

Hearing Officer Transmittal Checklist

Hearing Date
02/16/2016
Agenda Item No.
5

Project Number: R2015-01454-(5)
Case(s): Tentative Parcel Map No. 073398
Environmental Assessment Case No. T201500106
Planner: Steven Jones

- Project Summary
 - Property Location Map
 - Staff Analysis
 - Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
 - Draft Findings
 - Draft Conditions + Other department letters of recommended conditions
 - Previous CUP Conditions of Approval
 - Burden of Proof Statement(s)
 - Environmental Documentation (ND / MND / EIR)
 - Correspondence
 - Photographs
 - Aerial Image(s)
 - Land Use/Zoning Map
 - Tentative Tract / Parcel Map
 - Site Plan / Floor Plans / Elevations
 - Exhibit Map
 - Landscaping Plans
 - Findings and conditions of Previous permit
-

Reviewed By: 



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

PROJECT NUMBER

R2015-01454

HEARING DATE

02/16/16

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM073398

PROJECT SUMMARY

OWNER / APPLICANT

Prakash Chandran and Archana Moham

MAP/EXHIBIT DATE

08/04/15

PROJECT OVERVIEW

A request for a tentative parcel map to create one (1) multi-family residence lot developed with two (2) existing single-family residences to be converted into single-family detached condominium units on a 0.22 net acre parcel within the La Crescenta-Montrose Community Standards District (CSD) on property zoned R-2 (Two-Family Residence) pursuant to County Code Sections 21.48.010 and 22.20.170

LOCATION

2474 and 2476 Florencita Avenue, La Crescenta-Montrose

ACCESS

Florencita Avenue

ASSESSORS PARCEL NUMBER(S)

5807-016-017

SITE AREA

9,471 square feet (0.22 net acre)

GENERAL PLAN / LOCAL PLAN

1980 Countywide General Plan

ZONED DISTRICT

Montrose

LAND USE DESIGNATION

3 – (Medium Density: 12-22 du/ac)

ZONE

R-2 (Two-Family Residence)

PROPOSED UNITS

2 dwelling units

MAX DENSITY/UNITS

2 dwelling units (Zoning)

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 (Existing Facilities) Categorical Exemption

KEY ISSUES

- Consistency with the 1980 Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20.105 (Development Standards for single-family residences)

CASE PLANNER:

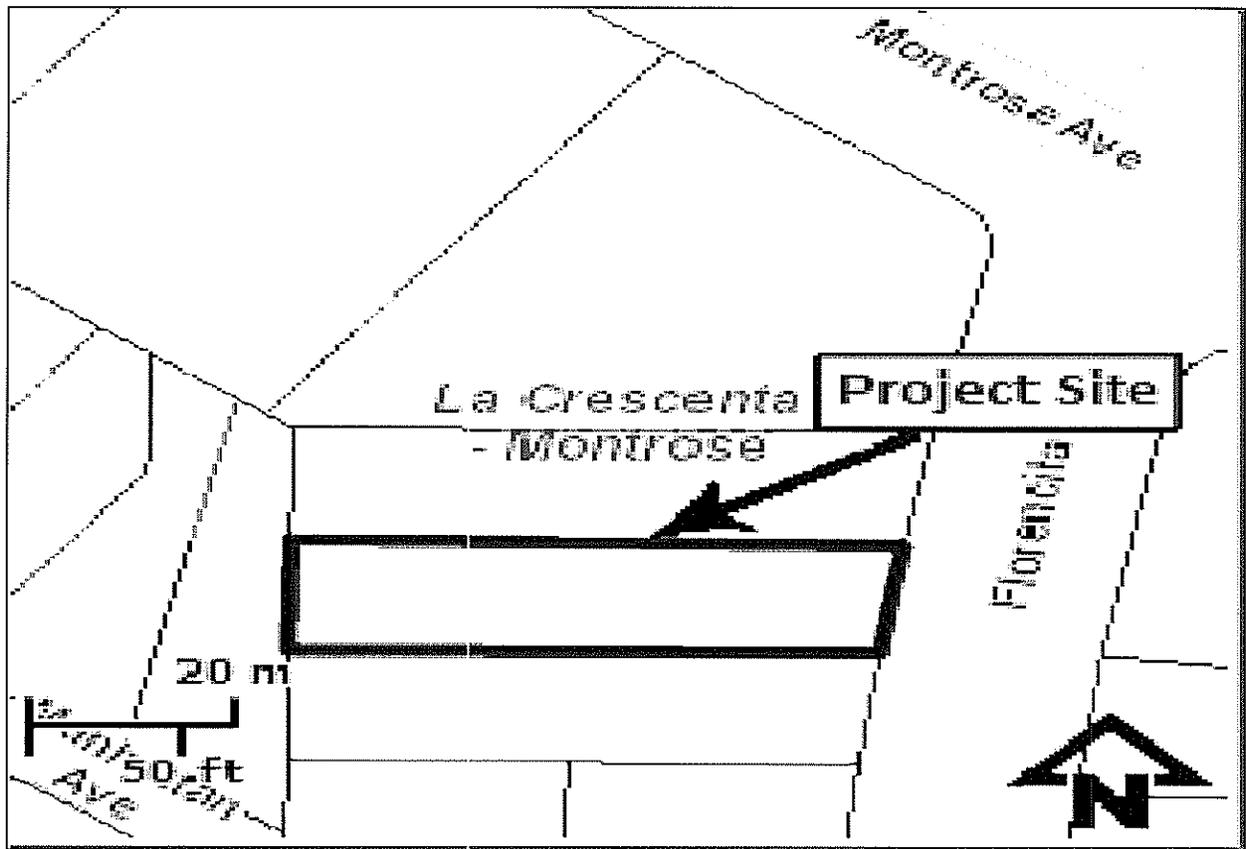
Steven Jones

PHONE NUMBER:

