



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:**

10/14/14

**SCM REPORT  
DATE:**

11/13/14

**SCM DATE:**

11/20/14

**PROJECT OVERVIEW**

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

**MAP STAGE**

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

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       Revision (requires a fee):

**LOCATION**

2640 Prospect Avenue, La Cresecenta

**ACCESS**

Prospect Avenue

**ASSESSORS PARCEL NUMBER(S)**

5801-024-059

**SITE AREA**

32,720 square feet (gross)/30,020 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 <a href="mailto:erojas@planning.lacounty.gov">erojas@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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## PREVIOUS CASES

N/A

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## 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. Label parcels as 1, 2, 3, 4, not parcels A, B, C, D on your map.
2. Clarify discrepancy regarding existing oak trees on the property. Your one-stop application stated there was one oak tree on the property, and your current land division application states there are no oak trees on the property.
3. Depict all oak trees and indicate whether to remove, remain, or has been removed.
4. Ensure to accurately depict the oak tree protected zone. The term "protected zone" refers to the area extending five (5) feet beyond the drip line of the oak tree or 15 feet from the trunk, whichever distance is greater.
5. Label and identify the species of all existing trees.
6. Label existing tree within the flag access strip "to be removed" and identify species.
7. Label all stepping stones and planters within flag access strip "to be removed."
8. Existing zoning should read R-1 not R1-5000 on your site information.
9. The project's gross and net area provided under the site information is incorrect. Please provide a lot table with the correct gross and net area information. Ensure to net out the highway dedication and all easements for the net lot area. Ensure to calculate to the center line of the right-of-way for the gross lot area. You will need to deduct the flag access strips for net areas.
10. Provide area info for fire access.
11. Remove note 8 from site information. Please consult with the Department of Public Works for any street improvements.

### Administrative/Other:

1. 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 90 linear feet of street frontage, a total of four 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.
2. Subject to the La Crescenta-Montrose Community Standards District.
3. A reciprocal access easement will be required.
4. Provide all existing building permits for the subject property.
5. Any existing zoning violations must be abated prior to public hearing.
6. Revise land use map. Map should identify if residential use is single-family, two-family or multifamily residential.
7. The project does not meet the flag lot supplemental burden of proof. Please provide additional information.

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## 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<sup>rd</sup> 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. Provide a report that addressed the onsite infiltration feasibility and rate. Please see attached Geologic and Soils Engineering review sheet for comments and requirements.
2. Obtain a statement from the Crescenta Valley Water District. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
3. Obtain a statement from the Crescenta Valley Water District. Please see attached Water review sheet (Comment 1) for comments and requirements.
4. A revised tentative map is required to show the following additional items:
  - a. Please see attached Subdivision checked plan for comments and requirements.
  - b. Please see attached Road review sheet for comments and requirements.
  - c. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
  - d. Please see attached Water review sheet (Comment 2) for comments and requirements.

*HW*  
Prepared by  John Chin  
pm73114L-new.doc  
<http://planning.lacounty.gov/case/view/pm073114/>

Phone (626) 458-4918

Date 11-10-2014

MINOR LAND DIVISION  
 TENTATIVE PARCEL MAP NUMBER 073114  
 LOCATED IN THE UNINCORPORATED TERRITORY  
 OF THE COUNTY OF LOS ANGELES,  
 STATE OF CALIFORNIA,  
 FOR SUBDIVISION PURPOSES

LEGAL DESCRIPTION

THE LAND DESCRIBED BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED BELOW:

PARCEL 1:

THE EAST HALF OF THAT PORTION OF FARM LOT 4 IN BLOCK B OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 574 AND 575 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 4; DISTANT 180 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE 180 FEET; THENCE NORTH 292.68 FEET; THENCE NORTH 53° 30' WEST 180 FEET; THENCE SOUTH 392.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF FARM LOT 4 IN BLOCK B OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 274 AND 275 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, DISTANT SOUTHEASTERLY THEREON 180.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 92.47 FEET; THENCE EAST 72.35 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN DEED TO JAMES GRANT DAVIDSON AND WIFE, RECORDED IN BOOK 15952, PAGE 40, OFFICIAL RECORDS; THENCE SOUTH ALONG SAID WEST LINE 149 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY ALONG SAID LINE SOUTHWESTERLY 90 FEET TO THE POINT OF BEGINNING.

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 0.688 ACRES.

