

Regional Planning Commission Transmittal Checklist

Hearing Date
10/19/2016

Agenda Item No.
6

Project Number: 2016-000014-(5)
Case(s): Tentative Parcel Map No. 074016
Planner: Tyler Montgomery

- Project Summary
 - Property Location Map
 - Staff Analysis
 - Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
 - Draft Findings
 - Draft Conditions + Subdivision Committee Report
 - 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:  10/05/16



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

PROJECT NUMBER

2016-000014-(5)

HEARING DATE

10/19/2016

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 074016 (RPPL 2016000483)

PROJECT SUMMARY

OWNER / APPLICANT

Linda Yu Luong

MAP/EXHIBIT DATE

07/27/2016

PROJECT OVERVIEW

The applicant proposes to create two (2) single-family residential parcels on a site of 0.37 gross (0.27 net) acres. Two (2) existing on-site residences would be demolished, while one on-site oak tree would be preserved.

LOCATION

5228 Myrtus Avenue, South Monrovia Islands

ACCESS

Myrtus Avenue

ASSESSORS PARCEL NUMBER(S)

8574-014-043

SITE AREA

0.37 gross (0.27 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan (2015)

ZONED DISTRICT

South Arcadia

LAND USE DESIGNATION

H9 (Residential 9—0-9 dwelling units/ net acre)

ZONE

A-1 (Light Agricultural)

PROPOSED UNITS

2

MAX DENSITY/UNITS

9 DU/AC (2.4 units)

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (Class 15—Minor Land Divisions)

KEY ISSUES

- Consistency with the Countywide Land Use Plan
- Consistency with the Subdivision Map Act and Title 21 (Subdivisions) of the Los Angeles County Code
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:

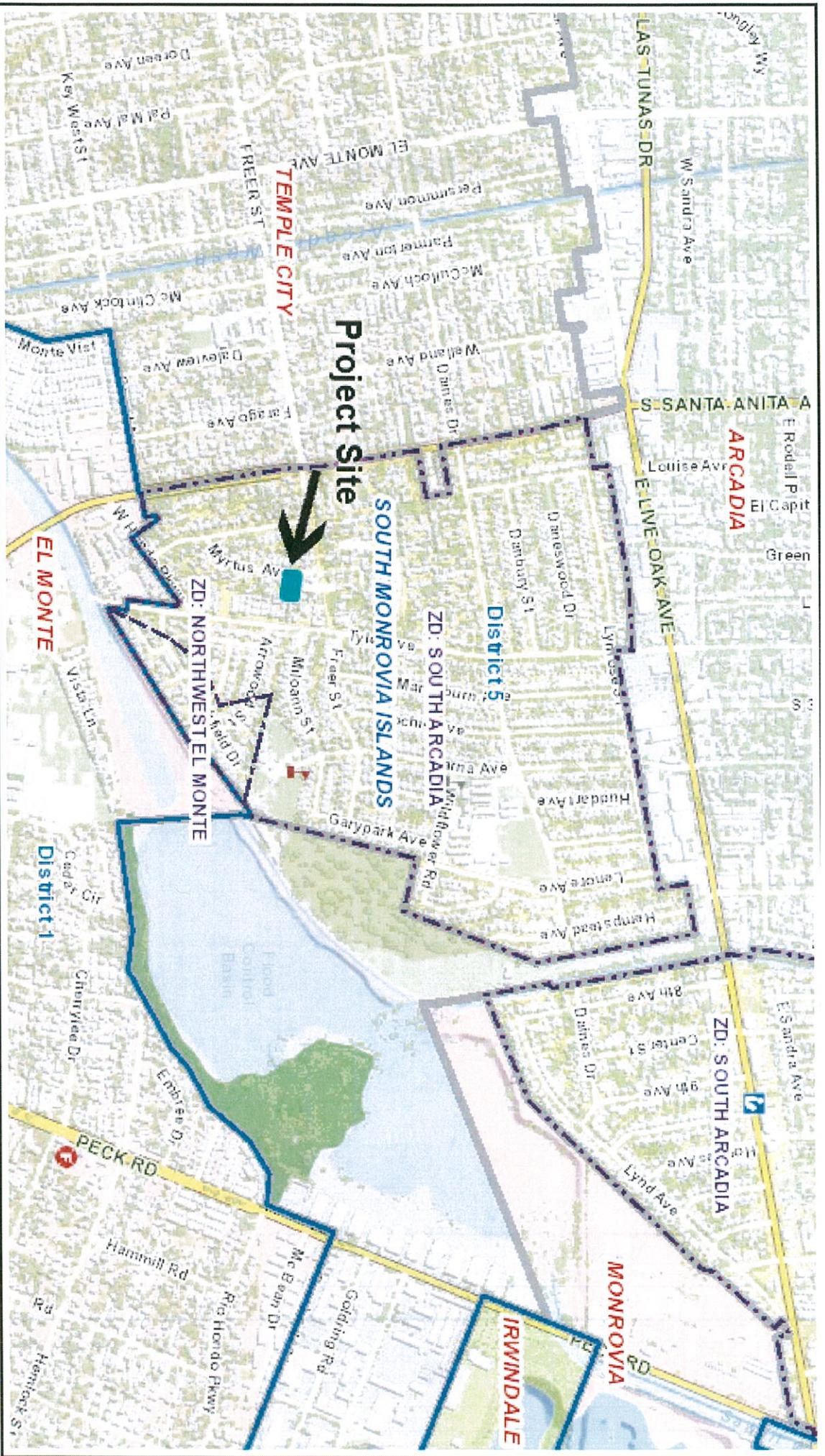
Tyler Montgomery

PHONE NUMBER:

(213) 974-6433

E-MAIL ADDRESS:

TMontgomery@planning.lacounty.gov

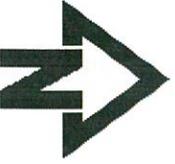


PM 074016

Vicinity Map

Printed: Oct 04, 2016

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



ENTITLEMENT REQUESTED

- Tentative parcel map to create two (2) single-family fee lots on 0.37 gross (0.27 net) acres, pursuant to County Code Section 21.40.020.

PROJECT DESCRIPTION

The applicant requests a Tentative Parcel Map to create two residential fee lots from a rectangular-shaped subject property. Parcel 1, as proposed, would have a net area of 6,363 square feet with a street frontage of 56.66 feet, while Parcel 2 would be a flag lot with a net area of 5,520 square feet and a street frontage of 20 feet. The applicant proposes to develop two single-family residences on the resulting two lots, although this would be done through a separate approval. Two (2) existing on-site residences would be demolished, while one existing oak tree would be preserved.

EXISTING ZONING

The project site has a zoning designation of A-1 (Light Agricultural) and is located in the South Arcadia Zoned District.

Surrounding properties to the north, south, and west are also zoned A-1, while properties immediately to the east are zoned R-3 (Limited Multiple Residence).

EXISTING LAND USE

The Countywide Land Use Plan, adopted in 2015, designates the project site as “H9—Residential 9 (0-9 dwelling units per net acre).” The project site currently contains two dwelling units, which are proposed to be demolished. One relatively large oak tree is located on the southern portion of the property and is proposed to remain.

Surrounding properties to the north, south, and west consist of single-family residences, while properties immediately to the east are developed with single-family residences and apartments.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that the project is Categorically Exempt (Class 15—Minor Land Divisions) from the California Environmental Quality Act (“CEQA”) reporting requirements. The project is a tentative parcel map in an urban area that does not request any modifications or variances.

STAFF EVALUATION

General Plan/Specific Plan Consistency

The Countywide Land Use Plan designates the project site as H9—Residential 9 (0-9 dwelling units per net acre). This would allow for a maximum of 2.4 units on the 0.27-acre site. The proposed development of two dwelling units (7.4 dwelling units per net acre) is consistent with this permitted density. The site’s proposed use as single-family residences is also consistent with the residential classification of the Plan.

Zoning Ordinance and Development Standards Compliance

The project site is located in the A-1 (Light Agricultural) Zone. Single-family residences are permitted by right within this zone.

Parking Requirements:

Section 22.52.1180 of the County Code requires at least two covered parking spaces per single-family dwelling unit having an area of less than one acre. In this case, a covered garage or carport could be accommodated on each proposed residential lot. Specific residential layouts will be approved through site plan review at a later date.

Minimum Area Requirements:

Pursuant to Section 21.24.240 of the County Code, the minimum required net area for new lots is 5,000 square feet. The proposed residential parcels would be 6,363 and 5,520 square feet in area, respectively.

