

RPC MEETING DATE
May 21, 2008

AGENDA ITEM NO.
6 a, b, c

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: PM063010-(5)

CASE NO. Tentative Parcel Map No. 063010
Variance Case No. 2007-00011-(5)
Conditional Use Permit Case No. 2005-00151-(5)

CASE PLANNER: Mr. Jodie Sackett, Land Divisions Section

- FACTUAL
- GIS-NET MAP
- THOMAS BROTHERS GUIDE MAP PAGE
- STAFF REPORT
- DRAFT FINDINGS AND CONDITIONS FOR APPROVAL
- ENVIRONMENTAL DOCUMENTATION (Negative Declaration)
- BURDEN OF PROOF STATEMENTS (Variance, CUP)

- CORRESPONDENCE
- ORTHO-IMAGERY (of subject property)
- BUILDING PLANS (site plan, floor plan, elevation, cross section)
- LOT AREA EXHIBIT (showing surrounding parcel sizes)
- TENTATIVE PARCEL MAP
- EXHIBIT "A"
- LAND USE RADIUS MAP

Reviewed By: Alexandria T. Balduin



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PROJECT NO. PM063010-(5)
PARCEL MAP NO. 063010
VARIANCE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT NO. 2005-00151-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) 6 a, b, c	
PUBLIC HEARING DATE May 21, 2008	

APPLICANT Alex Rogic	OWNER Alex Rogic	REPRESENTATIVE Carolyn Seitz
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REQUEST
Tentative Parcel Map: To create three single-family parcels (including one flag lot) on 0.73 gross acres.
Variance: To allow less than the required lot area in the R-1-10,000 zone for two parcels each with a net lot area of 7,724 square feet, and retaining walls higher than six feet within the side and rear yard setbacks.
Conditional Use Permit: To ensure compliance with urban hillside management design review criteria.

LOCATION/ADDRESS 2716 Willowhaven Drive	ZONED DISTRICT La Crescenta		
ACCESS Willowhaven Drive, Rockpine Lane	COMMUNITY La Crescenta-Montrose		
	EXISTING ZONING R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Net Lot Area)		
SIZE 0.73 gross acres (0.65 net)	EXISTING LAND USE Residential	SHAPE Irregular/Flag Lot	TOPOGRAPHY Moderate to Steep Slopes

SURROUNDING LAND USES & ZONING			
North: Single-Family Residential/R-1-10,000		East: Single-Family Residential/R-1-10,000	
South: Single-Family Residential, Debris Basin/R-1-10,000		West: Single-Family Residential, Debris Basin/R-1-10,000, R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Net Lot Area)	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential)	4 DU	Yes

ENVIRONMENTAL STATUS
Negative Declaration – On the basis of the Initial Study prepared in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, the Department of Regional Planning has found that the proposed project qualifies for a Negative Declaration inasmuch as the project will not have a significant effect on the environment.

DESCRIPTION OF SITE PLAN
 The tentative map and Exhibit "A" dated November 20, 2007 depicts one existing residence at the top of a hillside, with an existing swimming pool and wooden deck. The wooden deck is proposed to be removed. The existing single-family residence is located on proposed Parcel 3, which is a flag lot with a gross area of 15,352 square feet. It has a fee access strip of 27 feet wide and provides 16 feet of paved access to Willowhaven Drive, a 46-foot wide private street with 36 feet of paved width. The remaining property is to be subdivided into Parcels 1 and 2. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane, and the proposed building pads on each parcel use "terraced" grading. There are 2,114 cubic yards of "cut" and 156 cubic yards of "fill" grading proposed for the project, with 1,958 cubic yards of offsite export. Proposed Parcels 1 and 2 each have a net area of 7,724 square feet. Parcels 1 and 2 directly access Rockpine Lane, a 44-foot wide private street with 36 feet of paved width. Overall, 17,377 square feet (61 percent) of the project area will consist of both natural open space and planted landscaping.

- KEY ISSUES**
- The Variance request is to allow two reduced-size parcels of 7,724 square feet each for two parcels, and retaining walls higher than six feet within the side and rear yard setbacks of proposed Parcel Nos. 1 and 2.
 - The Conditional Use Permit for urban hillside management is to allow three dwelling units on the subject property.
 - A total of 25 percent (7,025 square feet) of open space is required, and 61 percent (17,377 square feet) is proposed.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

Street improvements X Parkway X Driveway Apron ___ Street Lights
___ Street Trees ___ Traffic Signal(s) X Sidewalks ___ Off Site Paving

Water Mains and Hydrants Underground Utilities ___ ATSAC System

Drainage Facilities (SUSMP)

Sewer

Park Dedication "In-Lieu Fee"

ISSUES AND ANALYSIS

Key issues continued from Page 1:

The existing flag lot will remain, with a 27-foot-wide flag strip and 16 feet of paved access, and the two additional parcels will have separate access directly from Rockpine Lane.

The existing residence will be required to upgrade to a sprinkler system.

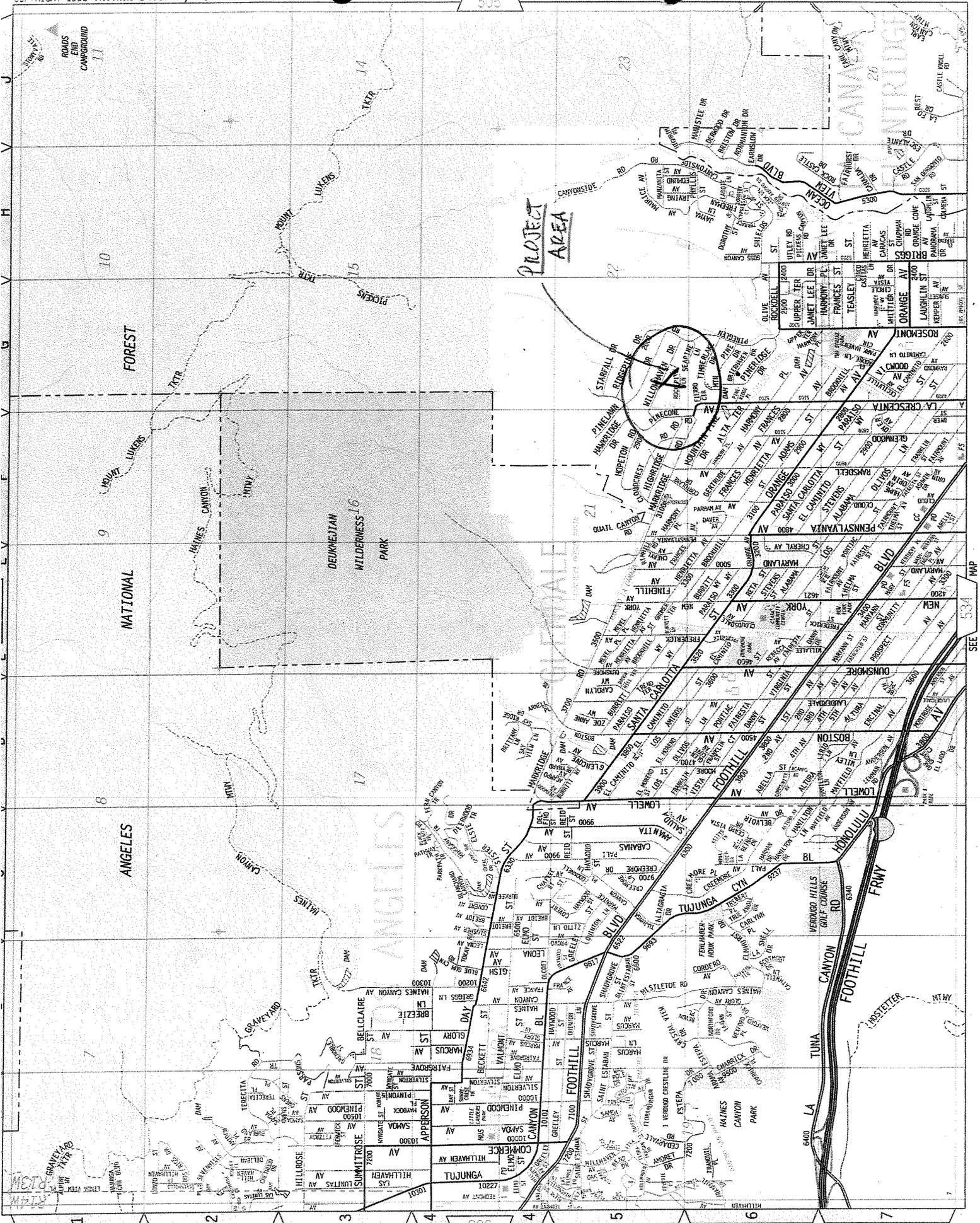
The project area is within the La Crescenta-Montrose Community Standards District, but the provisions related to R-3 zoned developments do not apply.

SITE/ZONING HISTORY

Zoning: The La Crescenta Zoned District was created by Ordinance No. 2164 effective November 23, 1932.

Subdivisions: Tract Map No. 29172, recorded on June 2, 1965, originally created the subject flag lot parcel as Lot 41 on the final map. Parcel Map No. 17188, a proposal to create two single-family parcels on the subject property, was filed on July 18, 1985. The project was denied by a Los Angeles County Hearing Officer ("Hearing Officer") on July 31, 1986, The Hearing Officer's findings indicated that the proposal was inconsistent with the hillside management provisions of the General Plan and that the site was not physically suitable for development. The project was appealed to the Los Angeles County Regional Planning Commission ("Commission") and the denial was sustained on October 1, 1986. The denial was appealed to the Los Angeles County Board of Supervisors ("Board") on January 22, 1987. After one continuance, the denial was upheld and issued on September 29, 1987.

Prepared by: Mr. Jodie Sackett



PROJECT NO. 063010-(5)
TENTATIVE PARCEL MAP NO. 063010
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)

STAFF REPORT
MAY 21, 2008 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Alex Rogic, proposes to create three single-family parcels (including one flag lot) on a 0.73 gross acre site. A Variance is requested for two single-family parcels with less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential—10,000 Square-Foot Minimum Required Lot Area) zone, with a net lot area of 7,724 square feet proposed for two parcels. In addition, the Variance is requested to allow retaining walls higher than six feet within the side and rear yard setbacks. The project requires a Conditional Use Permit (“CUP”) for urban hillside management purposes. The subject property has one existing single family dwelling to remain.

The main project issues include:

- Variance: Staff believes that the project meets the findings for a requested Variance from the existing zoning standards. There are several single-family lots in the immediate vicinity that have less than the required 10,000 square feet of net lot area, and some of those have less net area than the applicant’s proposed 7,724 square feet for two proposed parcels. In addition, R-1-7500 (Single-Family Residential—7,500 Square-Foot Minimum Required Lot Area) zoning exists within 500 feet of the subject property. The higher retaining walls are necessary to protect the terraced grading design and will be screened by planted landscaping to reduce the aesthetic impacts.
- Urban Hillside Management: Staff believes that the project meets the findings for the requested CUP for urban hillside development. The proposed terraced grading is designed to reduce the overall impacts to the existing hillside. The project provides 61 percent (17,377 square feet) of open space, which exceeds the minimum 25 percent (7,025 square feet) required.
- Previous Denial: The applicant’s previous subdivision request, Parcel Map No. 17188, a proposal to create two single-family parcels, was denied on September 29, 1987. During that time, it was found that “the site was not physically suitable for the proposed development.”
- Community Concerns: Staff recently received additional letters of correspondence from local residents, all opposing the development proposal. Staff has addressed these additional concerns in its analysis.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 2716 Willowhaven Drive, within the La Crescenta Zoned District and La Crescenta-Montrose Community Standards District (“CSD”).

