



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. PM073045
Environmental Assessment No. R2014-00177

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Hales-Anderson Investment Properties

**MAP/EXHIBIT
DATE:**

08/05/14

**SCM REPORT
DATE:**

09/04/14

SCM DATE:

09/11/14

PROJECT OVERVIEW

Subdivision: To create 4 single-family lots with a modification or waiver of provisions.

MAP STAGE

Tentative: Revised: Amendment: Amended :
Exhibit %~~A~~+ Modification to : Other:
Recorded Map

MAP STATUS

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

LOCATION

2326 Park Avenue, Montrose

ACCESS

Park Avenue

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-1-6000

CSD

LA CRESCENTA-
MONTROSE

**PROPOSED UNITS
(DU)**

4

**MAX DENSITY/UNITS
(DU)**

4

GRADING

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

No Grading

ENVIRONMENTAL DETERMINATION (CEQA)

TBD

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
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:
6-Month Time Extension Granted (EXPIRES 02/26/15):

PREVIOUS CASES

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

Tentative Map:

Clear Hold

1. Replace lots with parcels on the graphic and in the *Project Description*.
2. Parcels 2 and 3 should have a gross area figure and a net area figure. To calculate net area, subtract the area devoted to the fire turnaround from the parcel area.
3. Provide the height and materials of all fences/walls.
4. Label ~~%to~~ remain+or %to be removed+next to all interior walls.
5. Redraw the oak tree canopies and corresponding protective zones to accurately depict the canopies coverage.
6. Provide the species of the 4 trees labeled ~~%to~~ be removed.+
7. *Site Information* corrections: a) include the existing and proposed physical land use and b) add a note stating all trees to remain in place except the 4 identified trees located where the proposed fire turnaround is to be established.
8. Add a 0 to the Tentative Parcel Number in the Title Block.
9. Ensure the project boundary and fire turnaround dimensions are accurate and consistent with their measurements.
10. Enlarge the street cross section and include the sidewalk and curb widths.

Administrative/Other:

Clear Hold

1. Revise your *Burden of Proof* to include a reduction in the required street frontage (§21.24.040 & §21.52.010).
2. Rename the ~~%Burden of Proof~~+document to read ~~%Modification and Waiver of Provisions Request~~+. The request should also include a waiver of the street frontage requirement. Supplement your request to deviate from the required width provision by submitting a scaled 500qradius map highlighting all lots with widths of less than 50 feet and include a table enumerating the results.
3. Revise the 500qland use map. The map must be scaled, show all properties within 500qas well as each property's physical use and land use category.
4. Subject to the Healthy Design Ordinance: The onsite tree planting requirement is one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 191.48 linear feet of street frontage, a total of 7 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.
5. Provide all building permits and Assessor Records and Assessor Field Notes which contain the buildings diagram.
6. Provide pictures of the garage interior.
7. Obtain a Certificate of Compliance. The furnished deed for APN 5810-009-031 only reserves the right to grant others use of the private street, but does not specifically grant others access. For more detailed information please contact Gary Fountain at (213) 974-6456.
8. Provide documentation that the 6qfront yard fence was established legally. If such documentation does not exist, an Oak Tree Permit for fence removal within the oak tree protective zone must be filed.

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 4) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- (2) Please see attached Geologic and Soils review sheet for comments and requirements.
- (3) Please see attached Road review sheet (Comment 2) for comments and requirements.
- (4) Please see attached Sewer review sheet for comments and requirements.
- (5) Obtain a "Written Verification" form the water purveyor. Please see attached Water review sheet for comments and requirements.
- (6) A revised tentative map is required to show the following additional items:
 - a. Insert a "0" in front of PM 70345 (i.e. PM 07345).
 - b. Please see attached Hydrology review sheet (Comments 2, 3 and 5) for comments and requirement.
 - c. Please see attached Road review sheet (Comment 1) for comments and requirements.