BENCH MARK:

ELEV. 1568.118 CUT SPIKE IN W. CB @ BCR @ NORTHWEST CORNER OF FOOTHILL BLVD. AND LA CRESCENTA AVE. (IN C.B.) Y-4479 LOS ANGELES COUNTY BENCH MARK (LA CANADA GRID) 2005 ADJUSTMENT

SITE INFORMATION

- ① A.P.N. 5801-024-059
- ② EXISTING AND PROPOSED ZONE RI-5000
- ③ TOTAL GROSS AREA = 30,001.0 S.F.
- ④ TOTAL NET AREA = 30,001.0 S.F.
- ⑤ EXISTING AND PROPOSED LAND USE: 1-LDW DENSITY RESIDENTIAL
- ⑥ SITE AVERAGE SLOPE 10.0%
- ⑦ THOMAS GUIDE: 534-62
- ⑧ REQUEST WAIVER OF STREET IMPROVEMENTS DUE TO TITLE LIMITATIONS
- ⑨ JOB ADDRESS: 2640 PROSPECT AVENUE, LA CRESCENTA, CALIFORNIA
- ⑩ EXISTING 10' WIDE SEWER EASEMENT CVWD
- ⑪ EXISTING STRUCTURES TO BE REMOVED
- ⑫ NO GRADING
- ⑬ EX. CHAIN LINK FENCE ALONG FRONT PROPERTY LINE IS 6 FEET HIGH AND WILL BE REMOVED
- ⑭ EXISTING FIRE HYDRANT
- ⑮ NO DAK TREES

APPLICANT

MARK ANDERSON  
 2852 FOOTHILL BLVD.  
 LA CRESCENTA, CALIFORNIA  
 91204  
 818-355,6251

ENGINEER

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

DWNER

MARK ADAMSKY AND LOUISE A. VEILLEUX  
 3650 DEERPASS ROAD  
 GLENDALE, CALIFORNIA  
 91208  
 818-321-3656

DATE AUGUST 30, 2014

Provide registration stamp & signature of the land surveyor/civil engineer

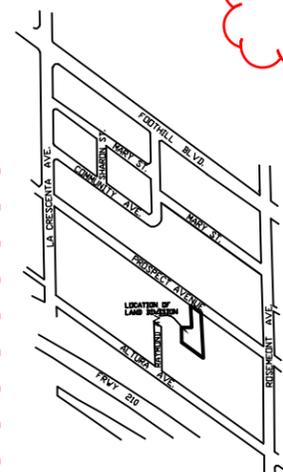
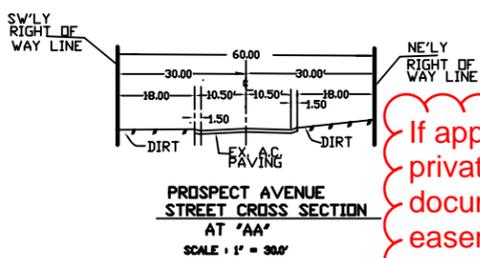
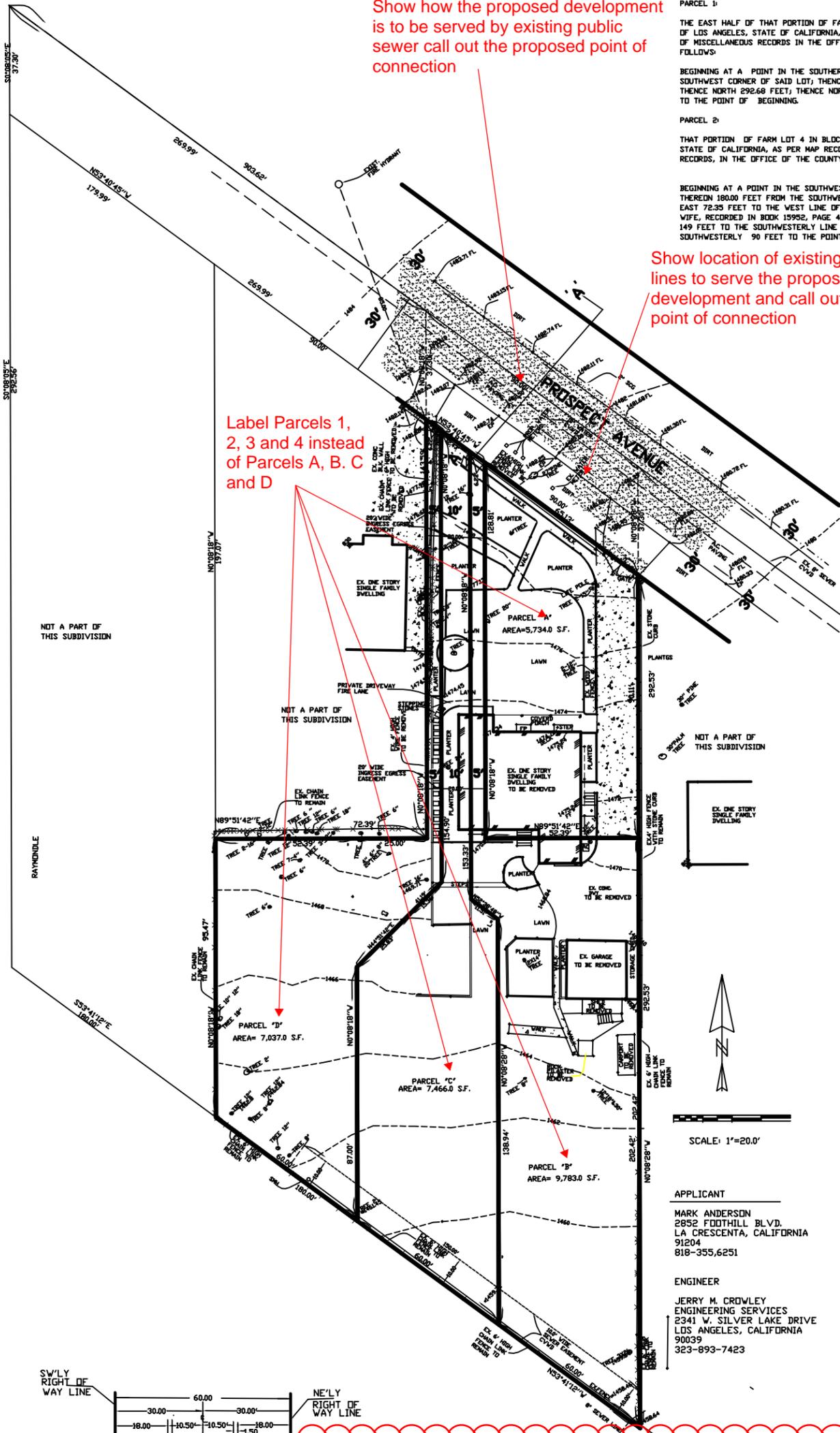
Show how the proposed development is to be served by existing public sewer call out the proposed point of connection