(213) 974-6433

E-MAIL ADDRESS:

sdjones@planning.lacounty.gov



Project Location

ENTITLEMENTS REQUESTED

A request for a tentative parcel map to create one (1) multi-family residence parcel developed with two (2) existing single-family residences to be converted into single-family detached condominium units on a 0.22 net acre parcel within the La Crescenta-Montrose Community Standards District (CSD) on property zoned R-2 (Two-Family Residence) pursuant to County Code Sections 21.48.010 and 22.20.170

PROJECT DESCRIPTION

The applicant requests to create one (1) multi-family lot on 0.22 net (0.26 gross) acre for condominium conversion purposes. Parcel 1 is proposed to contain approximately 9,462.01 net square feet. Two single family residences were constructed in January, 2015. Florencita Avenue provides access to the site. The project is located within the community of La Crescenta-Montrose.

MAP DESCRIPTION

The tentative parcel map dated 08-04-15 depicts one multi-family lot. Parcel 1 is proposed to contain approximately 9,462.01 net square feet. The project site is currently developed with two single-family residences located within proposed Parcel 1, to remain. A private driveway 12.03 feet in width parallels the northerly lot line and provides access to the parcel, including unit 2 which is situated behind unit 1. A 10-foot width private driveway provides direct vehicular access to unit 1. Steel fences on top of stone/block walls of up to 5.5 feet in height enclose the side and rear yards are to remain. The site is vegetated with ornamental landscaping including drought tolerant shrubbery, trees and vines. No grading is proposed to occur on the site.

EXISTING ZONING

The subject property is zoned R-2 (Two-Family Residence Zone). The application was filed May 19, 2015 and was thus analyzed under the General Plan in effect at the time of filing and deemed complete October 29, 2015. The land use category was 3 (Medium density 12 to 22 dwelling units per gross acre).

Currently, the land use category is H18 (Residential 0 to 18 dwelling units per net acre).

Surrounding Zoning within a 500-foot radius:

- North: Zones R-1 (Single-Family Residence Zone), R-2 (Two-Family Residence Zone) and R-3 (Limited Multiple Residence Zone)
- South: Zone R-2
- East: Zones R-2 and R-3
- West: Zone R-2

EXISTING LAND USES

The subject property is developed with two single-family residences.

PREVIOUS CASES/ZONING HISTORY

The director of the Department of Regional Planning approved without conditions, site plan request RPP201300672 on October 23, 2013 for authorization to construct two single family residences on the parcel. Authorization included construction of two single-family residences totaling 7,114.55 square feet: (2474 Florencita Avenue is 2,611.75 square feet in size and 2476 Florencita Avenue is 4,502.8 square feet in size)

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Class 1 Categorical Exemption, Existing Facilities, under the California Environmental Quality Act (CEQA) and the County environmental guidelines since a deviation, exception, or modification is not proposed in conjunction with the subdivision request, and the project site does not contain slopes of 20% or greater.

STAFF EVALUATION

General Plan/Community Plan Consistency

The tentative map was filed under the 1980 Countywide General Plan and analyzed as such. The project site is located within the Medium-density (12-22 du/ac) land use category of the Countywide General Plan. This designation was intended for the development of single-family residences. The proposed creation of two single-family residential units on one multi-family parcel conforms to the density set forth by the land use designation and is therefore consistent with the permitted uses of the underlying land use category of the 1980 Countywide General Plan.

The project is consistent with the 1980 Countywide General Plan in the following ways:

- General Policy 47. *Promote the provision of an adequate supply of housing by location, type and price* (pg. I-24).

Providing an additional single-family residence unit in an urban neighborhood supports this policy by providing the maximum number of single-family houses, in a largely built-out area, allowed by the designated land use category based on land area.

- General Policy 54. *Promote the full use of existing service systems in order to gain maximum benefit from previous public investments.* (pg. I-25).

The proposed development maximizes land use efficiency by concentrating the same type of development in an area equipped to support said use. The proposed development will utilize existing service systems including transportation, sewer, water, school, libraries, and parks. Furthermore, one additional residence wouldn't overburden these services as the proposed density does not exceed the projected growth set forth by the Countywide General Plan.

- Land Use Policy 8. *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental*

degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (pg. III-12).

The character of the existing residential neighborhood is medium-density and composed of mostly single-family and scattered multi-family residences. The proposed land use is single-family residential. The land use type and density is in keeping with the designated land use category.

Subdivisions, Zoning Ordinance and Development Standards Compliance

Based on the size and shape of the project site, two units can be accommodated if one unit is configured behind the other, as proposed.