Lot Width/Frontage Requirements:

Pursuant to Section 21.24.240 of the County Code, the minimum average width for new lots is 50 feet. Both of the proposed parcels would meet this requirement. Pursuant to Section 21.24.300 of the County Code, new lots should have street frontages of 50 feet whenever feasible, except lots radial to a turnaround or knuckle may provide street frontages of 40 feet. Parcel 1 would conform to this standard, as it would have a street frontage of 56.66 feet. Parcel 2 would have a street frontage of only 20 feet. However, Section 21.24.320 of the County Code allows for flag lots with street frontages of 15 feet or more when the design is appropriate for the neighborhood. Parcel 2 is proposed as a flag lot.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project. Yard/setback and lot coverage standards were not considered, as specific residential designs will be approved at a later date through site plan review.

Neighborhood Impact/Land Use Compatibility

The proposed development of two single-family residential parcels is compatible with the maximum density permitted by the H9 Land Use category of the Countywide Land Use Plan. In addition, policies of the General Plan Housing Element strongly support infill development to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code. The subject property is surrounded by compatible residential uses and has access to a County maintained street. The proposed flag-lot design is also appropriate to the neighborhood. Two other incidents of flag lots are located on the same block of Myrtus Avenue, while six are located one block to the west on Florinda Avenue, and an additional six are located one block to the north on Wildflower Road.

No degradation of natural features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. One fairly large oak tree on the project site would be preserved, and any future encroachment into its protected zone would require a separate oak tree permit. Shopping and employment opportunities are available north and south 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 reports submitted to the Subdivision Committee, all departments have cleared the vesting tentative map dated July 27, 2016 for public hearing and approval. The full Subdivision Committee Report of August 23, 2016 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, project site posting, library posting, and DRP website posting.

PUBLIC COMMENTS

Regional Planning staff received one letter from an area resident, Mr. John Miner, requesting clarification of the project's scope and containing questions on reporting potential violation of project conditions. Staff responded to these questions. No other public comments have been received regarding the project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

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 2016-000014-(5): Tentative Parcel Map No. 074016, subject to the attached conditions.

SUGGESTED APPROVAL ACTION:

I move that the Regional Planning Commission close the public hearing, find that the project is Categorical Exempt from the reporting requirements of CEQA, and **APPROVE** Tentative Parcel Map No. 074016, subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Senior Regional Planning Assistant
Reviewed by Kim K. Szalay, Supervising Regional Planner, Land Divisions

PROJECT NO. 2016-000014-(5)
TENTATIVE PARCEL MAP NO. 074016

STAFF ANALYSIS
PAGE 4 OF 4

Attachments:

Draft Findings, Draft Conditions of Approval
Subdivision Committee Report (Map Dated 07/27/16)
GIS Map
Site photos

KKS:TM
10/06/16

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-000014-(5)
TENTATIVE PARCEL MAP NO. 074016**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on October 19, 2016, in the matter of Project No. 2016-000014, consisting of Tentative Parcel Map No. 074016.
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests Tentative Parcel Map to create two (2) single-family fee lots on 0.37 gross (0.27 net) acres, pursuant to County Code Section 21.40.020.
3. **LOCATION.** The project site is located at 5228 Myrtus Avenue in the community of South Monrovia Islands.
4. **PROJECT DESCRIPTION.** The applicant requests a Tentative Parcel Map to create two residential fee lots from a rectangular-shaped subject property. Parcel 1, as proposed, would have a net area of 6,363 square feet with a street frontage of 56.66 feet, while Parcel 2 would be a flag lot with a net area of 5,520 square feet and a street frontage of 20 feet. The applicant proposes to develop two single-family residences on the resulting two lots, although this would be done through a separate approval. Two (2) existing on-site residences would be demolished, while one existing oak tree would be preserved.
5. **TOPOGRAPHY.** The subject property is relatively level and is currently occupied by two single-family residences, which are proposed to be demolished, and one oak tree, which would be preserved. It is surrounded by single-family residences to the north, south, and west, and single-family residences and apartments to the east, fronting on Tyler Avenue.
6. **ZONING.** The subject property is zoned A-1 (Light Agricultural).
7. **LAND USE CLASSIFICATION.** The Land Use classification of the project site under the Countywide Land Use Plan is “H9—Residential 9 (0-9 dwelling units per net acre).”
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: A-1
South: A-1
East: R-3 (Limited Multiple Residence)
West: A-1