Physical Features: The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has an irregular shape with slopes varying from moderate to steep. The subject property has one existing single-family dwelling and swimming pool to remain.

Access: Parcel 3 as depicted on the tentative map is a flag lot gaining access through a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcels 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

Services: Potable water will be supplied by the Crescenta Valley Water District, a public water system. Sewage disposal will also be provided by the Crescenta Valley Water District.

ENTITLEMENTS REQUESTED

Parcel Map: The applicant requests approval of Tentative Parcel Map No. 063010 to create three single-family parcels (including one flag lot) on 0.73 gross acres.

Variance: The applicant requests approval of a Variance to allow less than the minimum required lot area of 10,000 square feet in the R-1-10,000 zone for two proposed single-family parcels (7,724 net square feet provided for each), and also to allow retaining walls higher than six feet within the side and rear yard setbacks of proposed Parcel Nos. 1 and 2.

Conditional Use Permit: The applicant requests approval of a CUP to ensure compliance with urban hillside management review criteria.

EXISTING ZONING

The project site is zoned R-1-10,000. The surrounding areas are zoned as follows:

- North: R-1-10,000
- East: R-1-10,000
- South: R-1-10,000
- West: R-1-10,000, R-1-7,500

The project design does not comply with the area provisions of the R-1-10,000 zone. A Variance is requested in order to allow a net lot area of 7,724 square feet each for Parcels 1 and 2.

EXISTING LAND USES

The subject property currently has one single-family dwelling to remain. It is surrounded by the following land uses:

- North: Single-family residences
- East: Single-family residences
- South: Single-family residences, Shields Canyon Debris Basin
- West: Single-family residences, Shields Canyon Debris Basin

PREVIOUS CASE/ZONING HISTORY

Zoning: The La Crescenta Zoned District was created by Ordinance No. 2164 effective November 23, 1932.

Subdivisions: Tract Map No. 29172, recorded on June 2, 1965, originally created the subject flag lot parcel as Lot 41 on the final map.

Parcel Map No. 17188 ("PM 17188"), a proposal to create two single-family parcels on the subject property, was filed on July 18, 1985. The project was denied by a Los Angeles County Hearing Officer ("Hearing Officer") on July 31, 1986. The Hearing Officer's findings indicated that the proposal was inconsistent with the hillside management provisions of the General Plan and that the site was not physically suitable for development. The project was appealed to the Los Angeles County Regional Planning Commission ("Commission") and the denial was sustained on October 1, 1986. The denial was appealed to the Los Angeles County Board of Supervisors ("Board") on January 22, 1987. After one continuance, the denial was upheld and issued on September 29, 1987.

PROJECT DESCRIPTION

The tentative parcel map and Exhibit "A" dated November 20, 2007, depicts a three-parcel subdivision on 0.73 gross acres. One existing single-family residence is located on proposed Parcel No. 3, a flag lot with a net area of 12,652 square feet. It has a fee access strip of 27 feet wide and provides 16 feet of paved access from Willowhaven Drive, a 46-foot wide dedicated street with 36 feet of paved width. Proposed Parcel Nos. 1 and 2 subdivide the rear of the existing parcel, each having a net area of 7,724 square feet. Parcel Nos. 1 and 2 directly access Rockpine Lane, a 44-foot wide private street with 36 feet of paved width.

The Exhibit "A" depicts one existing residence at the top of a hillside, with an existing swimming pool and wooden deck. The wooden deck is proposed to be removed. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane, and the proposed building pads on each parcel use "terraced" grading. The terraced grading design uses retaining walls with a maximum height of 11 feet (up to nine feet within the side and rear yard setbacks of Parcel Nos. 1 and 2). The retaining walls separate and define the open space and building pad areas as the slope elevation increases from the curbside of Rockpine Lane to the rear yard boundary of Parcel No. 3. Overall, 17,377 square feet (61 percent) of the project area will be reserved for open space consisting of both natural and planted landscaping.

There are 2,114 cubic yards of "cut" and 156 cubic yards of "fill" grading proposed for the project, with 1,958 cubic yards of excess earthwork to be transported offsite. There are no Oak trees located on the subject property.

GENERAL PLAN CONSISTENCY

I. Hillside Management

The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.

Regarding urban hillside development, the Land Use Element of the General Plan states the following:

"Urban hillside management areas may be developed within the range of use types and intensities established by the applicable land use policy map. Residential development greater than the midpoint of the permitted density range will be reviewed for compliance with performance criteria set forth herein, and will require approval of a [Conditional Use] Permit."

(Land Use Element, Urban Hillside Management Areas,
General Conditions for Development, Page LU-A2)

In addition, the General Plan states specific performance review criteria for hillside projects, namely "public safety" and "quality of design" inclusive. Specifically, for public safety, the development must:

- *meet all applicable County and State subdivision requirements;*
- *use engineered solutions to mitigate slope hazards; and*
- *provide brush clearance to mitigate fire hazards.*

For quality of design, the development must:

- *preserve natural features;*
- *preserve significant views;*
- *ensure landscaping of graded slopes; and*
- *apply innovative approaches to house placement (including "stepped multi-level" designs).*

(Land Use Element, Urban Hillside Management Areas,
Performance Review Criteria, Pages LU-A3, A4)

As stated earlier, proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the naturally-existing hillside. The terraced design will allow the future residences to be built "into" the hillside and not on top of it. As indicated in the above performance review criteria, development shall "apply innovative approaches to housing placement (including 'stepped multi-level' designs)." The proposed grading design utilizes a terraced "multi-level" technique that steps development into the hillside, which is consistent with the General Plan.

According to the General Plan, at least 25 percent of the project area "shall be maintained in a natural or open condition" (LU-A2). Furthermore, "open space may consist of open areas in public ownership, common private ownership or private yards" (LU-A2). In total, 17,377 square feet (61 percent) of the project area will consist of both natural and planted landscaping throughout the private yards.

Since the subject project conforms to the urban hillside management design review criteria, staff affirms that the proposed density is permissible. Overall, the proposed design is consistent with the General Plan.

II. Housing Supply

The project proposes to subdivide the existing parcel into three new single-family parcels, with one existing residence to remain. The following excerpt from the Housing Element of the General Plan discusses the need to maintain an adequate supply of housing:

"An ample supply of housing is necessary to stabilize the rising cost of housing and to ensure that all housing needs are met. The projected demand for housing can be met by preserving the existing housing stock and by new construction."

(Housing Element, Needs and Policies,
Housing Quantity, Page IV-31)

With the project, a net increase in two residential parcels will result, with two new single-family residences to be constructed in the future. Therefore, the subject project will increase the supply of housing in the local area. The proposed project is consistent with the housing goals of the General Plan.

VARIANCE REQUEST

The applicant requests approval of a Variance to allow less than the minimum required lot area of 10,000 square feet in the R-1-10,000 zone for two proposed single-family parcels, as well as retaining walls higher than six feet within the side and rear yard setbacks of Parcel Nos. 1 and 2. Parcel Nos. 1 and 2 of the subdivision will each have a net lot area of 7,724 square feet. In order to justify the Variance request, the applicant must satisfy the following findings as stated in Section 22.56.290 of the Los Angeles County Code ("Code"):

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, nor
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, nor
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. 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 ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

D. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

E. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

F. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

The applicant's burden of proof responses are attached.

CONDITIONAL USE PERMIT

In urban hillside areas, any proposed development exceeding the midpoint density threshold requires a CUP for urban hillside management. The density range for Category 1 is one to six dwelling units per acre, resulting in a midpoint density of 3.5 dwelling units per acre (or a midpoint of two dwelling units on the subject property). As the applicant is proposing a density of 4.1 dwelling units per acre (or three dwelling units), which exceeds the midpoint threshold, an urban Hillside Management CUP is required. In addition to the standard findings for a CUP in Section 22.56.040 of the Code, hillside management projects must also meet the following findings as stated in Section 22.56.215.F.1 of the Code:

A. Hillside Management Areas

1. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire flood, mud flow or erosion hazard;
2. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
3. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing

undue costs on the total community, and is consistent with the objectives and policies of the General Plan;

4. That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

The applicant's responses are attached.

LA CRESCENTA-MONTROSE CSD

The subject property is located within the La Crescenta-Montrose CSD. The CSD was created by Ordinance No. 2007-0008 on January 30, 2007. Currently, the CSD only establishes development standards for multi-family projects within the R-3 (Limited Multiple Residence) zone. As the subject property is located within the R-1 zone, the CSD standards do not apply.

ENVIRONMENTAL DOCUMENTATION

On August 16, 2005, the Los Angeles County Department of Regional Planning ("Regional Planning") received the Initial Study Questionnaire. On the basis of the Initial Study prepared in accordance with the California Environmental Quality Act ("CEQA") guidelines and the environmental reporting procedures of the Los Angeles County, Regional Planning has determined that the project will require a Negative Declaration inasmuch as the project will not have a significant effect on the environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map and Exhibit "A" Map dated November 20, 2007 and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- Hearing Notices: On April 15, 2008 hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for an approximate total of 270 notices.
- Library Package: On April 15, 2008, project materials, including a tentative parcel map, land use map, and Subdivision Committee draft conditions of approval were sent to the La Canada-

Flintridge Library.

- Newspaper Listing: On April 22, 2008, a public hearing notice was published in the Glendale News Press and La Opinion newspapers.
- Project Site Posting: On April 21, 2008, one hearing notice sign was posted at each property frontage, along both Willowhaven Drive and Rockpine Lane, for a total of two signs.
- Website Posting: On April 15, 2008, a copy of the library package containing the hearing materials was posted on the Regional Planning website.

CORRESPONDENCE RECEIVED

At the time of writing, staff has received 10 letters of correspondence (including a petition with 57 signatures) and two phone calls, all from nearby residents in opposition to the project proposal. In addition, staff met with two residents in opposition to the project, and received one e-mail requesting information about required front yard setbacks. Those in opposition are concerned with issues related to:

- overall community compatibility;
- aesthetic impact of retaining walls, future residences
- slope stability/mudslides;
- drainage;
- adequate open/"green" space;
- haul route impacts to existing roads; and
- additional traffic to be generated after new homes are built.

Copies of the letters of correspondence and petition are attached.

STAFF EVALUATION

The main project issues include:

- Proposed Variance
- Proposed CUP for Hillside Management
- Previous Case Denial
- Additional Community Concerns

I. Variance

The applicant is requesting a Variance to allow less than the required 10,000 square feet of net lot area. Staff analyzed the area and determined the following:

A. Surrounding Area

1. That within a short radius distance of approximately 250 feet from the subject property, there exist 15 developed residential parcels that vary in net lot area from 7,100 to 8,700 square feet, which do not meet the current R-1-10,000 zoning standards.

B. Willowhaven Drive

1. Specifically, along Willowhaven Drive, where the two proposed parcels would have street frontage, there are seven parcels with a net lot area between 7,256 and 8,700 square feet.
2. The two parcels directly adjacent to the east and west of the subject property on Willowhaven Drive each have a net lot area less than the applicant's proposed 7,724 square feet.

C. Rockpine Lane

1. Along Rockpine Lane, there are eight parcels with a net lot area between 7,700 and 8,100 square feet.
2. Four of the eight parcels along Rockpine Lane each have a net lot area less than the applicant's proposed 7,724 square feet.
3. One parcel directly across Rockpine Lane from the subject property has a net lot area of less than 7,724 square feet.