The project site is located in the R-2 (Two-Family Residence) Zone. Single-family residences are permitted by right within this zone and each unit parcel contains more than 2,500 net square feet area.

Site Visit

A site visit was conducted. The inspection revealed no zoning violations. No nuisances were observed.

Neighborhood Impact/Land Use Compatibility

The proposed development of two single-family residential units is compatible with the maximum density permitted by the Medium Density Residential land use category of the 1980 Countywide Land Use Plan. The project is also consistent with the Subdivision Code and Zoning Code. The subject property is surrounded on all sides by compatible residential uses and has access to a County maintained street.

No degradation of natural features will occur, as the subject property is already built out and located in an urbanized area. No sensitive resources are located on the site. Shopping and employment opportunities are available within a half mile of the subject property.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated 08-04-15, the Subdivision Committee cleared the project for public hearing. An applicable portion of the Subdivision Committee Report, dated 09-03-15, is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and Regional Planning website posting.

PUBLIC COMMENTS

Staff received one e-mail comments from the public expressing a concern about allowing another condominium development in the area.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-01454-(5), Tentative Parcel Map Number 073398 subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE HEARING OFFICER CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE TENTATIVE PARCEL MAP NUMBER 073398, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.

Prepared by Steven Jones, Principal Regional Planning Assistant, Land Divisions Section

Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval

Correspondence

Site Photographs and Aerial Image

Site Plan, Land Use Map

KKS:SDJ

02/03/16

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01454-(5)
TENTATIVE PARCEL MAP NO. 073398**

1. **HEARING DATES.**The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on January 05, 2016, in the matter of Project No. R2015-01454, consisting of Tentative Parcel Map No. PM073398 ("TPM"). The item was continued to February 16, 2016 in order to allow the applicant time to address community concerns and appear before the Crescenta Valley Town Council.
2. **ENTITLEMENT(S) REQUESTED.** A request for a tentative parcel map to create one (1) multi-family residence lot developed with two (2) existing single-family residences to be converted into single-family detached condominium units on a 0.22 net acre parcel within the La Crescenta-Montrose Community Standards District (CSD) on property zoned R-2 (Two-Family Residence) pursuant to County Code Sections 21.48.010 and 22.20.170.
3. **LOCATION.** The project site is located at 2474 and 2476 Florencita Avenue in the community of La Crescenta -Montrose.
4. **PROJECT DESCRIPTION.**
The applicant requests to create one (1) multi-family lot on 0.22 net (0.26 gross) acre for condominium conversion purposes. Parcel 1 is proposed to contain approximately 9,462.01 net square feet. Two single family residences were constructed in January, 2015. Florencita Avenue provides access to the site. The project is located within the community of La Crescenta-Montrose.
5. **TOPOGRAPHY.** The Project Site is 0.26 gross acres (0.22 net acres) in size, rectangular in shape, and flat.
6. **ZONING.** The Project Site is located in the Montrose Zoned District and is currently zoned R-2 (Two-family Residence Zone).
7. **LAND USE CLASSIFICATION.** The Project Site is located within the Medium Density (12-22 du/ac) land use category of the 1980 General Plan's Land Use Policy Map.
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: Zones R-1 (Single-Family Residence Zone), R-2 (Two-Family Residence Zone) and R-3 (Limited Multiple Residence Zone)
South: Zone R-2
East: Zones R-2 and R-3
West: Zone R-2

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:
 - North: churches, multi-family residences, school, single-family residences
 - South: single-family residences
 - East: churches, multi-family residences, single-family residences
 - West: single-family residences
10. **PREVIOUS CASES/ZONING HISTORY.** The director of the Department of Regional Planning approved without conditions, site plan request RPP201300672 on October 23, 2013 for authorization to construct two single family residences on the parcel.
11. **MAP DESCRIPTION.** The tentative parcel map dated 08-04-15 depicts one multi-family lot. Parcel 1 is proposed to contain approximately 9,462.01 net square feet. The project site is currently developed with two single-family residences located within proposed Parcel 1, to remain. A private driveway 12.03 feet in width parallels the northerly lot line and provides access to the parcel, including Unit 2 which is situated behind Unit 1. A private driveway 10 feet in width provides direct vehicular access to Unit 1. Steel fences on top of stone/block walls of up to 5.5 feet in height enclose the side and rear yards are to remain.
12. **SITE ACCESS.** Florencita Avenue provides access to the site.
13. **INTERNAL CIRCULATION.** A private driveway provides access to Unit 2, which is situated behind Unit 1.
14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated 08-04-15, the Subdivision Committee cleared the project for public hearing. A portion of the Subdivision Committee Meeting (SCM) Report, dated 09-03-15, is attached.
15. **CEQA.** Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project does not involve an exception or deviation from the Zoning Code or General Plan and does not contain a slope of 20% or more.
16. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