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences
 - South: Single-family residences
 - East: Single-family residences, apartments
 - West: Single-family residences
10. **SITE ACCESS.** Myrtus Avenue provides public street frontage and access to the Project site.
11. **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 reports submitted to the Subdivision Committee for the map dated July 27, 2016, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of August 23, 2016 is included as part of the Tentative Parcel Map's conditions of approval.
12. **ENVIRONMENTAL DETERMINATION.** The Commission has determined that the project is Categorically Exempt (Class 15—Minor Land Divisions) from the California Environmental Quality Act ("CEQA") reporting requirements. The project is a tentative parcel map in an urban area that does not request any modifications or variances.
13. **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.
14. **PUBLIC COMMENTS.**

Regional Planning staff received one letter requesting clarification of the project's scope and questions on reporting potential violation of project conditions. No other public comments have been received regarding the project.
15. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on October 19, 2016.
16. **PLAN CONSISTENCY.**

The Countywide Land Use Plan designates the project site as H9—Residential 9 (0-9 dwelling units per net acre). This would allow for a maximum of 2.4 units on the 0.27-acre site. The proposed development of two dwelling units (7.4 dwelling units per net acre) is consistent with this permitted density. The site's proposed use as single-family residences is also consistent with the residential classification of the Plan.

17. **ZONING CODE CONSISTENCY.**

The project site is located in the A-1 (Light Agricultural) Zone. Single-family residences are permitted by right within this zone.

Lot Area:

Pursuant to Section 21.24.240 of the County Code, the minimum required net area for new lots is 5,000 square feet. The proposed residential parcels would be 6,363 and 5,520 square feet in area, respectively.

Lot Width/Frontage:

Pursuant to Section 21.24.240 of the County Code, the minimum average width for new lots is 50 feet. Both of the proposed parcels would meet this requirement. Pursuant to Section 21.24.300 of the County Code, new lots should have street frontages of 50 feet whenever feasible, except lots radial to a turnaround or knuckle may provide street frontages of 40 feet. Parcel 1 would conform to this standard, as it would have a street frontage of 56.66 feet. Parcel 2 would have a street frontage of only 20 feet. However, Section 21.24.320 of the County Code allows for flag lots with street frontages of 15 feet or more when the design is appropriate for the neighborhood. Parcel 2 is proposed as a flag lot.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project. Yard/setback and lot coverage standards were not considered, as specific residential designs will be approved at a later date through site plan review.

18. **LAND USE COMPATIBILITY.** The proposed development of two single-family residential parcels is compatible with the maximum density permitted by the H9 Land Use category of the Countywide Land Use Plan. In addition, policies of the General Plan Housing Element strongly support infill development to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code. The subject property is surrounded by compatible residential uses and has access to a County maintained street. The proposed flag-lot design is also appropriate to the neighborhood. Two other incidents of flag lots are located on the same block of Myrtus Avenue, while six are located one block to the west on Florinda Avenue, and an additional six are located one block to the north on Wildflower Road.

No degradation of natural features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. One fairly large oak tree on the project site would be preserved, and any future encroachment into its protected zone would require a separate oak tree permit. Shopping and employment opportunities are available north and south of the subject property.

19. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
20. **SEWER DISCHARGE.** The Regional Planning Commission 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.
21. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission 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.
22. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission 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.
23. **PASSIVE COOLING.** The Regional Planning Commission 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.
24. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission 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.
25. **WATERCOURSE IMPACT.** The Regional Planning Commission 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.
26. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission 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 General Plan and Community Plan.

27. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and the Live Oak County Library. On September 8, 2016, Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to eight persons on the courtesy mailing list for the South Arcadia Zoned District.
28. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and Community 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 REGIONAL PLANNING COMMISSION:

1. Finds that the Project is Categorical Exempt from CEQA reporting requirements pursuant to section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions); and
2. Approves Tentative Parcel Map No. 074016, subject to the attached conditions.

