



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

PROJECT NUMBER

R2015-01454

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Parcel Map No. 073398

Environmental Assessment No. RENV201500106

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Chandran Prakash and Archana Moham

**MAP/EXHIBIT
DATE:**

05/19/15

**SCM REPORT
DATE:**

06/18/15

SCM DATE:

06/25/15

PROJECT OVERVIEW

To subdivide one single-family residence lot developed with two single family residences into one multi-family lot with two single-family residences on 9,471 square feet (.22 gross acre).

Subdivision: To create to create one multifamily lot with 2 detached condominium units.

MAP STAGE

Tentative:

Revised:

Amendment:

Amended :
Exhibit "A"

Modification to :
Recorded Map

Other:

MAP STATUS

Initial:

1st Revision:

2nd Revision:

Revision (requires a fee):

LOCATION

2474 Florencita Avenue, La Crescenta, CA

ACCESS

Florencita Avenue

ASSESSORS PARCEL NUMBER(S)

5807-016-017

SITE AREA

9,471 square feet (0.22 gross acre)

GENERAL PLAN / LOCAL PLAN

(Countywide) General Plan

ZONED DISTRICT

MONTROSE

SUP DISTRICT

5th

LAND USE DESIGNATION

3 – Medium Density (12 to 22 dwelling units/acre)

ZONE

R-2 (TWO FAMILY
RESIDENCE ZONE)

CSD

LA CRESCENTA-
MONTROSE

**PROPOSED UNITS
(DU)**

2 dwelling units

**MAX DENSITY/UNITS
(DU)**

4 dwelling units (Land Use)

2 dwelling units (Zoning)

GRADING

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

No grading proposed.

ENVIRONMENTAL DETERMINATION (CEQA)

Pending.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov

Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:
Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST201300072 – Counseled
RPP201300627 – Approved 2 units in zone R-2
RPP201000305 – Denied due to inactivity
RPPPP49746 – Approved single family residence

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. More information is required in the content of the tentative map. The correct exhibit map format is required. Please read below for further details.

Environmental Determination:

Cleared Hold

1. Map revisions are needed to complete our design review and environmental analysis.

Proposed Plans/Zoning

2. There is a proposed change to the General Plan category and affecting the property to include H18 – up to 18 dwelling units per acre – allowed.

Tentative Map:

Clear Hold

3. Include the leading “0” on the tentative map. Label the parcel as “parcel 1”.Choose condominium purposes or lease only.
4. Show all existing and proposed easements on the tentative map. Identify document numbers.
5. Ensure the net and gross area calculations are tabled and accurate. The lot table shall include the “detached condominium, single-family residence” designation.
6. Provide the heights of all fences and walls and indicate whether or not they are to be removed or remain.
7. Fully dimension the map for existing, required setbacks.
8. Proposed method of sewage disposal should be specified and indicated in the notes to be consistent with what is depicted.
9. Show proposed public area(s), if any, for the subdivision.
10. Show approximate location, if applicable, of each area covered by trees, with a statement of the nature of the cover and the kind and approximate location of all trees standing within the boundaries of the existing/proposed right(s) of way.
11. Show cross section(s), scaled and dimensioned, for all existing and proposed streets, drives, fire lanes, and ways within and adjoining subdivision proposal. This includes street trees, lights, walls, fences and adjacent building facades.
12. Ensure that the total linear feet of existing and proposed street frontage is indicated in the notes section.
13. Ensure that all common pedestrian walkways (for the five foot minimum required access into the project site) are either located on separate common private lots, or, have easements, from the walkway adjoining the street.
14. It appears direct vehicle access may be taken from a fire lane. If so, the common walkway and/or main entrance needs to be clearly delineated and shown to be long a landscaped common area or be accessible from a walkway from the adjoining street. Verify the concrete walkway provides access to the unit 2.

Exhibit Map:

Clear Hold

15. The condominium plan shall be labeled an “Exhibit Map”, as required by 21.16.015
16. Show the building footprints, fences and walls, and common area improvements (public area), if any, on the Exhibit Map. Clarify the “common area” note. Retain the dimensions on any revisions.
17. Ensure that all common pedestrian walkways are clearly depicted. Depiction of required street tree plantings is

also recommended but not required until the final map stage.]