17. **PUBLIC COMMENTS.** Staff has not received any public comments at this time.
18. **HEARING PROCEEDINGS.** On January 5, 2016, the item was continued in order to allow the applicant ample time to appear before the Crescenta Valley Town Council.
19. **PLAN CONSISTENCY.** The property has a land use category of "3" (Medium Density Residential – 12 to 22 dwelling units per acre) under the 1980 Countywide General Plan. Based on the size of the project site and application of the medium-density residential land use category, along with the zoning, the property may be developed with a maximum of two dwelling units. The applicant is proposing one multi-family lot; therefore, the project's use and development intensity are consistent with the 1980 General Plan.
20. **ZONING CODE CONSISTENCY.** The property is zoned R-2 (Two-Family Residence Zone). The project site is 0.22 net square feet and the proposed area per unit is greater than 2,500 net square feet. Thus, the proposed subdivision is in keeping with Section 22.20.170 of the County Code permitting single-family residences.
21. **FINDINGS – LAND USE COMPATIBILITY.** The Hearing Officer finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the 1980 Los Angeles County General Plan. The project increases the supply of housing and promotes the full use of existing service systems.
22. **FINDINGS – PHYSICAL SITE SUITABILITY.** The Hearing Officer finds that the site is physically suitable for the type of development being proposed since the property is flat and level and is served by adequate road and utility infrastructure.
23. **FINDINGS – SEWER DISCHARGE.** The Hearing Officer finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
24. **FINDINGS – DESIGN IMPACT – PUBLIC HEALTH.** The Hearing Officer finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
25. **FINDINGS – WILDLIFE/HABITAT IMPACTS.** The Hearing Officer finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.

26. **FINDINGS – PASSIVE COOLING.** The Hearing Officer finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
27. **FINDINGS – RIGHTS-OF-WAY/EASEMENTS.** The Hearing Officer finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
28. **FINDINGS – WATERCOURSE IMPACT.** The Hearing Officer finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
29. **FINDINGS – HOUSING/EMPLOYMENT NEEDS.** The Hearing Officer finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the 1980 General Plan.
30. **FINDINGS – LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. That the proposed use with the attached conditions will be consistent with the 1980 General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Tentative Parcel Map No. 073398, subject to the attached conditions.

ACTION DATE: 02/16/2016

KKS:SDJ
02/03/16

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01454-(5)
TENTATIVE PARCEL MAP NO. 073398**

PROJECT DESCRIPTION

A request for a tentative parcel map to create one (1) multi-family residence lot developed with two (2) existing single-family residences to be converted into single-family detached condominium units on a 0.22 net acre parcel within the La Crescenta-Montrose Community Standards District (CSD) on property zoned R-2 (Two-Family Residence) pursuant to County Code Sections 21.48.010 and 22.20.170.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Parcel Map No. 073398 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS

The approval grants the creation of one multi-family lot as depicted on the Tentative Parcel Map dated 08-04-15.

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report dated 09-03-15, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
18. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated 08-04-15.
19. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two trees of non-invasive species within the front yard of parcel 1. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

Condo conversion conditions...

Attachments:

Subdivision Committee Report (Tentative Parcel Map dated 08-04-15)

PROJECT NO. R2015-01454-(5)
TENTATIVE PARCEL MAP NO. 073398

CONDITIONS
PAGE 4 OF 4

KKS:SDJ
02/04/16

TENTATIVE MAP DATED 08-04-2015
EXHIBIT MAP DATED 08-04-2015

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 will serve letter from Crescenta Valley Canyon Water District for the sewer. Please see attached Sewer review sheet (Comment 1) for requirements.

HW
Prepared by Teni Mardirosian
pm73398L-rev1.doc
<http://planning.lacounty.gov/case/view/pm073398/>

TM

Phone (626) 458-4910

Date 09-01-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

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PARCEL MAP NO. 073398 (Rev.) TENTATIVE MAP DATE SUBMITTED 08-04-2015
EXHIBIT MAP DATE SUBMITTED 08-04-2015

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. Obtain a will serve letter from the Crescenta Valley County Water District for the discharge of sewer into the sewer system.


Prepared by Imelda Ng
pm73398s-rev1

Phone (626) 458-4921

Date 08-25-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 073398 (Rev)

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TENTATIVE MAP DATED 08-04-2015
EXHIBIT MAP DATED 08-04-2015

- 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 Teni Mardirosian
pm73398L-rev1.doc
<http://planning.lacounty.gov/case/view/pm073398/>

Phone (626) 458-4910

Date 09-01-2015

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. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard condominium conversion notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway " and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes in documents over the common private driveways to the satisfaction of Public Works.
12. 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.
13. 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.
14. 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.

15. 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

TM

Prepared by Teni Mardirosian
pm73398L-rev1.doc
<http://planning.lacounty.gov/case/view/pm073398/>

Phone (626) 458-4910

Date 09-01-2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PAERCEL MAP NO.: 073398

TENTATIVE MAP DATE: 08/04/2015
EXHIBIT MAP DATE: 08/04/2015

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

Approval of drainage is recommended with no drainage conditions.