In addition, the applicant is requesting a Variance to allow retaining walls higher than six feet within the side and rear yard setbacks of proposed Parcel Nos. 1 and 2. Staff supports the request, based on the fact that the retaining walls are a necessary component of the terraced grading design, and will ensure the safety of life and property. The retaining walls also promote an orderly use of the proposed open space for landscaping that matches the overall site plan design. As illustrated by the tentative parcel map/Exhibit "A", the applicant has planned the site, to include the future location of structures, landscaping and walkways, in an "integrated" manner within the constraints of the shape of the parcel and the existing terrain. These facts aside, staff understands the aesthetic impact of the retaining walls and is recommending that the walls be permanently screened from view using landscaping and planting materials in order to increase the overall compatibility of the proposed design with the surrounding development.

Regarding yard setbacks, no structures are currently being proposed with the tentative parcel map. The proposed building pad location each for Parcel Nos. 1 and 2 as depicted on the Exhibit "A" will allow a structure within the minimum 20-foot front yard setback area established by the existing R-1-10,000 zone. However, Section 22.48.080 of the Code allows a reduced front yard setback of up to 50 percent (or 10 feet) for terrain with a slope of 20% or greater. Since the specific property area in question meets the Code criteria for a reduced setback, a subsequent yard modification or variance would be unnecessary. Project compliance with all yard setbacks will be confirmed at a future date prior to the issuance of building permits.

In view of these facts, staff supports the applicant's request for a Variance. The Variance will allow the applicant to "preserve a substantial property right" that other landowners are currently enjoying, while maintaining the existing character of the surrounding community. The Variance allows new parcels that are appropriately sized and located so that they do not adversely affect the health or safety of the community, as well as are able to be adequately served by existing infrastructure. The reduced-size parcels are still large enough to maintain a significant amount of open space (50 and 70 percent each of Parcels 1 and 2 respectively, for a total of 33 percent of the overall project area) and allow new residences that are compatible with the community. Furthermore, R-1-7,500 zoning exists within 500 feet of the subject property, which indicates that the applicant's proposal for reduced-size parcels is compatible with the larger community pattern.

Staff feels that the requested Variance meets the findings for approval.

II. Hillside Management CUP

The applicant is requesting a CUP for urban hillside management, in order to allow a project density higher than the midpoint threshold of 3.5 dwelling units per acre. Upon analyzing the applicant's request in accordance with the General Plan provisions for urban hillside management, staff determined the following:

A. "Public Safety"

1. "Meet all applicable County and State subdivision requirements": The Subdivision Committee has determined that the project meets all applicable requirements for tentative map approval. In addition, project conditions must be met before the applicant can receive final map approval and in the future obtain building permits. Regarding the requested Variance, staff feels that the reduced lot areas will not adversely affect public safety nor impede the ability of the applicant to meet other safety-related subdivision requirements, such as Fire access and stormwater drainage.
2. "Use engineered solutions to mitigate slope hazards": The project employs a more sensitive "terraced" grading design to minimize the impact to existing slopes, and also uses modern engineering techniques such as anchored retaining walls and "SUSMP" devices.
3. "Provide brush clearance to mitigate fire hazards": The applicant is proposing to maintain at least 61 percent of the project area as open space, to include existing native vegetation and new planted materials. Prior to final map approval, the applicant will be required to submit a preliminary Fuel Modification Plan to the Fire Department for approval. This plan will ensure that fire hazards are mitigated through landscaping design and brush clearance.

B. "Quality of Design"

1. "Preserve natural features": The proposed project utilizes a grading design that minimizes the impact to the existing hillside, preserving a larger amount of its mass. In addition, existing native landscaping is proposed to be preserved to the extent feasible subject to construction constraints and fuel modification requirements.

2. “Preserve significant views”: As the subdivision will result in two additional parcels located at the bottom of a hillside close to a roadway, significant views will not be adversely impacted by the proposed development. Aesthetic impacts due to the use of retaining walls will be mitigated with plant materials used to screen the walls.
3. “Ensure landscaping of graded slopes”: Given the integrated design method, landscaping is an important component of the project proposal. All graded slopes to be preserved as open space will be delineated on a landscape plan and reviewed through the plan check process, prior to final map and building permit clearance.
4. “Apply innovative approaches to house placement (including “stepped multi-level” designs)”: The proposed development uses a “stepped multi-level” grading design that allows the future residence to be “set-in” to the hillside with a minimum amount of disturbance to the hillside. The future home will have a “terraced” second story that rests “naturally” on the undisturbed hillside.

In addition to the General Plan requirements for urban hillside management, the project must also meet the Hillside Management CUP burden of proof stated in Section 22.56.215.F.1 of the County Code. After reviewing the applicant’s responses to Items 1-4 of the burden of proof statement, and referencing the above analysis for urban hillside management, staff concluded additionally that:

1. “Geologic/Seismic Hazards”: According to Public Works, the project currently meets the geotechnical requirements necessary to obtain both tentative and final map approval; and
2. “Impacts on Resources”: The Negative Declaration issued by Regional Planning determined that the project will have less than significant/no impact on cultural/biotic resources and that project mitigation is unnecessary; and
3. “Public Services”: The proposed project is located in a developed residential area with few vacant parcels of land remaining, and there are ample existing neighborhood shopping and commercial facilities located within two miles of the project site along Foothill Boulevard.

In view of these facts, staff supports the applicant’s request for a CUP. The CUP will allow the applicant to develop the property in a manner that meets the criteria for maintaining “public safety” and “quality of design” as enumerated in the General Plan. The proposed grading uses a terraced “multi-level” design that is “compatible with the natural, biotic, cultural, scenic and open space resources of the area” and also “demonstrates creative and imaginative design resulting in a visual quality that will complement community character”. Staff feels that the requested CUP meets the findings for approval.

III. Previous Denial

As stated earlier, the applicant’s previous request to subdivide the subject property into two single-family parcels, PM 17188, was denied on September 29, 1987. Although the applicant had already received clearance from the Subdivision Committee (including geotechnical, soils and drainage from Public Works) and been issued a Negative Declaration (less than significant/no environmental impacts), the community still had concerns with that project. The Hearing Officer found that “the site is

not physically suitable for the proposed development". In comparing the previous design with the current design, staff observed that:

1. The previous subdivision proposed a second parcel with a narrower depth varying from 58 to 80 feet. The current project proposes two parcels that vary in depth from 70 to 100 feet, which is more compatible with the surrounding neighborhood.
2. The previous design proposed a building pad at a higher elevation, further up the slope. This had a slightly greater impact on aesthetic views. The current project building pads are located closer to the existing roadway (Rockpine Lane) and are more consistent with nearby residences located on the opposite side of Rockpine Lane.
3. The previous design proposed a rear yard setback of 10 feet. The current design proposes increased open space within the rear yard and a minimum setback distance of 40 feet for Parcel 1 and 28 feet for Parcel 2.

Overall, the previous subdivision request was less sensitive to the surrounding neighborhood pattern; the current proposal reflects an improved design. In addition, given the County's increased need for housing, the applicant's current request represents an appropriate balance of sensitive site design and property improvement that is amenable with General Plan housing goals and current housing needs.

IV. Additional Community Concerns

Staff received correspondence from concerned residents in opposition to the proposed subdivision. Staff believes that many of these concerns, such as traffic and slope stability, have already been addressed in this report and conditioned appropriately in the attached reports and recommendations of the Subdivision Committee. However, there is an unaddressed concern—the Declaration of Conditions and Restrictions ("CC&Rs") of the underlying Tract No. 29172 recorded in 1965.

Three residents in opposition to the project have voiced concerns that the proposed project is "in violation" of the recorded CC&Rs due to the fact that the CC&Rs state the following:

"No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,500 square feet, or width less than 40 feet at the front of the building setback line, excluding lots as existing on the record map of said tract."

The CC&Rs also state that:

"All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one single family detached dwelling with not more than two stories..."

The residents' concern seems to be based on an understanding that the CC&Rs preclude landowners within the existing tract from further subdividing their land. Based on staff's review, the CC&Rs mean to prevent homeowners from building a second residence on an existing lot, not prevent a homeowner from subdividing, which the CC&Rs do not have the authority to execute. Further, according to the

**TENTATIVE PARCEL MAP NO. 063010
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)
Staff Report**

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CC&Rs, each lot shall have an area of at least 7,500 square feet, which the proposed development provides.

CONCLUSION

In conclusion, the proposed development is consistent with all applicable provisions of the General Plan, including those related to project density ("dwelling units per acre") that would potentially affect the surrounding character of the community. The subject property is surrounded by compatible uses and has access to two County-maintained streets. All required public services and necessary infrastructure can be provided for the proposed subdivision. The proposed development is also consistent with existing residential development and other surrounding land uses, such as a debris basin. The project is located in an urban area and minimal disturbance of natural features is expected.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, adopt the Negative Declaration and **approve** Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5) with the attached findings and conditions.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and adopt the Negative Declaration."

Second Motion:

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and **approve Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5) with the attached findings and conditions."**

Attachments:

- Factual
- GIS-NET Map
- Thomas Brothers Guide Map Page
- Draft Findings and Conditions
- Environmental Determination (Negative Declaration)
- Variance Burden of Proof
- Conditional Use Permit Burden of Proof
- Correspondence
- Ortho-Imagery
- Building Plans (site plan, floor plan, elevation, cross section)
- Lot Area Exhibit
- Tentative Parcel Map No. 063010 and Exhibit "A", dated November 20, 2007
- Land Use Map

SMT:jds
5/6/08

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
VARIANCE CASE NO. 2007-00011-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Variance Case No. 2007-00011-(5) on May 21, 2008. Variance Case No. 2007-00011-(5) was heard concurrently with Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5).
2. Variance Case No. 2007-00011-(5) is a request to allow less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each), and also to allow retaining walls higher than six feet within the side and rear yard setbacks.
3. Tentative Parcel Map No. 063010 is a related request to create three single-family parcels (including one flag lot) on 0.73 gross acres.
4. Conditional Use Permit ("CUP") Case No. 2005-00151-(5) is a related request to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
5. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
6. The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
7. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
8. There are no Oak trees existing on the subject site.
9. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcels 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.
10. The project site is zoned R-1-10,000.

11. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
12. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
13. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcel Nos. 1 and 2. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
14. The subject property is located within the Category 1 (Low Density Residential-One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
15. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. Retaining walls higher than six feet will be used within the side and rear yard setbacks in order to protect the terraced grading design. The retaining walls will be screened with plant materials and landscaping in order to reduce the overall aesthetic impacts of the development. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
16. Public correspondence was received (ten letters, a petition with 57 signatures, one e-mail, two phone calls and one meeting) from nearby residents, all in opposition to the proposed project except for the e-mail correspondent, who had questions regarding front yard setbacks.

The opposing residents were concerned with the possible impacts of the project, to include traffic, hillside stability, drainage, open space, haul route and aesthetic views. Two residents stated that they were previously "assured" that no future

development would take place on the slope occupying the applicant's property along Rockpine Lane. The same residents also mentioned the denial of the applicant's previous subdivision request, and the current CC&Rs in force for the underlying Tract Map No. 21972.

17. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
18. Testimony was taken from persons who were in opposition or had concerns regarding the project.
19. On May 21, 2008 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, adopted the Negative Declaration, and approved Variance Case No. 2007-00011-(5).
20. The Commission finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
21. A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of Los Angeles County. The project has been determined to not have a significant effect on the environment.
22. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5).
23. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
24. 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 the Department of Regional Planning ("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, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification;

B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and

C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Negative Declaration and certifies that the environmental determination has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Variance Case No. 2007-00011-(5) subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
VARIANCE CASE NO. 2007-00011-(5)**

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-1-10,000 (Single-Family Residential-10,000 Square Foot Minimum Required Lot Area) zone except as modified herein. Also comply with Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5), and the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. Permission is granted to provide minimum 7,724 square feet of net lot area each for Parcel Nos. 1 and 2 as identified on the tentative parcel map dated November 20, 2007.
3. Permission is granted to allow retaining walls higher than six feet within the side and rear yard setbacks of Parcel Nos. 1 and 2 as identified on the tentative parcel map dated November 20, 2007.
4. Upon completion of the appeal period, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
5. The permittee shall defend, indemnify and hold harmless Los Angeles County (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 limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
6. 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 pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee, or the permittee's counsel. The permittee shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the permittee shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the

number of supplemental deposits that may be required prior to the completion of the litigation.

- b. At the sole discretion of the permittee, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to the County Code, Section 2.170.010.

- 7. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 063010. In the event that Tentative Parcel Map No. 063010 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.

DRAFT

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 2005-00151-(5) on May 21, 2008. Conditional Use Permit Case No. 2005-00151-(5) was heard concurrently with Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5).
2. A Conditional Use Permit ("CUP") is required to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
3. Tentative Parcel Map No. 063010 is a related request to create three single-family parcels (including one flag lot) on 0.73 gross acres (0.65 net acres).
4. Variance Case No. 2007-00011-(5) is a related request to allow less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).
5. The proposed project is an urban hillside project, as the subject property exhibits natural slopes of 25 percent or greater and is within an urban land use category of the Countywide General Plan ("General Plan"). A CUP is required for the project, since the three dwelling units proposed exceed the midpoint threshold of two dwelling units allowed for the site.
6. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
7. The subject property is approximately 0.73 gross acres in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
8. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
9. There are no Oak trees existing on the subject site.
10. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated

street. Parcel Nos. 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

11. The project site is zoned R-1-10,000.
12. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
13. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
14. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcels 1 and 2. Single-family residences are permitted in the R-1-10,000 zone pursuant to Section 22.20.070 of the County Code.
15. The subject property is located within the Category 1 (Low Density Residential-One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
16. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
17. Public correspondence was received (four letters, a petition with 57 signatures, one e-mail, two phone calls and one meeting) from nearby residents, all in opposition to the proposed project except for the e-mail correspondent, who had questions regarding front yard setbacks.

The opposing residents were concerned with the possible impacts of the project, to include traffic, hillside disturbance, drainage, slope stability and aesthetic

views. Two residents stated that they were previously “assured” that no future development would take place on the slope occupying the applicant’s property along Rockpine Lane. The same residents also mentioned the denial of the applicant’s previous subdivision request, and the current CC&Rs in force for the underlying Tract Map No. 21972.

18. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
19. Testimony was taken from persons who were in opposition or had concerns regarding the project.
20. On May 21, 2008 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, adopted the Negative Declaration, and approved Conditional Use Permit Case No. 2005-00151-(5).
21. The Commission finds that the project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
22. A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of Los Angeles County. The project has been determined to not have a significant effect on the environment.
23. Approval of this project is conditioned on the permittee’s compliance with the attached conditions of approval as well as the conditions of approval for Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5).
24. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
25. 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 the Department of Regional Planning (“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, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location 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 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; and
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents:

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Negative Declaration and certifies that the environmental determination has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Conditional Use Permit Case No. 2005-00151-(5) subject to the attached conditions.

DRAFT

DEPARTMENT OF REGIONAL PLANNING

CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5) Exhibit "A" Date: 11-20-07

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-1-10,000 (Single-Family Residential-10,000 Square Foot Minimum Required Lot Area) zone, except as modified by Variance Case No. 2007-00011-(5). Also comply with Tentative Parcel Map No. 063010 and the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. This grant authorizes the use of the subject property in an urban hillside area for three new single-family parcels in the R-1-10,000 zone as depicted on the approved exhibit map marked Exhibit "A" (dated November 20, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
3. 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 Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition 8 of this grant.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or Los Angeles County Hearing Officer ("Hearing Officer") may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. The property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
8. Upon completion of the appeal period, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of a Notice of

Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

9. The subject property shall be developed and maintained 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.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. 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 limitation period. The County shall notify the permittee of any claim, action or proceeding.
12. 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 pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with County Code Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 063010. In the event that Tentative Parcel Map No. 063010 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.
14. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative parcel map and Exhibit "A" (dated November 20, 2007) or an approved revised Exhibit "A".
15. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5), or as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
16. The development of the subject property shall conform to the conditions approved for Tentative Parcel Map No. 063010.
17. Open space shall comprise not less than 61 percent (17,377 square feet) of the net lot area of the subject site. Such open space will be comprised of deed-restricted landscaped and natural undisturbed area within the private yards of each residential parcel, to the satisfaction of Regional Planning.
18. Development of the hillside, including grading, shall be done in substantial conformance with the approved Exhibit "A", to include conformance with the approved "terracing" and "stepped multi-level" techniques designed to minimize the overall impacts to the hillside.
19. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning.
20. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning as required by Conditional Use Permit Case No. 2005-00151-(5).
21. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the project's Conditions, Covenants, and Restrictions ("CC&Rs") or maintenance agreement which would require continued maintenance of the plantings for lots having planted slopes. In addition,

demonstrate that the proposed retaining walls will be permanently screened from view through the use of plant materials and landscaping, to be enforced by the CC&Rs/maintenance agreement. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.

22. All utilities shall be placed underground.
23. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
24. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
25. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
26. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
27. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
28. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
29. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

30. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
31. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of 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.
32. In the event such extraneous markings occur, 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.

33. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
34. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department.
35. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
36. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Regional Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
37. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Regional Planning for review and approval three copies of a revised landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. In addition, the landscaping plan shall graphically depict the method and materials used to screen the proposed retaining walls, to include the plant species and size/coverage of the materials at anticipated levels of maturity. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and by the Los Angeles County Fire Department ("Fire Department"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to

County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Permitted Plantings. Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent such landscaping can be found on the attached list (marked Exhibit "B") compiled by the Fire Department. This list may be amended as approved by staff.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
TENTATIVE PARCEL MAP NO. 063010**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 063010 on May 21, 2008. Tentative Parcel Map No. 063010 was heard concurrently with Conditional Use Permit Case No. 2005-00151-(5) and Variance Case No. 2007-00011-(5).
2. Tentative Parcel Map No. 063010 is a request to create three single-family parcels (including one flag lot) on 0.73 gross acres.
3. Variance Case No. 2007-00011-(5) is a related request to allow less than the minimum required net lot area in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).
4. Conditional Use Permit ("CUP") Case No. 2005-00151-(5) is required to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
5. The proposed subdivision is an urban hillside project, as the subject property exhibits natural slopes of 25 percent or greater and is within an urban land use category of the Countywide General Plan ("General Plan"). A CUP is required for the project, since the three dwelling units proposed exceed the midpoint threshold of two dwelling units allowed for the site.
6. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
7. The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
8. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
9. There are no Oak trees existing on the subject site.
10. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street.

Parcels 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

11. The project site is zoned R-1-10,000.
12. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
13. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
14. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcel Nos. 1 and 2. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
15. The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
16. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. Retaining walls higher than six feet will be used within the side and rear yard setbacks in order to protect the terraced grading design. The retaining walls will be screened with plant materials and landscaping in order to reduce the overall aesthetic impacts of the development. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
17. Public correspondence was received (ten letters, a petition with 57 signatures, one e-mail, two phone calls and one meeting) from nearby residents, all in opposition to the proposed project except for the e-mail correspondent, who had questions regarding front yard setbacks.

The opposing residents were concerned with the possible impacts of the project, to include traffic, hillside stability, drainage, open space, haul route and aesthetic views. Two residents stated that they were previously "assured" that no future development would take place on the slope occupying the applicant's property along Rockpine Lane. The same residents also mentioned the denial of the applicant's previous subdivision request, and the current CC&Rs in force for the underlying Tract Map No. 21972.

18. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
19. Testimony was taken from persons who were in opposition or had concerns regarding the project.
20. On May 21, 2008 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, adopted the Negative Declaration, and approved Tentative Parcel Map No. 063010.
21. The Commission finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
22. A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of Los Angeles County. The project has been determined to not have a significant effect on the environment.
23. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 2005-00151-(5) and Variance Case No. 2005-00062-(5).
24. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

25. The project design is required to comply with the standards of the R-1 zone. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
26. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.
27. The site is physically suitable for the density and type of development proposed, since it has access to a County-maintained street and will be served by public sewer and public water supplies to meet anticipated needs.
28. 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 geological and soils factors are addressed in the conditions of approval.
29. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
30. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
31. 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.
32. 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.
33. 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 Plan.
34. An Initial Study was prepared for this project in compliance with 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 of the County of Los Angeles. The Initial Study identified

no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.

35. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

36. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

37. The location of the documents and other materials constituting the record of proceedings upon which the Planning Commission's decision is based in this matter is 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, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, the Negative Declaration is adopted and Tentative Parcel Map No. 063010 is approved, subject to the attached conditions of the Commission and recommendations of the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-1-10,000 (Single-Family Residential-10,000 Square Foot Minimum Required Lot Area) zone, except as modified by Variance Case No. 2007-00011-(5). Also comply with Conditional Use Permit Case No. 2005-00151-(5) and the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. Except as otherwise specified by Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5), conform to the applicable requirements of the R-1-10,000 zone.
3. Submit evidence that the conditions of associated Conditional Use Permit Case No. 2005-00151-(5) have been recorded.
4. Provide at least 50 feet of street frontage for all parcels except flag lot Parcel No. 3. Provide at least 27 feet of street frontage for Parcel No. 3 on the tentative map.
5. Label the paved access for Parcel 3 as "Private Driveway and Fire Lane" on the final map.
6. A final parcel map is required. A waiver is not allowed.
7. Record a deed-restricted open space easement or other comparable legal instrument over the open space area to be preserved on the subject property. Submit a draft of the easement to Los Angeles County Regional Planning ("Regional Planning") for review prior to final map approval. In addition, depict the area to be preserved and restricted as "Restricted Use Area- Open Space" on the final map to the satisfaction of the Los Angeles County Department of Public Works ("Public Works") and Regional Planning. Submit a copy of the recorded easement to Regional Planning after final map recordation.
8. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project's Conditions, Covenants and Restrictions ("CC&Rs") which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.
9. No grading permit shall be issued prior the recordation of a final map, unless the Director of Regional Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Conditional Use Permit Case No. 2005-00151-(5)

10. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 2005-00151-(5).
11. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Regional Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
12. Upon completion of the appeal period, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
13. The subdivider 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, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding.
14. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Variance Case No. 2007-00011-(5), Conditional Use Permit Case No. 2005-00151-(5) and the attached reports recommended by the Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health.

DRAFT

The following reports consisting of 9 pages are the recommendations of Public Works.

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

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

7. Quitclaim or relocate easements running through proposed structures.
8. 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.
9. 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.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.
11. 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.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

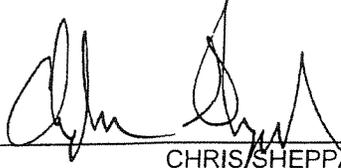
PARCEL MAP NO: 63010

EXHIBIT MAP DATED: 3/12/07

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

Prior to Improvement Plans Approval:

1. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
2. Comply with the requirements of the Drainage Concept/SUSMP/Hydrology Study which was approved on 7/17/06.