Show location of existing water main lines to serve the proposed development and call out the existing point of connection

Label Parcels 1, 2, 3 and 4 instead of Parcels A, B, C and D

Provide site address

If applicable, show and call out all existing on-site and private easements with names of the holder, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.



NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

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 Tract / Parcel Map 73114 Tentative Map Dated 10/14/14 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

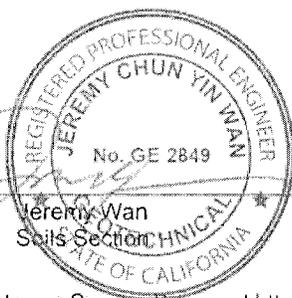
Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated:
References:

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR 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/qmed/permits/docs/policies/GS200.1.pdf.

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

Prepared by



Jeremy Wan
Soils Section

Handwritten signature of Ricardo Lopez-Maldonado

Ricardo Lopez-Maldonado
Geology Section

Date 11/6/14

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) A revised tentative map is required to show the following additional items:
  - a. Show proposed additional pavement and inverted shoulder.
  - b. Add a proposed street cross section showing all future improvements.
  - c. See additional road comments shown in the file "2014-10-16 TPM 073114 1st Check JN.pdf", which can be found at the following ftp link:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TPM%20073114/>

Prepared by Joseph Nguyen *JN*  
Pm73114r

Phone (626) 458-4921

Date 11-04-2014

# MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 073114 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FOR SUBDIVISION PURPOSES

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**LISTING OF UTILITIES**

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**SITE INFORMATION**

- ① A.P.N. 5801-024-059
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- ③ TOTAL GROSS AREA = 30,001.0 S.F.
- ④ TOTAL NET AREA = 30,001.0 S.F.
- ⑤ EXISTING AND PROPOSED LAND USE: 1-LDW DENSITY RESIDENTIAL
- ⑥ SITE AVERAGE SLOPE 10.0%
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- ⑪ EXISTING STRUCTURES TO BE REMOVED
- ⑫ NO GRADING
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**APPLICANT**