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

Name M.D. Esfandi Date 08/18/2015 Phone (626) 458-7130
David Esfandi

C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 073398 Rev 1.doc

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	73398	Tentative Map Dated	8/4/15 (Rev)	Parent Tract	
Grading By Subdivider? [N] (Y or N)	--- yd ³	Location	Montrose	APN	
Geologist	---	Subdivider	Chandran		
Soils Engineer	---	Engineer/Arch.	Samson A. Soliven		

Review of:

Geologic Report(s) Dated: -----

Soils Engineering Report(s) Dated: -----

Geotechnical Report(s) Dated: -----

References: -----

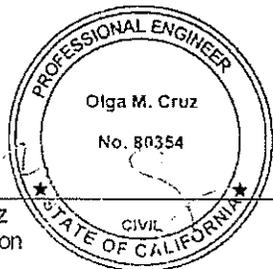
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by

Olga Cruz
Soils Section



Charles Nestle
Geology Section

Date 8/24/15

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

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 73398 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-04-2015
EXHIBIT MAP DATED 08-04-2015

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

PC Name Patricia Constanza Date 08/26/15 Phone (626) 458-4921
\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073398\GP 073398\PM 073998g-rev1.doc

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

1. Any proposed perimeter fence (CMU or wood) adjacent to any driveways shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
2. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
3. Plant street trees along the property frontage on Florencita Drive to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
4. 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.

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 lots 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. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.



**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 73398

MAP DATE: August 04, 2015

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

CONDITIONS OF APPROVAL

1. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

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

Reviewed by: Juan Padilla

Date: September 1, 2015



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



PARK OBLIGATION REPORT

Tentative Map #	73398	DRP Map Date:08/04/2015	SCM Date:09/10/2015	Report Date: 09/01/2015
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:	0.02
IN-LIEU FEES:	\$8,407

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$8,407 in-lieu fees.

Trails:

No trails.

Comments:

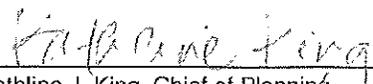
Conversion of two single family rental units to ownership units.

*****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

Supv D 5th
August 10, 2015 09:40:36
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73398	DRP Map Date:08/04/2015	SMC Date:09/10/2015	Report Date: 09/01/2015
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type:REV. (REV RECD)

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.01	0.0030	2	0.02
M.F. < 5 Units	2.41	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	0	0.00
Mobile Units	1.90	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.02

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$420,328	\$8,407

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
0.02	0.00	0.00	0.02	\$420,328	\$8,407



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

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Don Knabe
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August 28, 2015

Tentative Parcel Map No. 073398

Vicinity: Montrose

Tentative Parcel Map Date: August 4, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 073398** based on the use of public water (La Crescenta Valley Water District) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation of approval.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA
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

M.T.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 19, 2015

Prakash Chandran
2606 Foothill Boulevard, Suite E
La Crescenta, CA 91214

**REGARDING: ENVIRONMENTAL DETERMINATION
PROJECT NO. R2015-01454-(5)
TENTATIVE PARCEL MAP NO. PM073398
2476 FLORENCITA AVENUE, MONTROSE, CA (5807016017)**

On November 19, 2015, Los Angeles County ("County") completed an initial review of the environmental data that was provided in your application and has determined that your project qualifies as a Class 1 Categorical Exemption – Existing Facilities – and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Steven Jones, AICP, Principal Regional Planning Assistant
Land Divisions Section

c: File

KKS:SDJ

From: Steven Jones [sdjones7@gmail.com]
Sent: Thursday, December 03, 2015 6:28 PM
To: Steven Jones; William Chen
Subject: Fwd: Resident protest to project

Thanks William.

----- Forwarded message -----

From: **William Chen** <WChen@planning.lacounty.gov>
Date: Thu, Dec 3, 2015 at 4:03 PM
Subject: Resident protest to project
To: "sdjones7@gmail.com" <sdjones7@gmail.com>

Hello Steven,

I received a phone call from Ms. Sonik Arutyunyan regarding project R2015-01454, she received a public hearing notices and wishes to speak out against the project. Her phone number is 818-248-2865.

Thanks,

William Chen

Regional Planning Assistant II
Land Development Coordinating Center Section
County of Los Angeles
Department of Regional Planning
320 W. Temple Street, Room 1360
Los Angeles, CA 90012
(213) 974-6470
wchen@planning.lacounty.gov

Department Front Counter Hours:
M, Tu, Th 7:30am-5:30pm & W 8:30am-5:30pm
Closed every Friday



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FRONT VIEW FROM STREET (1)