42 Name  Date 03/13/2008 Phone (626) 458-4921
CHRIS SHEPPARD

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 63010
SUBDIVIDER Rogic
ENGINEER Peckovich
GEOLOGIST Merrill
SOILS ENGINEER Rolston
TENTATIVE MAP DATED 11/20/07 (Revision)
LOCATION La Crescenta
GRADING BY SUBDIVIDER [Y] (Y or N) 2,270 yds.³
REPORT DATE 10/10/06, 6/19/06
REPORT DATE 9/23/06, 4/4/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 1/3/08 is attached.

Prepared by  Reviewed by _____ Date 1/2/08

Charles Nestle

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 63010
Location Rock Pine Lane, La Crescenta
Developer/Owner Rogic
Engineer/Architect Peckovich
Soils Engineer Jack W. Rolston
Geologist John Merrill

DISTRIBUTION:
 Drainage
 Grading
 Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Revised Tentative Parcel Map and Exhibit "A" Dated by Regional Planning 11/20/07
Soils Engineering Addenda Dated 9/23/06, 4/4/05
Additional Soils Engineering Report by Foundation Engineering Co., Inc. Dated 1/31/86
Geologic Report and Addendum Dated 10/10/06, 6/19/06
Previous Review Sheet Dated 4/2/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by Lukas Przybylo Reviewed by Jeremy Wan Date 1/3/08
Lukas Przybylo

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.

P:\gme\publ\Soils Review\Lukas\Sites\PM-63010, 2731 Rock Pine Lane, La Crescenta, TPM-A_5..

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

1. Permission is granted to maintain the existing 46 feet of right of way on Willowhaven Drive and 44 feet of right of way on Rockpine Lane due to title limitations.
2. Construct driveway entrances along the property frontage on Rockpine Lane to the satisfaction of Public Works.
3. If a perimeter fence (CMU or wood) is proposed adjacent to the driveway for parcel 3, the proposed perimeter fence shall be depressed to 3 feet or less within 10 feet from the right of way to provide line of sight.
4. Repair any broken or damaged curb, gutter, driveway apron, sidewalk, and pavement along the property frontage on Willowhaven Drive and Rockpine Lane to the satisfaction of Public Works.
5. Reconstruct any parkway improvements (driveways and landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
6. Install postal delivery receptacles in groups to serve two or more residential parcels.
7. 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
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 063010 (Rev.)

Page 1/1

TENTATIVE MAP DATED 11-20-2007
EXHIBIT MAP DATED 11-20-2007

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

- Submit a statement from Crescenta Valley Water District indicating that financial arrangements have been made, and that the sewer system will be operated by Crescenta Valley Water District.

HW

Prepared by Imelda Ng
pm63010-rev-3(rev'd 03-13-08).doc

Phone (626) 458-4921

Date Rev. 03-13-2008

TENTATIVE MAP DATED 11-20-2007
EXHIBIT MAP DATE 11-20-2007

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 parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.



Prepared by Lana Radle
pm63010w-rev3.doc

Phone (626) 458-4921

Date 01-07-2008



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP-Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 63010 Map Date November 20, 2007

C.U.P. T2005-00151 Map Grid 3855C

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: In lieu of the required 20' wide access driveway to Parcel 3, residential fire sprinklers are required. Submit a Covenant and Agreement to our office prior to Final Map clearance. The Tentative Map is cleared for public hearing.

By Inspector: Juan C. Padilla Date January 16, 2008



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 63010 Tentative Map Date November 20, 2007

Revised Report Yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is ___ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ___ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
 Install ___ public fire hydrant(s). Verify / Upgrade existing ___ public fire hydrant(s).
 Install ___ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: All existing fire hydrants are adequate per fire flow test conducted by Crescenta Valley Water District. Submit fire sprinkler plans for review and approval to our Fire Prevention Engineering Section Sprinkler Plan Unit prior to building permit issuance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date January 16, 2008



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



PARK OBLIGATION REPORT

Tentative Map #	63010	DRP Map Date: 11/20/2007	SCM Date: / /	Report Date: 01/10/2008
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:	\$7,467

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,467 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 3 single-family lots with credit for 1 existing house to remain, net density increase of 2 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Developer Obligations/Land Acquisitions

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



PARK OBLIGATION WORKSHEET

Tentative Map #	63010	DRP Map Date: 11/20/2007	SMC Date: / /	Report Date: 01/10/2008
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) Goal 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.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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

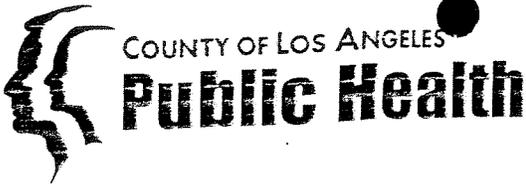
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	2	0.02
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$373,374	\$7,467

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	\$373,374	\$7,467



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 10, 2008

RFS No. 07-0032359

Parcel Map No. 063010

Vicinity: La Crescenta

Parcel Map Date: November 20, 2007 (3rd Revision)

The County Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 063010** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Crescenta Valley Water District**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Crescenta Valley Water District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program

STAFF USE ONLY

PROJECT NUMBER: PM063010
CASES: RENVT200500151
RCUPT200500151
RZCT200500013



**** INITIAL STUDY ****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: February 8, 2006 Staff Member: Rick Kuo

Thomas Guide: 504-G5 USGS Quad: Pasadena

Location: 2716 Willowhaven Drive, La Crescenta, CA

Description of Project: The proposed project is an application for a Tentative Parcel Map to subdivide the subject parcel for three single-family lots to build two single-family residences. Existing structures on project site include a single-family residence, a swimming pool, and a wood deck. The wood deck is proposed to be removed. Site access will be taken from Rockpine Lane and Willowhaven Drive. The applicant is requesting a Zone Change from R-1-10000 to R-1-7500-DP and a Conditional Use Permit for development within a Hillside Management area and within the proposed Development Program zone. The project requires 2,114 c.y. of cut and 156 c.y. of fill. Forty truck trips with a capacity of 50 c.y. each will haul the excess 1,958 c.y. of cut to the Scholl Canyon Landfill (per 2/8/06 Tentative Parcel Map No. 063010).

Gross Area: 30,800 sf

Environmental Setting: The project site is located in the unincorporated Los Angeles County community of La Crescenta-Montrose, and is bordered by Willowhaven Drive to the north and Rockpine Lane to the south. Land uses within 500 feet consist of single-family residences. The project site contains non-native vegetation and steep slopes to the south.

Zoning: R-1-10000 (Single Family Residence)

General Plan: Category 1 - Low Density Residential

Community/Area Wide Plan: N/A

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>PM26538/VAR02-211</u>	<u>2 sf lots with variance (Approved 9/29/04).</u>
<u>CP02-308</u>	<u>Addition of child care center to existing church (Approved 7/24/03).</u>
<u>OTP03-173</u>	<u>Removal of 3 oak trees (Approved 1/21/04).</u>
<u>CUP/VAR04-037</u>	<u>2-story commercial/office center (Approved 8/31/05).</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- _____

Trustee Agencies

- None
- State Fish and Game
- State Parks
- _____
- _____

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.
- _____
- _____
- _____
- _____
- _____
- _____

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns Area
- _____

County Reviewing Agencies

- Subdivision Committee
- DPW: _____
- Health Services: _____
- _____

IMPACT ANALYSIS MATRIX

ANALYSIS SUMMARY (See individual pages for details)

CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			Less than Significant Impact with Project Mitigation			
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			Potentially Significant Impact			
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			Potential Concern			
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Sierra Madre Fault Zone</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Potential bird nesting habitat</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Conservation/maintenance
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rick Kuo *Rick Kuo* Date: 7 August 2006

Approved by: Daryl Koutnik *Daryl Koutnik* Date: 7 AUGUST 2006

This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
Project is located on the Sierra Madre Fault (LA County Safety Element - Fault Rupture Hazards and Seismicity Map).
- b. Is the project site located in an area containing a major landslide(s)?
(State of CA Seismic Hazard Zones Map - Pasadena Quad).
- c. Is the project site located in an area having high slope instability?

- d. Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
(State of CA Seismic Hazard Zones Map - Pasadena Quad).
- e. Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
2,114 c.y. of cut and 156 c.y. of fill proposed in Hillside Management Area. Excess 1,958 c.y. of cut will be hauled to Scholl Canyon Landfill.
- g. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- h. Other factors? _____

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

Applicant shall comply with all Subdivision Committee's recommendations from DPW including the review and approval of a Geotechnical Report.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe
a.

Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

(USGS Pasadena Quad Sheet).

b.

Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

750 feet from Shields Canyon Debris Basin (Radius Map and LA County Safety Element - Flood Inundation Hazards Map).

~~c.~~

~~Is the project site located in or subject to high mudflow conditions?~~

d.

Could the project contribute or be subject to high erosion and debris deposition from runoff?

e.

Would the project substantially alter the existing drainage pattern of the site or area?

f.

Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Section 308A

Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

Applicant shall comply with all Subdivision Committee's recommendations from DPW including the review and approval of a drainage concept.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? 1/2 mile from natural gas distribution lines (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade? Site access taken from Willowhaven Drive and Rockpine Lane.
- c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Public water available through the Crescenta Valley Water District.
- e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- f. Does the proposed use constitute a potentially dangerous fire hazard? _____
- g. Other factors? _____

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design

Compatible Use

Applicant shall comply with all Subdivision Committee's recommendations from the Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

- e. Other factors? _____

STANDARD CODE REQUIREMENTS

- Noise Ordinance No. 11,778 Building Ordinance No. 2225–Chapter 35

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Compatible Use
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

a. Yes No Maybe
[] [x] [] Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

Public water is available through the Crescenta Valley Water District.

b. [] [x] [] Will the proposed project require the use of a private sewage disposal system?

Public sewage system is available through the LA County Sanitation Districts.

[] [] [] If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

N/A

c. [] [x] [] Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

d. [] [x] [] Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

e. [] [] [] Other factors?

STANDARD CODE REQUIREMENTS

[] Industrial Waste Permit [] Health Code Ordinance No. 7583, Chapter 5

[] Plumbing Code Ordinance No. 2269 [] NPDES Permit Compliance (DPW)

[] MITIGATION MEASURES / [] OTHER CONSIDERATIONS

[] Lot Size [] Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, water quality problems?

[] Potentially significant [] Less than significant with project mitigation [x] Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a. Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?

- b. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?

- ~~c. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
_____~~
- d. Would the project conflict with or obstruct implementation of the applicable air quality plan?

- e. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- f. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- g. Other factors: _____

STANDARD CODE REQUIREMENTS

- Health and Safety Code Section 40506
- MITIGATION MEASURES** / **OTHER CONSIDERATIONS**
- Project Design Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe
a.

Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

b.

Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

2,114 c.y. of cut and 156 cubic yards of imported fill proposed.

c.

Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

(USGS Pasadena Quad Sheet).

d.

Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

Potential bird nesting habitat.

e.

Does the project site contain oak or other unique native trees (specify kinds of trees)?

f.

Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

g.

Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

Oak Tree Permit

ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

a. Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

b. Does the project site contain rock formations indicating potential paleontological resources?

c. Does the project site contain known historic structures or sites?

d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

f. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe
a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map).

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

a. Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

(Los Angeles County Trail System Map).

c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____

d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

e. Is the project likely to create substantial sun shadow, light or glare problems?

f. Other factors (e.g., grading or land form alteration): _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Visual Report Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. Will the project result in any hazardous traffic conditions?
Forty truck trips with a capacity of 50 cubic yards needed to haul excess cut.

- c. Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Project Design Traffic Report Consultation with Traffic & Lighting Division
- _____
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. If served by a community sewage system, could the project create capacity problems at the treatment plant?

- b. Could the project create capacity problems in the sewer lines serving the project site?

- c. Other factors?