MARK ANDERSON  
 2852 FOOTHILL BLVD.  
 LA CRESCENTA, CALIFORNIA  
 91204  
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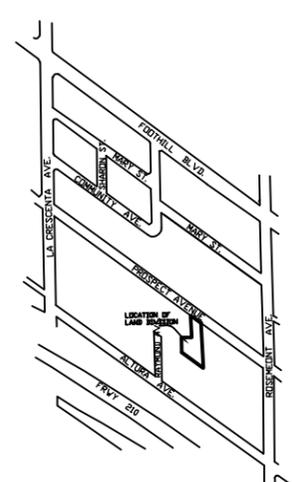
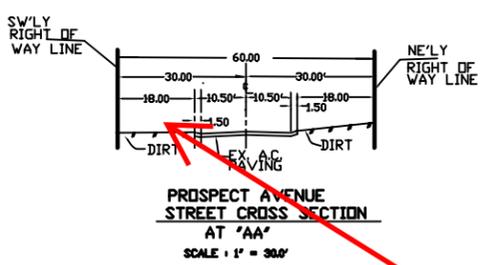
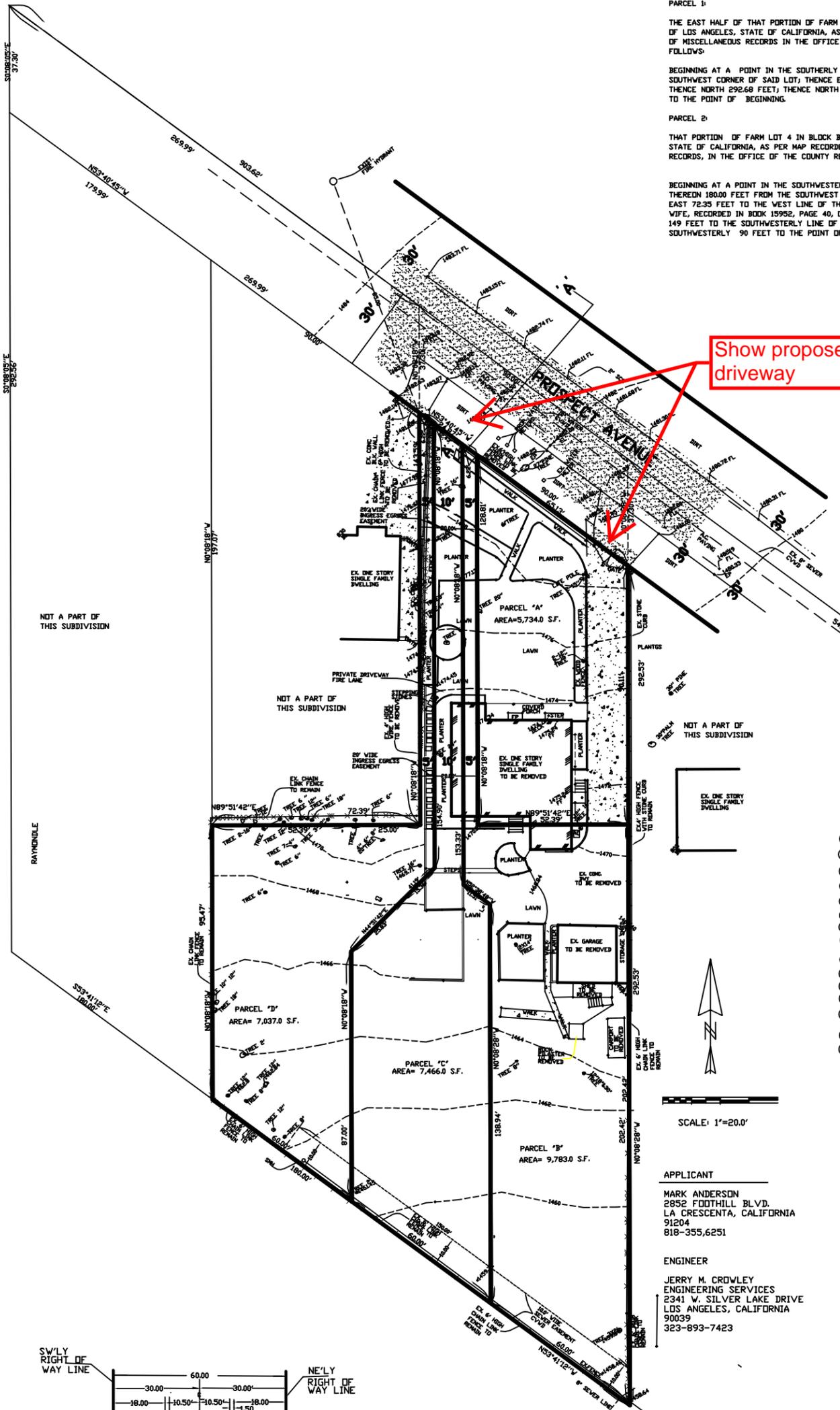
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**DWNER**