(3) FRONT ELEVATION 2916 FLORENCE



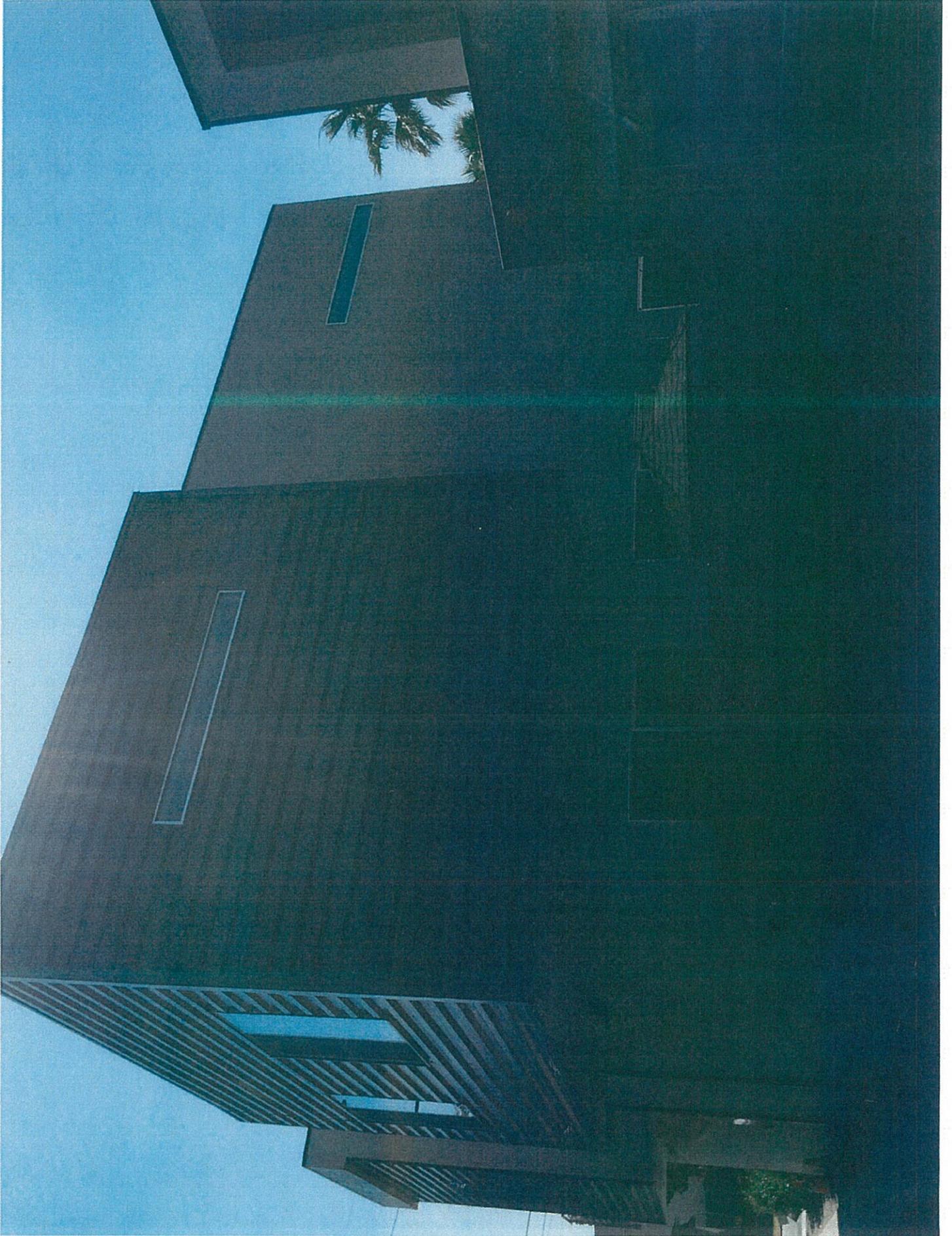
⑤ BACK ELEVATION OF 2476 FLORENCE



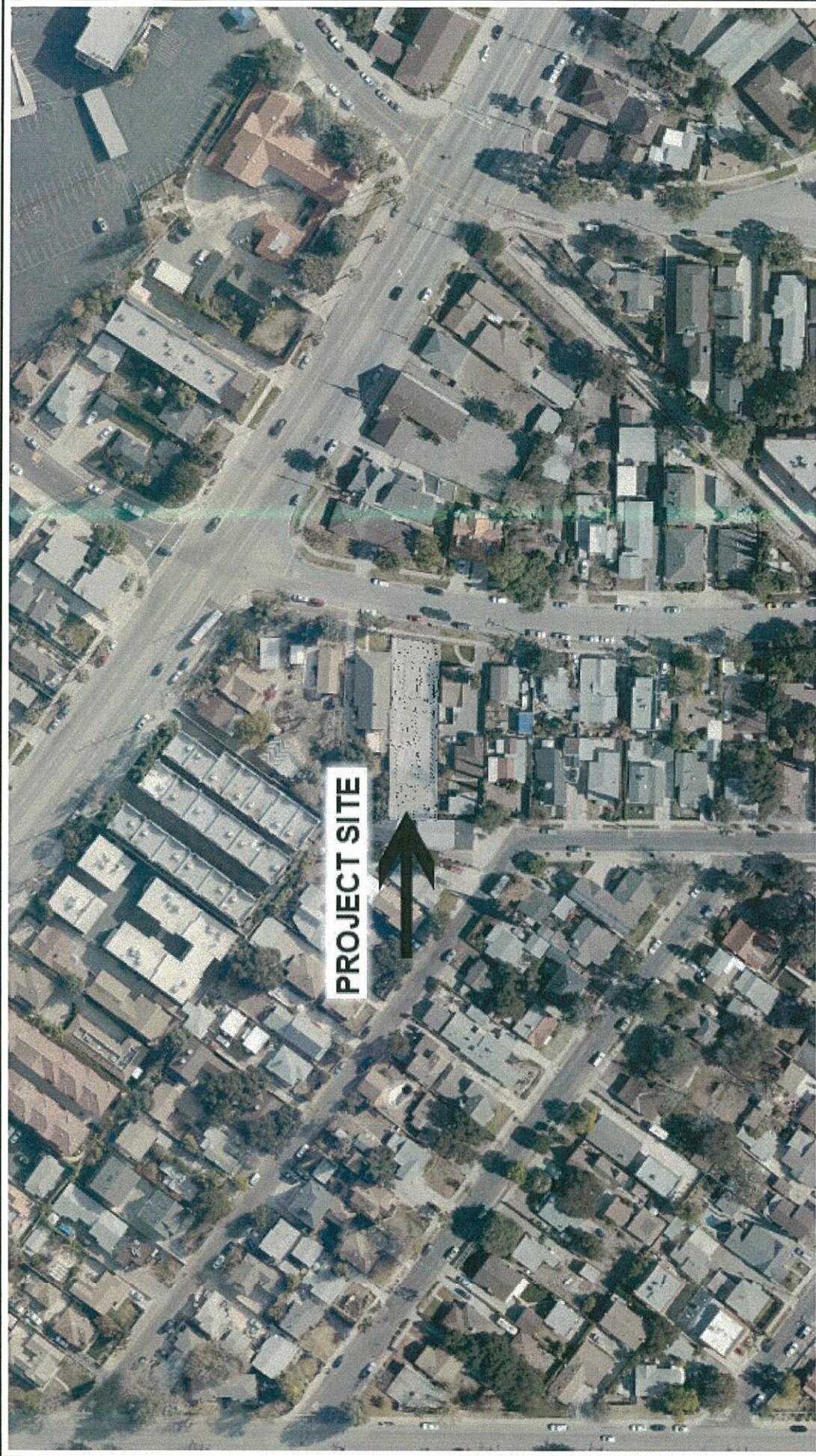
⑦ SIDE ELEVATION SHOO FROM
BACK OF PROPERTY