HCW
Prepared by *Jc* John Chin
Tr73045L-new.doc
<http://planning.lacounty.gov/case/view/r2014-02256/>

Phone (626) 458-4918

Date 09-03-2014



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

PARCEL MAP NO. 073045

TENTATIVE MAP DATED 08/05/2014

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.
2. Add a note to the tentative map stating, "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."
3. 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.
4. 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>).
5. Prior to tentative map approval for drainage, submit an exhibit map showing pad elevations and proposed drainage and grading patterns.

Reviewed by _____

Andrew Ross

Date 09/02/2014 Phone (626) 458-4921

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	8/5/14	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	Montrose	APN	
Geologist	---	Subdivider	Mark Anderson		
Soils Engineer	---	Engineer/Arch.	Engineering Services		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

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

Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/ddd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.

Prepared by



Ricardo Lopez-Maldonado
Geology Section

Date 8/25/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gomedsurvey>

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.

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) A revised tentative map is required to show the following additional items:
 - a. Show offer of right of way 30-feet from centerline (northerly property line) on Park Ave.
 - b. Show improvements along the property frontage including pavement, 12 foot wide parkway with curb, gutter, and 5 foot wide sidewalk adjacent to property line.
 - c. Add a proposed street cross section showing all future improvements.
 - d. See additional road comments shown in the files 2014-08-05 TPM 073045 RD 1ST CHECK.pdf, which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TPM%20073075/>
- (2) Please make an appointment with staff to discuss the corrections and possible alternatives to the project road conditions.

Prepared by Joseph Nguyen ^{*Jn*}
Pm073045r

Phone (626) 458-4921

Date 08-27-2014

RECEIVED
DEPT OF REGIONAL
PM073045 TENTATIVE
DATE: 05 AUG 2014

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 73045
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA,
FOR SUBDIVISION PURPOSES

show a standard cul
de sac (portion)

show proposed street
improvements including
pavement, 12' parkway
with c & g, 5' sidewalk
adjacent to the property
line.

label the frontage road as
Private and Future Street

show flow direction
with arrows

Indicate Reconstruction
of pavement to 4" on 10"
CMB

Show P&F R/W
Dashed

label this line as c/l of the Private
and Future Street

Add a proposed street
cross section showing
all improvements
(c&g,sw, pavement)
per Section 21.24.090

LISTING OF UTILITIES

SOUTHERN CALIFORNIA EDISON	800-227-2600
A.T.T.	888-729-5323
CHARTER CABLE	818-626-0009
SOUTHERN CALIFORNIA GAS	213-244-1234
CV WATER	818-248-3925

PROJECT DESCRIPTION:
MINOR LAND DIVISION FOR SUBDIVISION
PURPOSES TO CREATE FOUR (4) SINGLE
FAMILY LOTS ON 0.75 ACRES.

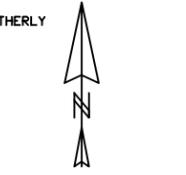
BENCH MARK:
ELEV. 1496.042, DPW BM TAG IN S. CB 3.3 FEET S/D BCR @ SE COR.
OCEAN VIEW BLVD Foothill Blvd. LA CANADA 2005 BM. NO. Y-11230

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
91204
818-356,6251

ENGINEER
JERRY M. CROWLEY
ENGINEERING SERVICES
2341 W. SILVER LAKE DRIVE
LOS ANGELES, CALIFORNIA
90039
323-993-7423

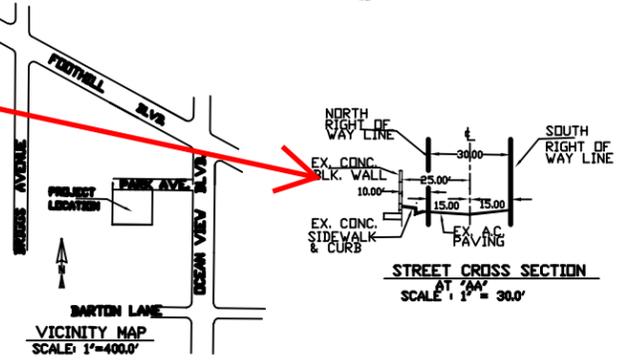
- SITE INFORMATION
1. A.P.N. 5810-009-032
 2. EXISTING AND PROPOSED ZONE R1-5000
 3. TOTAL GROSS AREA = 33,029.0 S.F.
 4. TOTAL NET AREA = 33,029.0 S.F.
 5. EXISTING AND PROPOSED LAND USE: 1-LOW DENSITY RESIDENTIAL
 6. SITE AVERAGE SLOPE 10.0%
 7. THOMAS GUIDE: 534-H3
 8. EXISTING FIRE HYDRANT 330.00 FEET FROM PROPERTY
 9. JOB ADDRESS: 2326 PARK AVENUE, MONTRORSE, 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