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES / OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project create capacity problems at the district level?

- b. Could the project create capacity problems at individual schools which will serve the project site?

- ~~c. Could the project create student transportation problems?
_____~~
- d. Could the project create substantial library impacts due to increased population and demand?

- e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

Served by the Glendale Unified School District.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe
a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

b. Are there any special fire or law enforcement problems associated with the project or the general area?

c. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Fire Mitigation Fees

Nearest Sheriff's station is 2 miles away at 4554 Briggs Avenue, La Crescenta, CA 91214.

Nearest fire station is 1.6 miles away at 4526 N. Ramsdell Avenue, La Crescenta, CA 91214.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe
a.

Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Public water is available through the Crescenta Valley Water District.

b.

Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

c.

Could the project create problems with providing utility services, such as electricity, gas, or propane?

Utility providers serving project site are SCE, Southern California Gas Company, SBC, and Charter Cable Company.

d.

Are there any other known service problem areas (e.g., solid waste)?

e.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

f.

Other factors? _____

STANDARD CODE REQUIREMENTS

Plumbing Code Ordinance No. 2269

Water Code Ordinance No. 7834

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. Will the project result in an inefficient use of energy resources?

- b. Will the project result in a major change in the patterns, scale, or character of the general area or community?

- ~~c. Will the project result in a significant reduction in the amount of agricultural land?
_____~~
- d. Other factors? _____

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- Yes No Maybe
- a. Are any hazardous materials used, transported, produced, handled, or stored on-site?

- b. Are any pressurized tanks to be used or any hazardous wastes stored on-site?

- c. Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

-
- d. Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
- d. Have there been previous uses which indicate residual soil toxicity of the site?

- e. Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

- f. Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- g. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

- h. Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?

- i. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- j. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

a. Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. Can the project be found to be inconsistent with the zoning designation of the subject property?

Subject property is zoned R-1-10000.

c. Can the project be found to be inconsistent with the following applicable land use criteria:

Hillside Management Criteria?

SEA Conformance Criteria?

Other? _____

d. Would the project physically divide an established community?

e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Zone Change from R-1-10000 to R-1-7500-DP and Hillside Management and Development Program CUP requested.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

Yes No Maybe
a.

Could the project cumulatively exceed official regional or local population projections?

b.

Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

c.

Could the project displace existing housing, especially affordable housing?

d.

Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

e.

Could the project require new or expanded recreational facilities for future residents?

f.

Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

g. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

- b. Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-

- c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Hearing Officer and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding are, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The division of this parcel as proposed will allow 2 new residences to be built in a manner consistent with development in the immediate area. 2 residences will add more homeowners interested in maintaining the integrity of the existing development. Construction of 2 new residences will contribute to an appreciation of property values. The new homes will be developed according to current ordinance standards and that helps assure that they do not constitute a menace to the public health, safety or general welfare. Applicant is also requesting a modification of wall heights to accommodate necessary retaining walls that allow these two new residences to be constructed with little grading.

B. 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 Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

All ordinance requirements with respect to height restrictions, parking and landscaping have been well-incorporated into the plans assuring that the new homes will integrate well with the homes in the immediate area, except that applicant is requesting modification of some wall heights to accommodate higher than normal retaining walls to allow construction of two new residences using the contours of the existing slope.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

Rockpine is adequate in width to accommodate traffic that would be generated by the addition of 2 residences. The site is also served by Crescenta Valley Water and Crescenta Valley Sewers, both of which are adequate to accommodate these 2 new residences, according to letters they have provided.

- D. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

While the zoning in the area is R-1-10,000, the majority of properties immediately surrounding the subject property are less than 10,000 square feet, including the parcels on the south side of Rockpine. Of the 12 parcels on the south side of Rockpine, 8 are less than 10,000 sf, and 4 of these 8 parcels are smaller than the two new parcels proposed.

- E. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

As stated above, many parcels in the immediate vicinity are currently developed as less than 10,000 sf parcels. Applicant is proposing to create a 15,352 sf parcel to accommodate the existing residence and appurtenances (pool, spa and deck), and 2 new parcels that are larger in size than other parcels immediately adjacent.

- F. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

The development of 2 new residences is an infill project that will still be consistent with the look and general character of the neighborhood and as a result will not be materially detrimental to the public welfare or otherwise injurious to other properties or improvements in the same vicinity and zone. The size of the two new parcels is consistent with the pattern of development in the general area and will therefore blend in well, enhancing property values.

Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

HILLSIDE MANAGEMENT AND SIGNIFICANT ECOLOGICAL AREAS – BURDEN OF PROOF

A. Hillside Management Areas (Section 22.56.215 F.1):

1. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard;

The subject property is located in an area that is similar in character and topography with residences developed on the upslopes and downslopes. Development of the remainder of this parcel should help to stabilize the existing slope, will reduce amount of brush on the slope, better protecting the area.

2. That the proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;

The land division and construction of two new single family residences will enhance the area and will be developed in a manner consistent with the mixture of parcel sizes in the general area. It will not impact natural, biotic, cultural, scenic or open space resources in the area. The property is currently plated with domestic vegetation is not a viewshed.

3. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;

The general plan recognizes the need to provide housing in all areas of the County in a range of prices. This area is a fully developed urban area with a minor number of urban infill opportunities. The uses as proposed will help keep the area economically viable by providing 2 additional families to help sustain the economic base and will not add a burden.

4. That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

The architectural character of the two new residences is consistent with the pattern of architecture and style in the area. The design is aesthetically pleasing and interesting and is of a scale compatible with the the surrounding community.

(Over for SEA)

PM 063010

Erwin J. Fellner
2734 Rockpine Lane
La Crescenta, CA 91214

Department of Regional Planning
320 W Temple Street
Los Angeles, CA 90012

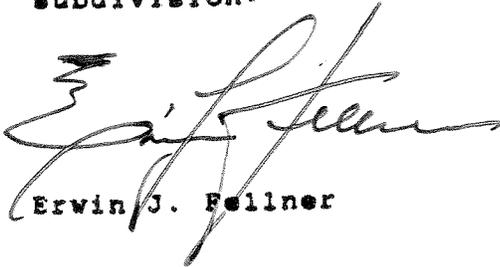
April 10, 2008
(EF/769/08)

Dear Commissioners

Subject: Proposal No: PM063010.

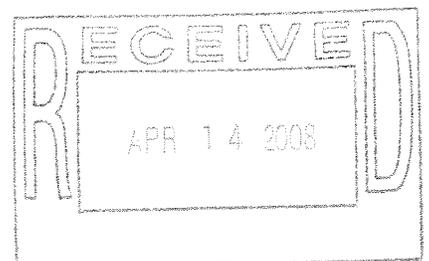
Reference: Applicant, Alex & Radoslava Rogic

With this letter I am submitting the Pinecrest Homeowner's
Petition declaring our opposition to the proposed
subdivision.



Erwin J. Fellner

Attachment: HOMEOWNER PETITION, eight (8 ea) sheet.
(Fiftyseven signatures)



PROJECT NO. PM063010

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

- | | <u>Owner Name</u> | <u>Address</u> |
|----|--|----------------------------|
| 1. | SIGN <u><i>Erwin K. Fellner</i></u>
PRINT <u>ERWIN K. FELLNER</u> | <u>2734 ROCKPINE LANE</u> |
| 2. | SIGN <u><i>Helga L. Fellner</i></u>
PRINT <u>HELGA L. FELLNER</u> | <u>SAME AS ABOVE</u> |
| 3. | SIGN <u><i>Raymond J. Catan</i></u>
PRINT <u>RAYMOND J. CATAN</u> | <u>2769 Rockpine Ln.</u> |
| 4. | SIGN <u><i>Lucille Catan</i></u>
PRINT <u>Lucille Catan</u> | <u>2769 Rockpine Ln.</u> |
| 5. | SIGN <u><i>Arlene Boychuk</i></u>
PRINT <u>ARLENE BOYCHUK</u> | <u>2762 ROCKPINE LANE</u> |
| 6. | SIGN <u><i>Benjamin M Boychuk</i></u>
PRINT <u>BENJAMIN M BOYCHUK</u> | <u>2762 Rockpine Lane</u> |
| 7. | SIGN <u><i>Haskell A Smith</i></u>
PRINT <u>Haskell A. Smith</u> | <u>2710 Rock Pine Lane</u> |
| 8. | SIGN <u><i>Nancy E. Smith</i></u>
PRINT <u>Nancy E. Smith</u> | <u>2710 Rock Pine Lane</u> |

PROJECT NO. PM063010

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

Owner Name

Address

- 1. SIGN Anna Selvi 2713 Rockpine
PRINT ANNA SELVI
- 2. SIGN Gordon Wood 2713 ROCKPINE LANE
PRINT GORDON WOOD
- 3. SIGN Donald R Royer 2718 Rockpine Lane
PRINT DONALD R. ROYER
- 4. SIGN Jane Ellen Royer 2718 Rockpine Lane
PRINT JANE ELLEN ROYER
- 5. SIGN Peter Taranto 2712 ROCKPINE LANE
PRINT PETER TARANTO
- 6. SIGN David Zulli 2744 Rock Pine Lane
PRINT DAVID ZULLI
- 7. SIGN Alice Zulli 1744 Rock Pine Lane
PRINT ALICE ZULLI
- 8. SIGN Faren Sarti 2722 Rockpine Lane
PRINT FAREN SARTI

PROJECT NO. PM063010

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

	<u>Owner Name</u>	<u>Address</u>
1.	SIGN <u>Joseph L. Savino</u> PRINT <u>Joseph L. Savino</u>	<u>2750 Rockpine Lane</u>
2.	SIGN <u>[Signature]</u> PRINT <u>GHIMUN NOH</u>	<u>2740 Rockpine Lane</u>
3.	SIGN <u>[Signature]</u> PRINT <u>YEESOOH NOH</u>	<u>2740 Rockpine Lane</u>
4.	SIGN <u>[Signature]</u> PRINT <u>PETER. KIM</u>	<u>2728 ROCKPINE LN</u>
5.	SIGN <u>Helena Youngja Kim</u> PRINT <u>HELENA YOUNGJA KIM</u>	<u>2728 ROCKPINE LANE</u>
6.	SIGN <u>Richard Wheaton</u> PRINT <u>RICHARD WHEATON</u>	<u>2603 SEAPINE LADE</u>
7.	SIGN <u>[Signature]</u> PRINT <u>DEORA WHEATON</u>	<u>2603 SEAPINE LANE</u>
8.	SIGN _____ PRINT _____	_____

PROJECT NO. PM063010

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

Owner Name

Address

- 1. SIGN Phillip Shin 2768 Rockpine Ln.
PRINT PHILLIP SHIN
- 2. SIGN Rosa Shin 2768 Rockpine Ln.
PRINT Rosa Shin
- 3. SIGN [Signature] 2756 Rockpine Ln
PRINT UM Moon Sup
- 4. SIGN [Signature] 2756 ROCKPINE LN
PRINT SUK YOUNG UM
- 5. SIGN Paul Kim 2728 Rockpine Ln
PRINT Paul Kim
- 6. SIGN [Signature] 2728 Rockpine Ln.
PRINT Maree Kim
- 7. SIGN Patricia Cartmell 2631 Willowhaven Dr.
PRINT PATRICIA CARTMELL
- 8. SIGN Ken Cartmell 2631 Willowhaven Drive
PRINT Ken CARTMELL