(4) BACK ELEVATION 2474 + LOBBY (17M)





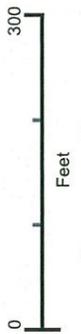
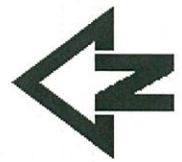


Created in GIS-NET3

Aerial

Printed: Feb 03, 2016

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LAND USE

500 FOOT RADIUS MAP

Proj. R2015-01454 (5)
PM 073398

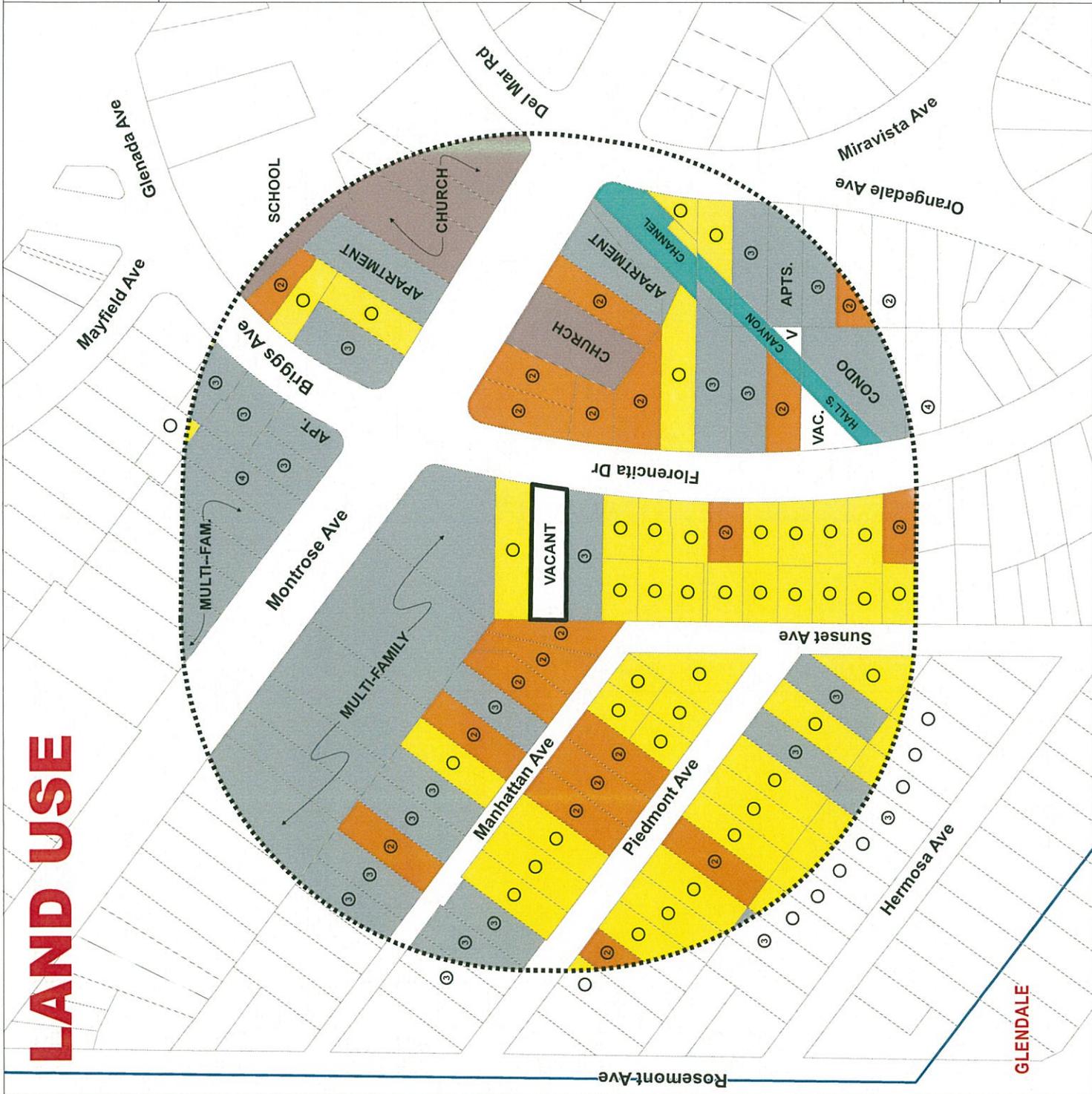
Legend

- SINGLE-FAMILY RESIDENCE
- ⊙ MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION / PUBLIC FACILITY