ACTION DATE:

Vote:

Yes:

No:

Absent:

KKS:TM

10/06/16

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-000014-(5)
TENTATIVE PARCEL MAP NO. 074016 (RPPL 2016000483)**

PROJECT DESCRIPTION

The project is a subdivision to create two single-family lots on 0.37 gross (0.27 net) acres. The project is subject to the following conditions of approval:

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. 072518 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 occurrence. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

The approval grants the creation of two multiple-family lots as depicted on the Tentative Parcel Map dated July 27, 2016.

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 August 23, 2016, 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 July 27, 2016.
19. A final map is required for this subdivision. A parcel map waiver is not allowed.
20. 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 each of the four lots. 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.
21. Prior to final map approval, provide a copy of the Library Fees receipt.
22. Any development activity shall avoid oak tree damage or encroachment into the protected zone of any and all off-site oak trees without first obtaining a valid oak tree permit.

Attachments:

Subdivision Committee Report (Tentative Parcel Map dated 07/27/16)

KKS:TM
10/06/16



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

PROJECT NUMBER
 2016-000014

HEARING DATE
 October 19, 2016
 (Tentative)

SUBDIVISION COMMITTEE REPORT

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 074016
 Environmental Assessment No. RPPL2016000484

OWNER / APPLICANT

Linda Yu Luong

**MAP/EXHIBIT
 DATE:**

07/27/16

**SCM REPORT
 DATE:**

08/23/16

SCM DATE:

09/01/16

PROJECT OVERVIEW

The applicant proposes to create two (2) single-family residential parcels on a site of 0.37 gross (0.27 net) acres. Two (2) existing on-site residences would be demolished, while one on-site oak tree would be preserved.

MAP STAGE

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

MAP STATUS

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

LOCATION

5228 Myrtus Avenue, South Monrovia Islands

ACCESS

Myrtus Avenue

ASSESSORS PARCEL NUMBER(S)

8574-014-043

SITE AREA

0.37 gross (0.27 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan (2015)

ZONED DISTRICT

South Arcadia

SUP DISTRICT

5

LAND USE DESIGNATION

H9 (0-9 dwelling units/net acre)

ZONE

A-1 (Light Agricultural)

**PROPOSED DWELLING
 UNITS (DU/AC)**

2 units (7.4 DU/AC)

**MAX DENSITY/UNITS
 (DU/AC)**

9 DU/AC (2.43 units)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (Class 15—Minor Land Divisions)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Julie Yom (213) 351-5121 jyom@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS

Administrative:

1. Please be aware that the demolition of existing structures and/or removal of concrete within the protected zone of the oak tree will require an administrative oak tree permit.

The following report consisting of 8 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, Underground 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
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) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 08-23-2016

pm74016L-rev1.doc

<http://planning.lacounty.gov/case/view/pm074016/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 74016

TENTATIVE MAP DATE: 07/27/16

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.

Name M.D. Esfandi Date 08/18/16 Phone (626) 458-7130
David Esfandi

Tentative Tract / Parcel Map	74016	Tentative Map Dated	7/27/16 (Rev)	Parent Tract	
Grading By Subdivider? [N] (Y or N)	0 yd ³	Location	Temple City	APN	8574-014-043
Geologist	---	Subdivider	Linda Luong		
Soils Engineer	EGL, Inc.	Engineer/Arch.	EGL Associates, Inc.		

Review No, 3:

Geologic Report(s) Dated: ---

Soils Engineering Report(s) Dated: 4/6/16 (Proj. No. 15-294-004L)

Geotechnical Report(s) Dated: ---

Previous Review Sheet Dated 5/26/16

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

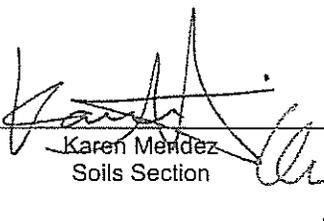
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

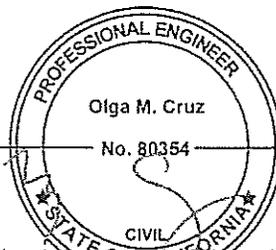
- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
PER SOILS REPORT,

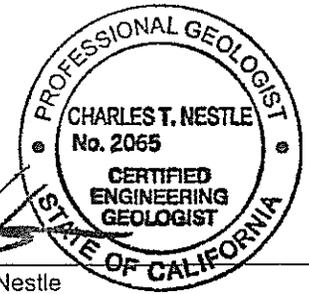
- NOTE HIGH PERCENTAGE OF CLAYEY MATERIAL FOR FUTURE INFILTRATION SYSTEM.
- INFILTRATION SYSTEM SHOULD BE A MINIMUM OF 10 FEET AWAY FROM THE BUILDING FOUNDATION AND A MINIMUM OF 5 FEET AWAY FROM PROPERTY LINES.
- INFILTRATIONS SYSTEM SHOULD HAVE AN OVERFLOW TO THE STREET.