18. Provide all building permits for existing structures on the property.
19. Elevations plans should also be scaled.

Healthy Design Ordinance ("HDO"):

Clear Hold

20. See above for pedestrian connection information.
21. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 50.64 linear feet of street frontage, a total of 2 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear Hold

22. Building permits, assessor blanks are required.
23. See above for expected General Plan change information.

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,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3^d revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

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

- (1) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (3) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for comments and requirements.
- (4) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Revise the title description to read as follows:

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 073398
FOR CONDOMINIUM CONVERSION PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

- b. Provide name and registration of the civil engineer.
- c. Provide a statement that grading is not being proposed.
- d. Please see attached Road review sheet for comments and requirements.
- e. Please see attached Sewer review sheet (Comment 3) for comments and requirements.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 073398

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TENTATIVE MAP DATED 05-19-2015

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

A revised tentative map is required. See additional road comments shown in the attached files.

Prepared by Joseph Nguyen *Jn*

Phone (626) 458-4921

Date 06-11-2015

REVISED
 DEPT. OF METRIC PLANNING
 PUBLIC ENGINEERING
 DATE: 05/15/2015

MAJOR/MINOR LAND DIVISION
TENTATIVE PARCEL MAP 73398
FOR CONDOMINIUM PURPOSES
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 LOCATED IN THE CITY OF MONTROSE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:

SAMSON A. SOLIVEN, P.L.S.
 P.O. BOX 774
 ANAHEIM, CA 92815
 PH: (714) 376-7123
 FAX: (714) 599-8848
 EMAIL: SAM@THELANDSURVEYOR.COM



5/15/15

OWNER/SUBDIVIDER:

PRAKASH CHANDRAN
 2606 Foothill Boulevard, Suite E
 LA Crescenta, CA 91214
 TEL: 714-507-5857
 EMAIL: GANPAT@DOL.COM

SITE ADDRESS:

2474 & 2476 FLORENCIA DRIVE,
 MONTROSE, CA.

APN: 5807-016-017

DATE OF SURVEY:

JANUARY 28, 2015

BENCHMARK INFORMATION:

BENCHMARK ID.: Y 4720
 YEAR: 2005
 ELEVATION: 1226.06 FEET
 DESCRIPTION: CRESCENTA WATER CO MON ON CB RET 16.4' S/D
 500' NW CORNER MONTROSE AVENUE AND
 BRIGGS AVENUE.

LEGEND:

- CL CENTERLINE
- ELEVATION
- FL FLOW LINE
- FTE FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- GFE GARAGE FINISHED FLOOR ELEVATION
- GM GAS METER
- GW GUARD WIRE
- NG NATURAL GRADE
- PP POWER POLE
- SCD SEWER CLEANOUT
- SS STREET SIGN
- TD TOP OF DRIVE
- TM TOP OF GRADE
- WM WATER METER
- DIR DIRECTION OF FLOW
- 1310 NO. EXISTING ELEVATION
- 8"=10' TREE
- 1"=5' TREE



LEGAL DESCRIPTION:

THAT PORTION OF LOT 475 OF TRACT NO. 1701, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 178 AND 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 475; THENCE NORTHERLY ALONG THE EASTERLY LINE THEREOF 50.635 FEET; THENCE IN A DIRECT LINE TO A POINT ON THE WESTERLY LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 50 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE THEREOF 185.97 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES:

THE FOLLOWING EASEMENTS AS DISCLOSED IN FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 00036564-994-VNO-SL, WITH EFFECTIVE DATE OF JANUARY 12, 2015, AFFECT THE SUBJECT PROPERTY AND USE OF THE SAME:
 ITEMS SHOWN THUS REFER TO THE ITEM NUMBERS LISTED IN THE EXCEPTIONS TO COVERAGE SECTION OF SAID PRELIMINARY REPORT.