- WATER
- VACANT

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
126 W. Temple
Los Angeles, CA 90012



GLENDALE

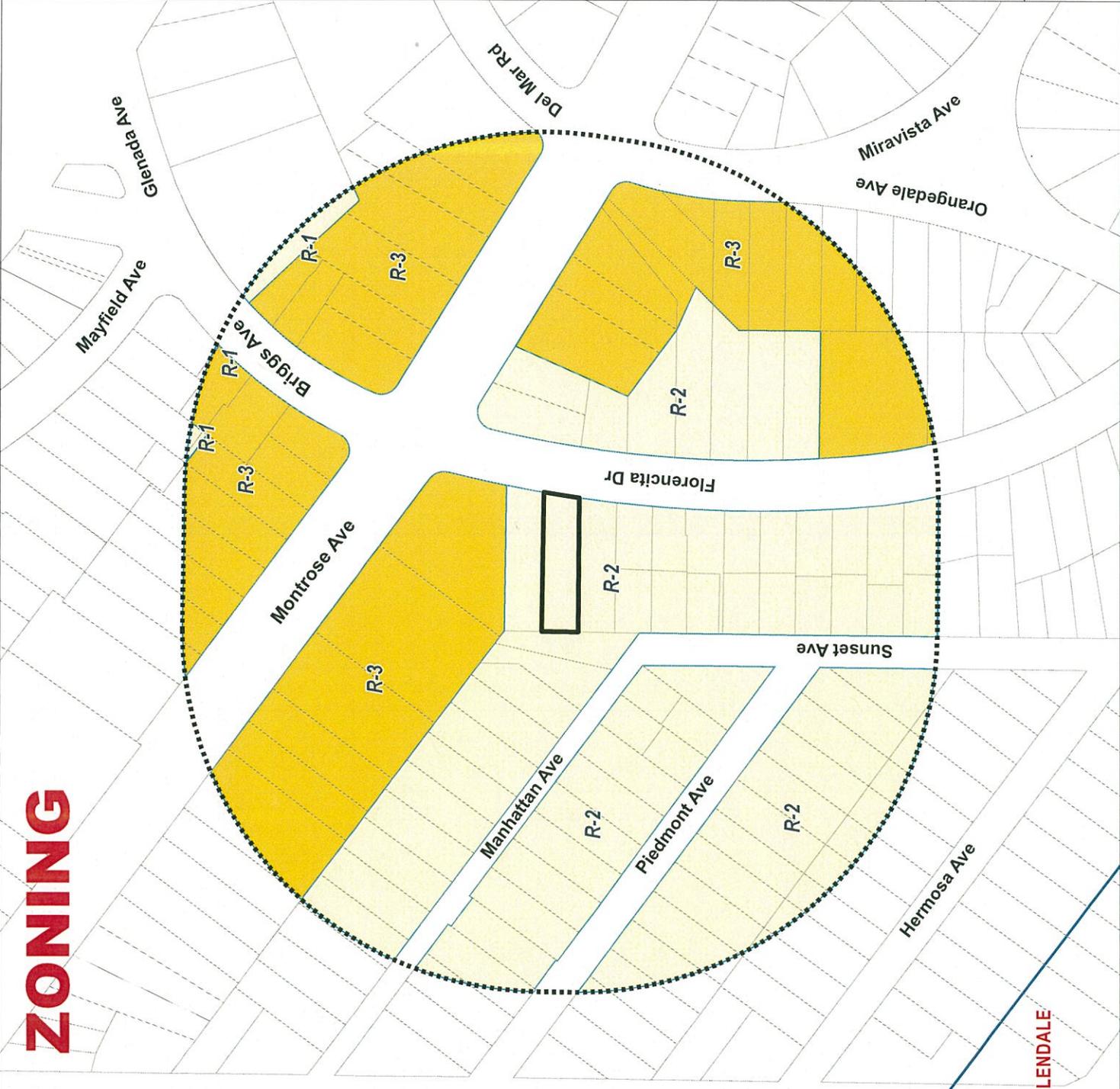
ZONING

ZONING 500 FOOT RADIUS MAP Proj. R2015-01454 (5) PM 073398

Legend

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3-(U) - Limited Density Multiple Residence

Rosemont Ave



VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

GLENDALE