Prepared by


Karen Mendez
Soils Section




Charles Nestle
Geology Section



Date 8/22/16

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

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.

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:

2. Record a deed restriction to hold future owners responsible for maintaining the cross lot drainage without obstructing existing flow.

Name Nazem Said  Date 8/8/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 074016\TPM 074016\2016-01-12 TPM 074016 SUBMITTAL

The following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 30 feet from centerline along the property frontage on Myrtus Avenue. 5 feet of additional right of way is required along the property frontage.
2. Construct the proposed driveway to meet current ADA requirements.
3. Close the existing unused driveway with standard curb, gutter, and sidewalk along the property frontage. The closure of the driveway will require the reconstruction the neighboring driveway. It is the sole responsibility of the developer/owner to obtain any required construction letter or permission to enter or construct.
4. Provide four feet of separation between any above ground obstruction, including utility poles, and the top of the "X" of the proposed driveway.
5. Relocate any affected utilities, including the utility pole, if necessary.
6. Construct drainage devices (parkway drains/curb drains) at the site if any and execute a drainage covenant for the maintenance of said devices.
7. Construct minimum 5 foot wide sidewalk adjacent to the property line along the property frontage
8. Repair any improvements damaged during construction.
9. Plant street trees along the property frontage on Myrtus Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.



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

1. The subdivider shall install separate house laterals to serve each building/lot/parcel in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
2. A sewer area study for the proposed subdivision (PC12294S, dated 07-11-2016) was reviewed and approved. An email correspondence from the County Sanitation District/ indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.


Prepared by Imelda Ng

pm74016s-rev1.doc

Phone (626) 458-4921

Date 08-16-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER
PARCEL MAP NO. 74016 (Rev.)

Page 1/1

TENTATIVE MAP DATE 07-27-2016

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

- The subdivision is for creating a second lot. Water has no requirements at this time.



Prepared by Tony Khalkhali
pm740164w-rev1.doc

Phone (626) 458-4921

Date 08-18-2016



**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 74016

MAP DATE: July 27, 2016

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

**FINAL 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. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. A reciprocal access agreement is required for the private driveway since multiple units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

**PROJECT
CONDITIONS OF APPROVAL**

1. 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.
2. The fire lane shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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 74016

MAP DATE: July 27, 2016

3. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. Per the fire flow test performed by Golden State Water Company dated 12-21-15, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
5. 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.
6. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
7. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
8. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
9. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



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



PARK OBLIGATION REPORT

Tentative Map #	74016	DRP Map Date: 07/27/2016	SCM Date: 08/23/2016	Report Date: 09/01/2016
Park Planning Area #	5	ARCADIA ISLANDS		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:	0.01
IN-LIEU FEES:	\$3,413

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,413 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes to subdivide one lot into two (2) single-family home lots, with one (1) existing single-family home to be removed. Net increase of one (1) unit.

***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 #	74016	DRP Map Date: 07/27/2016	SMC Date: 08/23/2016	Report Date: 09/01/2016
Park Planning Area #	5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.41	0.0030	1	0.01
M.F. < 5 Units	3.51	0.0030	0	0.00
M.F. >= 5 Units	3.18	0.0030	0	0.00
Mobile Units	2.52	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = 5 ARCADIA ISLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$341,318	\$3,413

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
0.01	0.00	0.00	0.01	\$341,318	\$3,413



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

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

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knebe
Fourth District

Michael D. Antonovich
Fifth District

August 16, 2016

Tentative Parcel Map No. 074016

Vicinity: S. Arcadia

Tentative Parcel Map Date: July 27, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Parcel Map 071016** based on the use of public water (Golden State Water Company) and public sewer (Los Angeles County Sanitation District) as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