PROJECT NO. PM063010

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

- | | <u>Owner Name</u> | <u>Address</u> |
|----|--------------------------------|------------------------------|
| 1. | SIGN <u>[Signature]</u> | <u>2710 Willowhaven Dr.</u> |
| | PRINT <u>HRAND AGHAZARIAN</u> | |
| 2. | SIGN <u>[Signature]</u> | <u>" " " "</u> |
| | PRINT <u>VARDUI ARUTYUNYAN</u> | |
| 3. | SIGN <u>[Signature]</u> | <u>2619 Willow Haven Dr.</u> |
| | PRINT <u>Roobik Hattikian</u> | |
| 4. | SIGN <u>[Signature]</u> | <u>2619 Willow Haven Dr</u> |
| | PRINT <u>Ronald Hattikian</u> | |
| 5. | SIGN <u>Maria Hattick</u> | <u>2707 Willowhaven Dr.</u> |
| | PRINT <u>WILLIAM F HATTICK</u> | |
| 6. | SIGN <u>William F Hattick</u> | <u>"</u> |
| | PRINT _____ | |
| 7. | SIGN <u>[Signature]</u> | _____ |
| | PRINT <u>Vwon Kyung Lee</u> | |
| 8. | SIGN <u>[Signature]</u> | <u>2713 willowhaven dr.</u> |
| | PRINT <u>PENNIS Y Lee</u> | |

PROJECT NO. PM063010

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214
April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

- | | <u>Owner Name</u> | <u>Address</u> |
|----|--|--|
| 1. | SIGN <u>[Signature]</u>
PRINT EUN SUP SONG | <u>2750 Willowhaven Dr</u>
<u>La Crescenta CA 91214</u> |
| 2. | SIGN <u>[Signature]</u>
PRINT HUNG TAP SONG | <u>— u —</u> |
| 3. | SIGN <u>[Signature]</u>
PRINT CAROL DEUTSCH | <u>2737 Willowhaven Dr</u>
<u>LA Crescenta Ct. 91214</u> |
| 4. | SIGN <u>[Signature]</u>
PRINT F. VAN DEUTSCH | <u>2737 Willowhaven Dr.</u>
<u>LA Crescenta Ct. 91214</u> |
| 5. | SIGN <u>[Signature]</u>
PRINT Greta Armen | <u>2736 Willowhaven Dr.</u>
<u>La Crescenta, CA 91214</u> |
| 6. | SIGN <u>ALBERT ARMEN</u>
PRINT <u>[Signature]</u> | <u>2763 Willowhaven Dr</u> |
| 7. | SIGN <u>WILLIAM L. CHARBONNEAU</u>
PRINT <u>[Signature]</u> | <u>2726 WILLOW HAVEN DRIVE</u> |
| 8. | SIGN <u>KATHERINE R. WILLIAMS</u>
PRINT <u>KATH B RINE R WILLIAMS</u> | <u>2740 Willow Haven Dr</u> |

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

	<u>Owner Name</u>	<u>Address</u>
1.	SIGN <u>Danette Erickson</u>	<u>2954 HAWKRIDGE</u>
	PRINT <u>Danette Erickson</u>	<u>La Crescenta CA 91214</u>
2.	SIGN <u>George C. Cleven</u>	<u>5420 Pineridge Dr.</u>
	PRINT <u>George C. Cleven</u>	
3.	SIGN <u>Kerry Erickson</u>	<u>2954 HAWKRIDGE DR</u>
	PRINT <u>KERRY ERICKSON</u>	<u>La Crescenta CA 91214</u>
4.	SIGN <u>Bassam R. Abou-Chakra</u>	<u>2729 WILLOWHAVEN DR</u>
	PRINT <u>BASSAM R. ABOU-CHAKRA</u>	<u>LA CRESCENTA 91214</u>
5.	SIGN <u>Mae Abou-Chakra</u>	<u>2729 Willow Haven Dr</u>
	PRINT <u>MAE ABOU-CHAKRA</u>	<u>La Crescenta 91214</u>
6.	SIGN <u>Nadk Assaf</u>	<u>2744 WILLOWHAVEN DR,</u>
	PRINT <u>NADK ASSAF</u>	<u>LA CRESCENTA, CA 91214</u>
7.	SIGN <u>Viviana Assaf</u>	<u>2744 WILLOWHAVEN DR</u>
	PRINT <u>Viviana Assaf</u>	<u>CA CRESCENTA, CA 91214</u>
8.	SIGN <u>Vivian Ben</u>	<u>2749 WILLOWHAVEN DR</u>
	PRINT <u>VIVIAN BEN</u>	<u>CRESCENTA CA 91214</u>

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

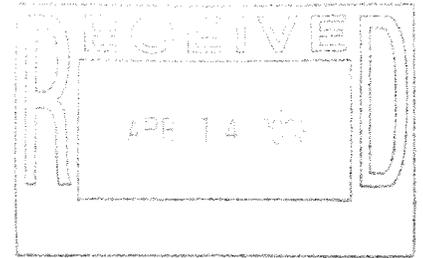
April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

	<u>Owner Name</u>	<u>Address</u>
1.	SIGN <u>Sonja J. Millikan 4/8/08</u>	<u>2821 Willowhaven Drive</u>
	PRINT <u>Sonja J. Millikan</u>	
2.	SIGN <u>Donald L. Millikan 4/8/08</u>	<u>2821 Willowhaven Drive</u>
	PRINT <u>DONALD L. MILLIKAN</u>	
3.	SIGN _____	_____
	PRINT _____	
4.	SIGN _____	_____
	PRINT _____	
5.	SIGN _____	_____
	PRINT _____	
6.	SIGN _____	_____
	PRINT _____	
7.	SIGN _____	_____
	PRINT _____	
8.	SIGN _____	_____
	PRINT _____	

April 10, 2008

Regional Planning Dept.
320 West Temple Street
Los Angeles, CA 90012
Room 1362



Regional Planning Commissioners:

This letter is in response to the public hearings, PM063010 RTM PM63010, RCUP T200500151 and RVAR T200700011 scheduled 5/21/08.

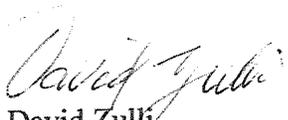
Alex Rogie's plan to subdivide and build is in violation of the long standing Declarations of Conditions and Restrictions as recorded in the official records since 1965 and has been Automatically renewed every 10 years since inception as provided by item 12. Further, he is asking for variances that are totally out of character with the community.

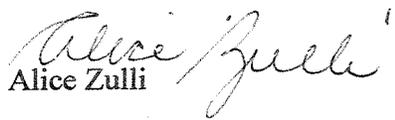
We bought our home here having been assured that no building or development would ever happen on the very steep north slope of Rock Pine Lane.

Restriction #1 states that only one single family home shall be erected on each recorded lot.

If this subdividing and building were allowed, it would, of course, be followed by further subdivision and building spoiling and devaluing the community.

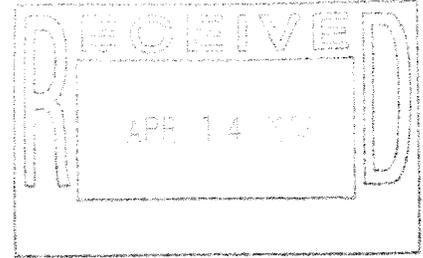
We respectfully object to any such subdivision and or building in our community.


David Zulli


Alice Zulli

2744 Rock Pine Lane
La Crescenta, CA 91214
818-248 0306

April 10, 2008



Regional Planning Dept.
320 W. Temple St.
Los Angeles, CA 90012

Dear Commissioners:

Please submit this letter and two enclosures to the Planning Commission Department hearing on May 21, 2008, regarding Applicants A. and R. Rogic's Project PM063010.

Twenty-two years ago, we (the homeowner/neighbors) opposed Rogic's unsuitable, incompatible, and undesirable Rockpine Lane (La Crescenta) subdivision and construction project proposal. Enclosed is the Department of Regional Planning's August 1986 DENIAL of this project. Now, 22 years later, we are still opposed to this proposed project, and hope the Regional Planning Department will again deny Rogic's proposal.

Thanks for your time and consideration.

Handwritten signature of Jane Royer in cursive script.

Jane Royer, Homeowner
2718 Rockpine Lane
La Crescenta, CA 91214

Enclosure: the August 1986 Regional Planning Department's DENIAL of Rogic's proposed subdivision.



August 1, 1986

Alex M. Rogic
2716 Willowhaven Drive
La Crescenta, CA 91214

Gentlemen:

SUBJECT: PARCEL MAP NO. 17188
MAP DATED: JUNE 19, 1986

A public hearing on Parcel Map No. 17188 was held before the Hearing Officer on July 31, 1986.

After considering the evidence presented, the Hearing Officer in his action on July 31, 1986 made the attached findings in accordance with the Subdivision Map Act and denied your Tentative Parcel Map. A copy of the findings is attached.

If you wish to appeal this decision to the Regional Planning Commission, you must do so in writing by August 10, 1986. Your letter should be addressed to the Secretary of the Regional Planning Commission, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning

Geoffrey Taylor

Geoffrey Taylor, Administration
Subdivision Administration Division

CT:PS:mh

Attachment

cc: Subdivision Committee
Richard David
Ervin Fellner
Jane Roger
Albert Knoell
Robert Williams
Tae Noh

11. Six persons spoke in opposition to the proposed subdivision, stating that lot 2 would be incompatible with other development in the area because of its steep topography and necessary retaining walls.
12. The proposed 58'-78' depth of parcel 2 would be undesirable in a flat area; it is unacceptable on parcel 2 where slopes are typically 40-50%.
13. The proposed design and density of the subdivision will create a very steep and shallow lot that is incompatible with the character of the neighborhood.

THEREFORE, the Hearing Officer denied Tentative Parcel Map 17188 because:

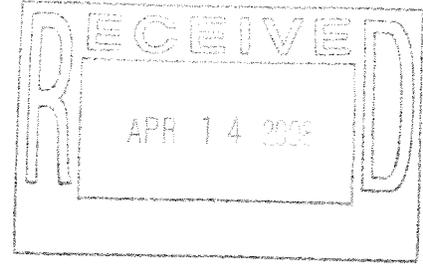
1. The proposed map is not consistent with the County General Plan;
2. The design of the proposed subdivision is not consistent with the County General Plan;
3. The site is not physically suitable for the type of development; and
4. The site is not physically suitable for the proposed density of development.

PARCEL MAP NO. 17188

Pursuant to Section 66474 of the Government Code, the proposed map is not consistent with applicable general and specific plans that call for consistency with Section 65451 and compatibility with the established neighborhood development in that:

1. The subject property is a lot created and developed as part of Tract 29172 recorded on June 2, 1965 in Map Book 742 pages 51-53.
2. Tract 29172 is a hillside development where lots were graded to create flat building sites and yards.
3. The subject property has legal and physical access via a 100' long 27' wide strip extending northerly to Willowhaven Drive. Legal access also exists to Rockpine Drive which constitutes the 214' long southerly property line.
4. The subject property is presently developed with a house and swimming pool located on a relatively flat area of approximately 6,000 sq. ft. located in the northern portion of the site.
5. The proposed subdivision would create a northerly lot (No. 1) containing the existing house and pool on a 17,825 sq. ft. parcel. Lot 2 would include the remaining 12,977 sq. ft. at the southerly portion of the subject property.
6. The proposed parcel 2 is an irregularly shaped parcel with 214' of frontage on Rockpine Lane. The depth of the parcel ranges from 58' to 78'. The parcel slopes up from the street 24'-48'. Nearly all of the parcel consists of slopes of 40% or greater.
7. The south side of Rockpine Drive is developed with homes with relatively flat yards.
8. Most of the north side of Rockpine is undeveloped, consisting of land that slopes sharply up to the north. Of the 750' length of Rockpine, homes are located only at the easterly and westerly ends. The central 630' is undeveloped hillside.
9. The County of Los Angeles General Plan designates the subject property low density residential permitting a range of 1-6 dwelling units per gross acre.
10. The General Plan states in General Policy 9 "Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas."