SCALE: 1"=20.0'

DATE: JULY 25, 2014

- 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:

- Obtain approval from the Crescenta Valley County Water District for connection to the sewer system.



Prepared by Vilon Truong
PM72045s-new.doc

Phone (626) 458-4921

Date 08-26-2014

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 "Written Verification" from the water purveyor. From the information available to this office, part of this proposed subdivision is not within the service area of a water utility. Provide a "Written Verification" from the water purveyor indicating that the entire subdivision is/will be within the boundaries of its service area or a new mutual water company must be formed and registered to serve the proposed subdivision to the satisfaction of Public Works.



Prepared by Vilong Truong
PM73045w-new.doc

Phone (626) 458-4921

Date 08-26-2014

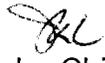
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

PARCEL MAP NO. 073045

TENTATIVE MAP DATED 08-05-2014

- 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

Phone (626) 458-4918

Date 09-02-2014

Tr73045L-new.doc
<http://planning.lacounty.gov/case/view/r2014-02256/>

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.


Prepared by John Chin

Phone (626) 458-4918

Date 09-03-2014

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:

A deed restriction for all lots shall be recorded with the final map to allow cross lot drainage.

Name Nazem Said  Date 8/5/2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073045\GP 073045\2014-08-05 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. Make an offer of private and future right of way 30 feet from centerline (northerly property line) including a standard cul-de-sac bulb along the property frontage on Park Avenue.
2. Construct curb, gutter, base, pavement, and 5 foot wide sidewalk adjacent to the property line along the property frontage on Park Avenue.
3. Repair any improvements on Park Avenue damaged during construction to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Park Avenue to the satisfaction of Public Works.
5. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
6. Street Lighting Conditions are pending.
7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
8. Install postal delivery receptacles in groups to serve two or more residential lots.



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: August 5, 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 the locations and dimensions of all the existing parking stalls on Park Avenue. The off-site portion of Park Avenue between the easterly property line and Ocean View Blvd shall provide a minimum paved width of 26 feet, clear to the sky, with no obstructions. Indicate compliance on the Tentative Map.
2. 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. Indicate compliance on the Tentative Map.
3. Submit a fire flow availability from, FORM 195, to our office for the existing public fire hydrant(s) located at the southwest corner of Foothill Blvd and Ocean View Blvd. Compliance required prior to Tentative Map clearance.
4. Since a new public fire hydrant is required due to the distance of the closest existing public fire hydrant to the development, a Water System Design Report, or equivalent, from Crescenta Valley Water Company stating the water system expansion will be design to comply with the Fire Department's fire flow requirement will accepted in lieu of the fire flow test.
5. The required fire flow for this development at this time is **1250** gallons per minute at 20 psi for a duration of 5 hours.



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: August 5, 2014

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 driveway required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. A reciprocal access agreement is required for the driveway and 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 private driveway 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 on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
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. 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.



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: August 5, 2014

8. 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.
9. 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.



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: August 5, 2014

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 or private fire hydrant within the required additional width of 26 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:	08/05/2014	SCM Date:	09/11/2014	Report Date:	08/06/2014
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				Map Type: TENTATIVE	

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:

Proposed four (4) single-family homes; existing single-family home to be demolished. 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, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73045	DRP Map Date:	08/05/2014	SMC Date:	09/11/2014	Report Date:	08/06/2014
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY			Map Type: TENTATIVE		

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

(P)people x (0.003) Ratio x (U)units = (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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August 28, 2014

Tentative Parcel Map No. 073045

Vicinity: Montrose

Tentative Parcel Map Date: August 5, 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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