



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

PROJECT NUMBER

R2014-03027

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 073114
Environmental Assessment No. 201400242

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Mark Adamsky/Mark Anderson

MAP/EXHIBIT DATE:

12/16/14

SCM REPORT DATE:

1/15/15

SCM DATE:

1/29/15

PROJECT OVERVIEW

Tentative Parcel Map to create four single-family residential lots.

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

2640 Prospect Avenue, La Cresecenta

ACCESS

Prospect Avenue

ASSESSORS PARCEL NUMBER(S)

5801-024-059

SITE AREA

32,708 square feet (gross)/25,674 square feet (net)

GENERAL PLAN / LOCAL PLAN

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)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Clear	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Clear	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

R1ST200800013

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

Tentative Map:

1. The scale of the provided street cross is 1' = 20.0' not 1'=30.0', please correct.
2. Steps within parcel 3. Are they to be removed or will they remain?
3. Under "Project Description" or as part of No. 5 under "Site Information," please indicate that the proposed use will be detached single-family residences (per §21.40.040.A.12).

Administrative/Other:

1. The building permits provided for the property do not show permits for the sheds attached to the southern and eastern side of the existing garage nor the carport along the eastern property line. Please provide building permits or obtain a demolition permit from Building and Safety and demolish all unpermitted structures.
2. Provide the correct acreage on the application.
3. Please notify the La Crescenta-Montrose Town Council about the proposed project.
4. "No" is not an acceptable response to question A. of the Flag Lot Supplemental Information form. Information, such as lot shape, size, etc. are acceptable conditions for question A.
5. Please revise your land use map and provide a legend. Use symbols to represent SFR's, vacant land, etc. on your map.
6. Please revise reciprocal easement language to include ingress and egress.

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 3^d 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.

Date 01-14-2015

TO: Nooshin Paidar
Department of Regional Planning

Attention Edward Rojas

FROM: John Chin *HC*
Department of Public Works

PARECL MAP NO. 073114-(updated 01-14-2015)

[] Public Works' report for NO SCM map dated _____.

[x] Revised Public Works' report for map dated 12-16-2014.

[x] Revised pages of Public Works' report for map dated 12-16-2014 as follows.

Subdivision: Removed hold on revised map (Page 1 of 1).

Updated Condition page (Page 1 of 2)

Sewer: Removed hold on revised map (Page 1 of 1)

Added Sewer conditions (Page 1 of 1)

Water: Removed hold on revised map.

Added Water conditions (Page 1 of 1)

[x] Revised Public Works' report clearing previous **Subdivision, Sewer, and Water** denial(s).

[] Public Works still has _____ denial(s).

[x] Public Works' clearance for Public Hearing.

[] Please forward the attached Engineer's and City's copy.

[] A waiver for the final map; may be filed.

[] Other:

cc: Mark Anderson ; Contact

The following reports consisting of 10 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office. If the building to be removed is the existing garage, construct the new garage prior to final map approval. Building permits are required from the Building and Safety office.
9. Reserve reciprocal ingress and egress easement and right to grade for the common driveway serving all parcels to the satisfaction of Public Works.
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.

HCW

Prepared by John Chin

Phone (626) 458-4918

Date 01-07-2015



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

PARCEL NO.: 073114

TENTATIVE MAP DATE: 12-16-2014

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

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

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://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

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

Name  Date 01/08/15 Phone (626) 458-4921
Hazel Paraoan

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

PCA LX001129/A885
Telephone: (626) 458-4925

Tentative Parcel Map 73114 Tentative Map Dated 12/16/14 Parent Tract _____
Grading By Subdivider? [] (Y or N) _____ yd³ Location La Crescenta APN _____
Geologist _____ Subdivider Adamsky/Veilleux
Soils Engineer _____ Engineer/Arch. Jerry M. Crowley Engineering Services

Review of:

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

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL, SUBJECT TO CONDITION BELOW:

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/lld/lib/fp/Hydrology/Low_Impact_Development_Standards_Manual.pdf and
<http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Jeremy Wan
Soils Section



Geir R. Mathisen
Ricardo Lopez-Maldonado
CERTIFIED ENGINEERING GEOLOGIST
Geology Section

Date 1/7/15

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:

1. Demolish all building and structures existing on any lot line prior to Final Map clearance.

Name N. Said  Date 12/30/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073114\GP 073114\2014-12-17 TPM 073114 SUBMITTAL

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

1. Construct additional pavement to provide 14 foot lane from the road centerline and 4 feet inverted shoulder with concrete flow line along the property frontage on Prospect Avenue to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way. Existing tree (s) may have to be removed if interfering with the street widening work.
2. Construct transitional pavement and flow line to the satisfaction of Public Works.
3. Repair any displaced and/or damaged pavement along the property frontage on Prospect Avenue to the satisfaction of Public Works.
4. Repair any improvements on Prospect Avenue damaged during construction to the satisfaction of Public Works.
5. Construct new driveways to the satisfaction of Public Works.
6. Comply with the following street lighting requirements or as otherwise modified by Public Works:
 - a. Provide a street light on wood pole along the property frontage on Prospect Avenue with fixtures acceptable to Southern California Edison to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.
7. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. 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.
9. Install postal delivery receptacles in groups to serve two or more residential lots.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL NO. 073114

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TENTATIVE MAP DATED 12-16-2014

10. The Condition Nos. 1, 2, and 6 will be waived if the applicant submits a letter from the Crescenta Valley Town Council to reaffirm the desire of the Council to retain the existing characters of Prospect Avenue and to request waiving of street widening and street-lighting conditions.

Prepared by Joseph Nguyen *JN*
pm73114r-rev1

Phone (626) 458-4921

Date 01-07-2014

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division.

Prepared by  Tony Khalkhali
pm73114s-rev1.doc

Phone (626) 458-4921

Date 01-14-2015

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 buildings 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 building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.



Prepared by Tony Khalkhali
pm73114w-rev1.doc

Phone (626) 458-4921

Date 01-14-2015



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: PM 73114

MAP DATE: December 16, 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. All obstructions within the proposed fire lane shall be labeled "To Be Removed" on the Tentative Map. Indicate compliance on the Tentative Map.
2. Provide a cross section of the required fire lane on the Tentative Map. Clearly depict the pavement limits. Indicate compliance on the Tentative Map.
3. Provide the proposed grade of the fire lane on the Tentative Map. Indicate compliance on the Tentative Map.
4. The submitted fire flow information verified/tested the incorrect fire hydrant. Submit a new fire flow availability from, FORM 195, to our office for the existing public fire hydrant located across Prospect Avenue 84 feet west of the subject property. Compliance required prior to Tentative Map clearance.
5. The required fire flow for this development at this time is **1250** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow may be reduced when detail information on the construction type and total square footage of each building is provided.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 73114

MAP DATE: December 16, 2014

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 flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. The driveway shall be labeled as Private Driveway and Fire Lane on the Final Map. Verification of compliance is required prior to Final Map clearance.
3. A reciprocal access agreement is required for the driveway since it will be shared by the 3 future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. 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.
5. An approved Fire Department turnaround is required somewhere within Parcel B, C, and/or D as approved the Fire Department. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 73114

MAP DATE: December 16, 2014

6. The gradient of the on-site private driveways shall comply with the Fire Department's requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
7. The off-site portion of Prospect Avenue shall maintain a minimum paved unobstructed width of 20 feet in compliance with the Department of Public Works. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
8. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
9. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

CONDITIONS OF APPROVAL - WATER

1. 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.
2. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
3. 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.
4. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Reviewed by: Juan Padilla

Date: January 13, 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: PM 73114

MAP DATE: December 16, 2014

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 14, 2015

Tentative Parcel Map No. 073114

Vicinity: La Crescenta

Tentative Parcel Map Date: December 16, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073114** based on the use of public water (La Crescenta Valley Water District) and public sewer as proposed. A copy of a current 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:

MICHELLE TSIEBOS, REHS, DPA (M.T.)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016



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



PARK OBLIGATION REPORT

Tentative Map #	73114	DRP Map Date: 12/16/2014	SCM Date: 01/29/2015	Report Date: 01/13/2015
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:

Creating 4 single family lots; One existing single family home to be demolished; Net increase of 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 #	73114	DRP Map Date:	12/16/2014	SMC Date:	01/29/2015	Report Date:	01/13/2015
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)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