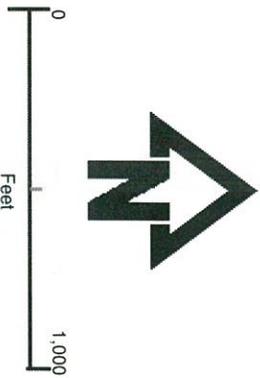
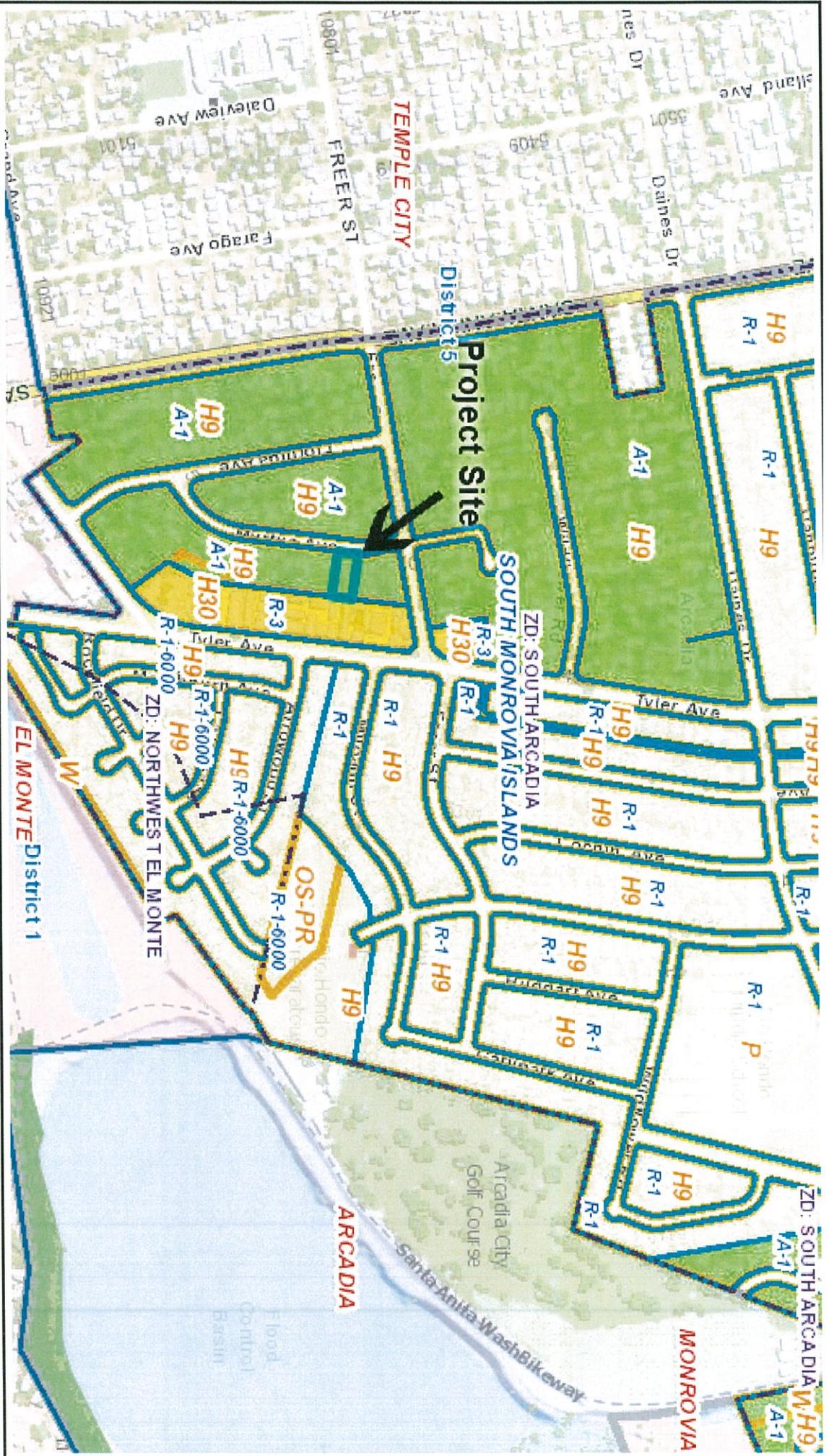
V.C.

VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016









Printed: Oct 04, 2016

GIS Map

PM 074016

Copyright 2013 - Los Angeles County Department of Regional Planning. GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

