose, CA 91020

Gentleman:

We hereby state that capacity on the public sewer system, operated by the District, which is a Political Sub-division of the State of California, is available to serve the subject parcel.

Any facilities that may be required to serve this parcel will be installed after satisfactory financial arrangements are made with this District. All facilities will be installed in compliance with the rules, regulations, and ordinances of this District.

If you have any questions or comments, please contact Peter Hilke at (818) 248-3925.

Very truly yours,

CRESCENTA VALLEY WATER DISTRICT

A handwritten signature in black ink, appearing to read 'David S. Gould', is written over a horizontal line. Below the signature, the text 'David S. Gould, P.E. District Engineer' is printed.

David S. Gould, P.E.
District Engineer

DSG: sdi

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Crescenta Valley Water District

2700 Foothill Boulevard, La Crescenta, California 91214

Phone (818) 248-3925 Fax (818) 248-1659

Directors

Judy L. Tejada
Kathleen M. Ross
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Ron L. Mitchell
Secretary-Treasurer

December 09, 2014

Los Angeles County
Department of Public Works
Land Development Division, 4th Floor
900 South Fremont Avenue
Alhambra, CA 91803

Subject: SEWER SYSTEM AVAILABILITY
2328 Park Avenue, Montrose, CA 91020

Gentleman:

We hereby state that capacity on the public sewer system, operated by the District, which is a Political Sub-division of the State of California, is available to serve the subject parcel.

Any facilities that may be required to serve this parcel will be installed after satisfactory financial arrangements are made with this District. All facilities will be installed in compliance with the rules, regulations, and ordinances of this District.

If you have any questions or comments, please contact Peter Hilke at (818) 248-3925.

Very truly yours,

CRESCENTA VALLEY WATER DISTRICT

A handwritten signature in black ink, appearing to read 'D. S. Gould', is written over a horizontal line. Below the line, the name and title are printed.

David S. Gould, P.E.
District Engineer

DSG: sdi

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Crescenta Valley Water District

2700 Foothill Boulevard, La Crescenta, California 91214
Phone (818) 248-3925 Fax (818) 248-1659

Directors

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December 09, 2014

Los Angeles County
Department of Public Works
Land Development Division, 4th Floor
900 South Fremont Avenue
Alhambra, CA 91803

Subject: SEWER SYSTEM AVAILABILITY
2330 Park Avenue, Montrose, CA 91020

Gentleman:

We hereby state that capacity on the public sewer system, operated by the District, which is a Political Sub-division of the State of California, is available to serve the subject parcel.

Any facilities that may be required to serve this parcel will be installed after satisfactory financial arrangements are made with this District. All facilities will be installed in compliance with the rules, regulations, and ordinances of this District.

If you have any questions or comments, please contact Peter Hilke at (818) 248-3925.

Very truly yours,

CRESCENTA VALLEY WATER DISTRICT

A handwritten signature in black ink, appearing to read "David S. Gould", is written over a horizontal line. Below the signature, the text "David S. Gould, P.E." and "District Engineer" is printed.

David S. Gould, P.E.
District Engineer

DSG: sdi

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Crescenta Valley Water District

2700 Foothill Boulevard, La Crescenta, California 91214
Phone (818) 248-3925 Fax (818) 248-1659

Directors
Judy L. Tejada
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Dennis A. Erdman, P.E.
General Manager
Ron L. Mitchell
Secretary-Treasurer

December 09, 2014

Los Angeles County
Department of Public Works
Land Development Division, 4th Floor
900 South Fremont Avenue
Alhambra, CA 91803

Subject: SEWER SYSTEM AVAILABILITY
2332 Park Avenue, Montrose, CA 91020

Gentleman:

We hereby state that capacity on the public sewer system, operated by the District, which is a Political Sub-division of the State of California, is available to serve the subject parcel.

Any facilities that may be required to serve this parcel will be installed after satisfactory financial arrangements are made with this District. All facilities will be installed in compliance with the rules, regulations, and ordinances of this District.

If you have any questions or comments, please contact Peter Hilke at (818) 248-3925.

Very truly yours,

CRESCENTA VALLEY WATER DISTRICT

A handwritten signature in black ink, appearing to read "D. S. Gould", is written over a horizontal line. Below the signature, the name and title are printed.

David S. Gould, P.E.
District Engineer

DSG: sdi

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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.

Prepared by Vilong Truong
pm73045w-rev2.doc

Phone (626) 458-4921

Date 03-19-2015

LA CAÑADA IRRIGATION DISTRICT

P.O. Box 39

1443 FOOTHILL BOULEVARD
LA CAÑADA, CALIFORNIA 91012-0039
618/790-6748

DOUGLAS M. CAISTER
MANAGER-SECRETARY

August 5, 2014

Director of Public Works
County of Los Angeles
900 South Fremont Avenue
Alhambra, CA 91803-1331

Attention: Land Development Division
Water Code Enforcement Sub Unit

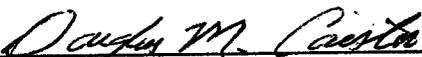
STATEMENT OF WATER SERVICE FOR ~~TRACT~~/PARCEL MAP NO. 73045

This is to certify that the proposed water system to serve each lot of the above referenced Tract/Parcel Map will be operated by La Cañada Irrigation District.

The proposed water distribution system for the above referenced subdivision will be adequate during normal operating conditions to meet the requirements for the water system of this subdivision as provided in Chapter 20.16 to Title 20 of the Los Angeles County Code (Water Code) and as shown on the plans and specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as required by Section 20.16.070 and minimum fire flow and fire hydrant requirements as required by Section 20.16.060.

This statement of water service is based on the addition of one 6" x 4" x 2½" fire hydrant as shown on Tentative Parcel Map No. 73045 with a 1,250 gpm fire flow at 20 psi.

Sincerely,



Douglas M. Caister, Mgr/Sec

DMC/sw



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: February 24, 2015

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

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative Map 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.
4. The off-site fire apparatus access driveway within Park Avenue shall provide a minimum paved unobstructed width of 26 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 placed 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.

Reviewed by: Juan Padilla

Date: March 25, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73045

MAP DATE: February 24, 2015

-
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.
 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.

Reviewed by: Juan Padilla

Date: March 25, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73045

MAP DATE: February 24, 2015

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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 **8000** gallons per minute at 20 psi for a duration of 4 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.
 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:	02/24/2015	SCM Date:	04/02/2015	Report Date:	03/24/2015
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



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73045	DRP Map Date:	02/24/2015	SMC Date:	04/02/2015	Report Date:	03/24/2015
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)eople 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



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March 6, 2015

Tentative Parcel Map No. 073045

Vicinity: Montrose

Tentative Parcel Map Date: February 24, 2015

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 copy of an original 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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