MARK ADAMSKY AND LOUISE A. VEILLEUX  
 3650 DEERPASS ROAD  
 GLENDALE, CALIFORNIA  
 91208  
 818-321-3656

DATE AUGUST 30, 2014



VICINITY MAP  
 SCALE: 1" = 600'

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) Submit a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system, that financial arrangements have been made, and that the sewer system will be allowed to connect to the Crescenta Valley Water District.
- (2) A revised tentative map is required to show the following additional items:
  - a. Show location of existing sewer main lines to serve the proposed development and call out the proposed points of connection.
  - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - c. Show how the on-site proposed development is to be served by existing public sewer and call out the proposed points of connection.

  
Prepared by Tony Khalkhali  
pm073114s-new.doc

Phone (626) 458-4921

Date 11-06-2014

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:

1. Submit a statement from Crescenta Valley Water District indicating that financial arrangements have been made, and that the water will be allowed to connect to the Crescenta Valley Water District.
2. A revised tentative map is required to show the following:
  - Show how the on-site proposed development is to be served by existing public water and call out the proposed points of connection to the existing water system.



Prepared by Tony Khalkhali  
pm73114w-new.doc

Phone (626) 458-4921

Date 11-06-2014

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073114

Page 1/1

TENTATIVE MAP DATED 10-14-2014

- 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 10-28-2014

pm73114L-new.doc  
<http://planning.lacounty.gov/case/view/pm073114/>

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/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.

HW

Prepared by John Chin

Phone (626) 458-4918

Date 10-28-2014



**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: 10-14-2014

**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).

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.

A handwritten signature in black ink, appearing to read "H. Paraoan".

Name Hazel Paraoan Date 11/04/14 Phone (626) 458-4921

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 10/22/2014 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073114\GP 073114\2014-10-16 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 10-14-2014

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 <sup>*Jn*</sup>  
pm73114r

Phone (626) 458-4921

Date 11-04-2014



## 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: October 14, 2014

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**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. The current label, "Private Driveway and Fire Lane", as shown on the Tentative Map is no accepted. Incorporated the language to the "20 foot Ingress Egress Easement" to clarify the limits of the required fire lane and the width. Indicate compliance on the Tentative Map.
2. The project shall provide a minimum unobstructed paved fire lane width of 20 feet clear to the sky with an approved Fire Department turnaround to access Parcel B, C and D. Since no structures are proposed, provide note on the Tentative Map identifying this requirement. Indicate compliance on the Tentative Map, the Fire Department will assist with the wording of the note.
3. All obstructions within the proposed fire lane shall be labeled "To Be Removed" on the Tentative Map. Indicate compliance on the Tentative Map.
4. Submit a fire flow availability from, FORM 195, to our office for the existing public fire hydrant located across Prospect Avenue 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.



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PROJECT: PM 73114

MAP DATE: October 14, 2014

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### 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.
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.



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PROJECT: PM 73114

MAP DATE: October 14, 2014

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 stripped 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.

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

Reviewed by: Juan Padilla

Date: November 4, 2014



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



**PARK OBLIGATION REPORT**

Tentative Map #	73114	DRP Map Date: 10/14/2014	SCM Date: 11/20/2014	Report Date: 11/12/2014
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:

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 #	<b>73114</b>	DRP Map Date:	<b>10/14/2014</b>	SMC Date:	<b>11/20/2014</b>	Report Date:	<b>11/12/2014</b>
Park Planning Area #	<b>38</b>	<b>LA CRESCENTE / MONTROSE / UNIVERSAL CITY</b>				Map Type: <b>TENTATIVE</b>	

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	<b>3.04</b>	<b>0.0030</b>	<b>3</b>	<b>0.03</b>
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			<b>1</b>	
<b>Total Acre Obligation =</b>				<b>0.03</b>

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					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$418,178	\$12,545



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

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

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

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

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Fifth District

November 7, 2014

Tentative Parcel Map No. 073114

Vicinity: La Crescenta

Tentative Parcel Map Date: October 14, 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, MPA, REHS** (M.T.)  
Environmental Health Specialist IV  
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