EASEMENT NOTES CONTINUATION:

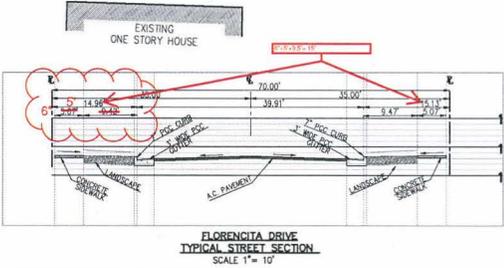
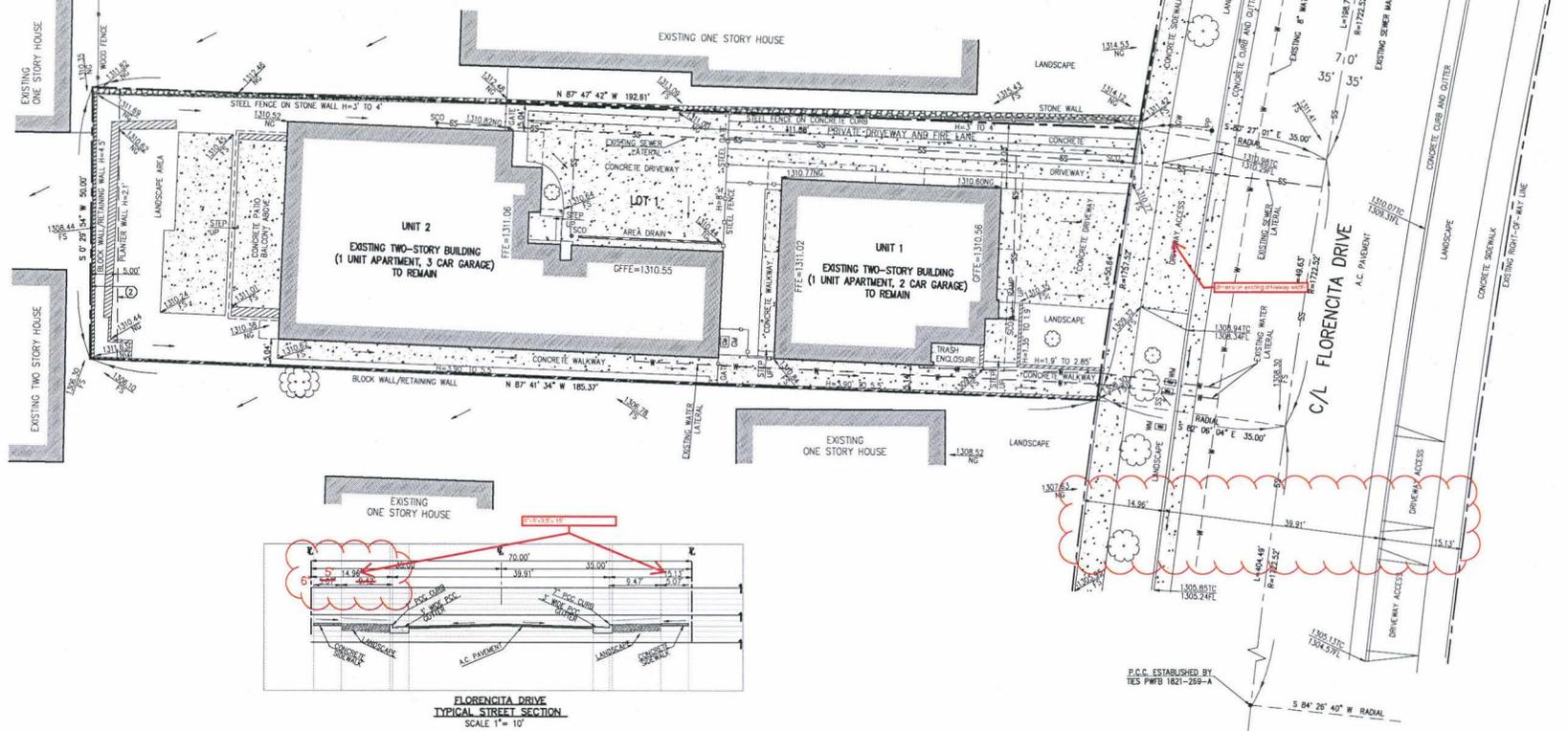
- ① EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT (NOT LEGIBLE, NOT PLOTTED)
 PURPOSE: PUBLIC UTILITIES
 RECORDING NO.: IN BOOK 78, PAGE 309, OF OFFICIAL RECORDS
 AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN
- ② EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT (PLOTTED HEREON, TO REMAIN)
 PURPOSE: PUBLIC UTILITIES
 RECORDING NO.: IN BOOK 10885, PAGE 184, OF OFFICIAL RECORDS
 AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN

NOTES:

1. GROSS LAND AREA = 9,471 S.F. (0.22 AC)
2. NET AREA = 9,221 S.F. (0.21 AC)
3. NO. OF LOTS= 1
4. EXISTING ZONE DESIGNATION= R-2
5. PROPOSED ZONE DESIGNATION= R-2
6. PARKING SPACES= 5
7. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM
8. SOURCE OF WATER SUPPLY (CRESCENTA VALLEY COUNTY WATER DISTRICT)
9. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET
10. NO OAK, WESTERN STAMORE, CALIFORNIA BAT OR SOUTHERN CALIFORNIA BLACK WALT TREES ON PROPERTY
11. BOUNDARY MONUMENTS WERE SET/FOUND PER R.S. 258/7
12. LAND USE = CATEGORY C-3



VICINITY MAP
 NOT TO SCALE



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. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. An updated tentative map is required to show the following items:
 - a. Show proposed location of a separate sewer service line connecting Lot 1 or Lot 2 directly to the existing sewer mainline on Florencita Drive. A sewer service line (Lot 1) connecting to another sewer service line (Lot 2) as shown on the tentative map is not approved.
 - 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. 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.

TENTATIVE MAP DATED 05-19-2015
EXHIBIT MAP DATED 05-19-2015

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:

- Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provide to each parcel.



Prepared by Tony Khalkhali
pm73398w-new.doc

Phone (626) 458-4921

Date 06-11-2015

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

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TENTATIVE MAP DATED 05-20-2015

- 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 ^{JMS} Juan Sarda

Phone (626) 458-4919

Date 06-17-2015

pm 73398L-new.doc
<http://planning.lacounty.gov/case/view/pm073398/>

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.

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 Fire Lane" 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, etc., 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

JMS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 06-17-2015

pm 73398L-new.doc

<http://planning.lacounty.gov/case/view/pm073398/>



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

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

PARCEL MAP NO.: 073398

TENTATIVE MAP DATE: 5/19/15

EXHIBIT MAP DATE: 5/19/15

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

Approval to 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  Date 6/11/15 Phone (626) 458-4921
Michele Chimienti

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	5/19/15	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	Montrose	APN	5807-016-017
Geologist	---	Subdivider	---		
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 CONDITION MUST BE FULFILLED:

At the grading or building plan stage, submit grading or building plans to the GMED for verification of compliance with County Codes and policies.

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


 Brian Smith
 Soils Section




 Ricardo Lopez-Maldonado
 Geology Section
 Date 6/9/15

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

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TENTATIVE MAP DATED 05-19-2015
EXHIBIT MAP DATED 05-19-2015

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

PC

Name Patricia Constanza Date 06/10/15 Phone (626) 458-4921
\\w01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073398\GP 073398\PM 073998g.doc

PREMILINARY CONDITIONS

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.



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: May 19, 2015

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. Remove the Private Driveway and Fire Lane delineation from the Tentative Map. No fire lane required for this project. Indicate compliance on the Tentative Map.
2. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant located on the southwest corner of Montrose Ave and Florencita Drive. Compliance required prior to Tentative Map clearance for the Public Hearing.
3. Show the existing public fire hydrant closest to the property lot frontage on the Tentative Map. Dimension the distance from closest property line on the Tentative Map.

CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The required fire flow from the public fire hydrant for this development is **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

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: June 17, 2015



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



PARK OBLIGATION REPORT

Tentative Map #	73398	DRP Map Date:	05/19/2015	SCM Date:	06/25/2015	Report Date:	06/16/2015
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:	0.02
IN-LIEU FEES:	\$8,364

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$8,364 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*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73398	DRP Map Date:	05/19/2015	SMC Date:	06/25/2015	Report Date:	06/16/2015
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				Map Type:	TENTATIVE

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.04	0.0030	2	0.02
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			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	\$418,178	\$8,364

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	\$418,178	\$8,364



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June 12, 2015

Tentative Parcel Map No. 073398

Vicinity: Montrose

Tentative Parcel Map Date: May 19, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073398** 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:

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