Ben and Arlene Boychuk
2762 Rockpine Lane
La Crescenta, CA 91214



April 11, 2008

Project PM063010

Applicants: Alex and Radoslava Rogic
2716 Willow Haven Dr. La Crescenta, CA 91214

Regional Planning Department
Hall of Records (13th Floor)
320 West Temple Street
Los Angeles, CA 90012
To the Regional Planning Commisioners:

We are opposing a proposal to split an existing lot on Willow Haven Drive. This lot split is not consistant with the general plan as outlined in the Declaratin of Conditions and Restrictions (DC&R's) applied at the time the area was developed. The environmental impact on our street and area is of great concern. Building on a 45%-50% steep slope from an aesthetic point of view to say nothing of ecological change worries us. If one person is allowed to create three lots from one, the whole street could follow suit.

A proposal by Mr. & Mrs. Alex Rogic to subdivide the property on 2716 Willow Haven Drive was denied by the Regional Planning Commission August 1, 1986.

When we moved into our home in August of 1966, we were assured that there would be no homes on the north side of Rockpine Lane thus retaining the serenity and beauty of the rural setting.

During periods of heavy rainfall, hillsides within our and adjacent areas have experienced slides and related problems. This is a tremendous concern and we feel this hillside is far too steep and is not safe for building on It. This will not affect those living on Willow Haven Drive but most certainly will affect those living on Rockpine Lane.

Please take these thoughts and facts into consideration when reviewing the plans to build on Rockpine Lane.

We do wish to be advised prior to any meetings concerning this or any future proposals.

Thank you very much.

Ben and Arlene Boychuk

Handwritten signatures of Ben and Arlene Boychuk in cursive script.

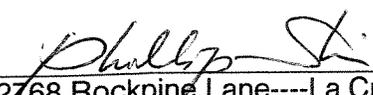
See Attachments:
Declaration of Conditions and Restrictions

Regional Planning Department-----Project PM063010
April 11, 2008

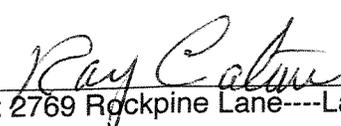
Signatures of neighbors opposing Project PM063010

We the undersigned have read and agree with the statements of this letter and are opposed to the splitting of the lot at 2716 Willow Haven Drive.

Name  Suk Young Um  Moon Sop Um
Address: 2756 Rockpine Lane----La Crescenta, CA 91214 2756 Rockpine Lane, La Crescenta, CA 91214

Name  Phillip Shin
Address: 2768 Rockpine Lane----La Crescenta, CA 91214

Name  Rosa Shin
Address: 2768 Rockpine Lane----La Crescenta, CA 91214

Name  Ray Catan
Address: 2769 Rockpine Lane----La Crescenta, CA 91214

Name  Lucille Catan
Address: 2769 Rockpine Lane----La Crescenta, CA 91214

 Jessica Um
2756 Rockpine Lane
La Crescenta CA 91214 .

 Jenny Um
2756 Rockpine Ln.
La Crescenta CA 91214

6 4 8 3 2 0 0 - 2 1 3

Accommodation

4426

REQUEST OF
TITLE INSURANCE & TRUST DECLARATION OF CONDITIONS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That WALTER WILEY CO., a California corporation, owner of the real property in the County of Los Angeles, State of California, described as: Tract 29172 as shown by map recorded in Book 742, Page 51 of Maps, records of Los Angeles County, California.

FEE \$4.40 4 G

HEREBY CERTIFY AND DECLARE, that they have established and do hereby establish a general plan for the improvement and development of the lots affected by these restrictions, and they hereby establish the provisions, conditions, restrictions, covenants, easements and reservations upon and subject to which, by these restrictions and portions of the lots affected by these restrictions, herein sometimes referred to as "said land", shall be improved or sold or conveyed by them as such owners, each and all of which is and are for the benefit of each subsequent owner of land affected by these restrictions, or any interest therein, and shall inure to and pass with each and every lot affected by these restrictions and shall apply to and bind the respective successors in interest of the present owner or owners thereof, and are, and each of them is imposed upon said lots as a servitude in favor of each and every lot as the dominant tenement or tenements and as mutual covenants running with the land in favor of each and every lot owner stated

1. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet, or width of less than 40 feet at the front building setback line. Excluding lots as existing on the record map of said tract.

2. No building shall be located nearer than 15 feet to the front lot line, nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 65 feet or more from the front lot line, shall be located nearer than 5 feet to any side line, except that an attached garage may be located not nearer than 5 feet to any side line at any point not nearer than 10 feet to the front lot line.

3. No noxious or offensive trade or activity shall be carried on upon any lot affected by these restrictions, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot affected by these restrictions shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence on any such lot or lots. No trailer shall be parked in front of any residential structure or attached garage or between such residential structure and any side line or side street line.

5. All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one detached single family dwelling with not more than two stories and a private garage for not more than three cars and customary outbuildings. The floor area of the main structure, exclusive of one-story open porches and garages shall be not less than 1500 square feet. No signs shall be erected or posted on said lots other than a sign advertising the premises wherein such sign is located as being "For Sale" and such sign shall be no larger than 18 inches by 24 inches

JUN 16 1965

-1-

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
10 Min. Past 3 P.M. JUN 16 1965
RAY E. LEE, County Recorder

4426

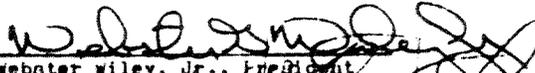
15. invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

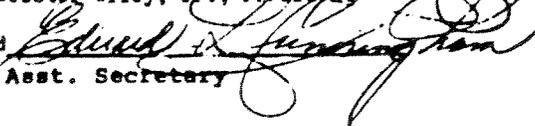
16. Breach of any of said covenants and restrictions, or any re-entry by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said lots or property, or any part thereof, but such provision, restriction or covenant shall be binding and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

17. no building shall be erected, placed or altered on any building, plot in the land herein described, nor shall any existing building be altered so as to alter its exterior design, i.e. by the addition of a room, changing a garage so that the same may not be used for the parking of the number of vehicles for which it was originally designed, or altering the roof line, nor shall any aerial for the reception or transmission of television or radio be installed until the building plans, specifications, and plot plans showing the location of such building or aerial has been approved in writing as to conformity and harmony of external design with existing dwellings in the tract and as to location of the building and/or aerial with respect to topography and finished ground elevation by a committee composed of ~~WALTER WILEY, JR., LUCAS JACK FORTER, and CAROLYN WILEY~~, or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approval or disapproval of such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in the event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. Neither the grantor nor said architectural committee shall be responsible for any structural defects in said plans and/or specifications, nor any building or structure erected according to said plans and/or specifications. Said Architectural Committee shall be liable only in the event that they are grossly negligent in the performance of their powers herein conferred.

IN WITNESS WHEREOF, ~~WALTER WILEY CO.~~, has caused this instrument to be executed and its corporate seal to be affixed hereunto by its officers thereunto duly authorized this 15th day of June, 1965

~~WALTER WILEY CO.~~

by 
~~Walter Wiley, Jr., President~~

and 
Asst. Secretary

JUN 16 1965

4426

RECEIVED
APR 28 2008

April 24, 2008

Regional Planning Department
320 W. Temple Street
Los Angeles, California 90012

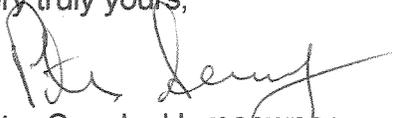
Dear Commissioners:

This letter is in regard to the Rogic Project PM063010.

We strongly oppose the subdivision and construction project. Our concerns are, the hillside is very steep and the look will not be compatible with our neighborhood.

With any construction on such a steep slope a concern of the stability is great. There were flood problems, with flowing mud some years back with damage to the Pinecrest area. There are homes directly across the proposed project that would be greatly affected.

Very truly yours,



Peter Sevaly, Homeowner
2625 Willowhaven Drive
La Crescenta, California 91214



Mona Sevaly, Homeowner
2625 Willowhaven Drive
La Crescenta, California 91214

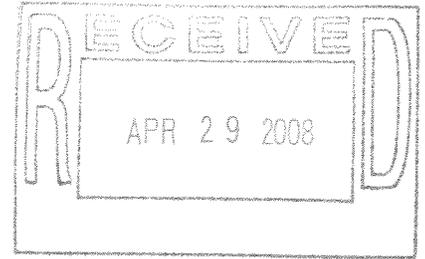


2624 Willowhaven Dr 02
LA CRESCENTA, CA 91214

4-25-08

April 25, 2008

Department of Regional Planning
320 Temple Street
Los Angeles, CA 90012



Mr Jodie Sackett

TENTATIVE PARCEL MAP NO. 063020-(5)
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)

Dear Mr. Sackett,

Lorraine and I have lived at 2628 Pinelawn Dr., LaCrescenta, CA 91214 since 1974. Our property is about two blocks from the property under zoning variance consideration.

We are **opposed** to the changes proposed to build two houses on less than the net 10,000 square feet required.

Thank You.

A handwritten signature in cursive script that reads "Robert D. Ruby".

Robert D. Ruby

A handwritten signature in cursive script that reads "Lorraine D. Ruby".

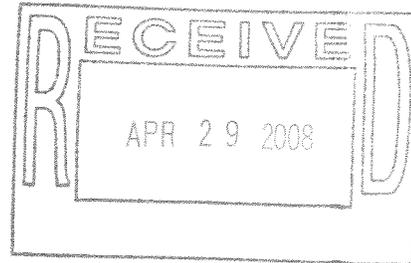
Lorraine D. Ruby

2628 Pinelawn Dr.
LaCrescenta, CA 91214
818-249-5053

Jack Boghossian, M.D.
2736 Willowhaven Drive
La Crescenta, Ca. 91214

April 27, 2008

Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



Dear Commissioners,

Subject: Project No. PM 063010.

Reference: Applicant, Alex Radoslava Rogic

We are opposing a proposal to split an existing lot on Willowhaven Drive. It is not Consistent with the general plan as outlined in the Declaration of Conditions and Restrictions. (DC&R's) which were recorded with the County Recorder 1965. The proposed design of the subdivision will create a very steep and shallow lot, which is incompatible with the character of the neighborhood.

Very Truly Yours,

A handwritten signature in cursive script that reads "Jack Boghossian".

Jack Boghossian, M.D.

April 28, 2008

Regional Planning Department
320 W. Temple Street
Los Angeles, CA 90012

Subject: Project No. 063010-(5) Alex Rogic, 2716 Willowhaven Drive. His plan is to subdivide his property and build two additional primary residences.

Dear Commissioners:

As a next door neighbor of Mr. Rogic on Willowhaven Drive, I wish to make my opinion known about the project listed above. I am an original property owner, having purchased my home at 2724 Willowhaven Drive in 1967. I have carefully maintained my property over all the years, including the safe maintenance of the extremely steep hill behind my home to reduce the risk of fire and to prevent flooding during heavy rains. Mr. Rogic proposes to build two new homes into the same very steep slope next to mine. In addition to never expecting homes to be built in this area when my husband and I purchased our home so many years ago, I am honestly fearful of the increased potential for fire and flooding with the reduced vegetation on the hill next to mine. I am certainly not in favor of Mr. Rogic's plan to build two homes into the hill.

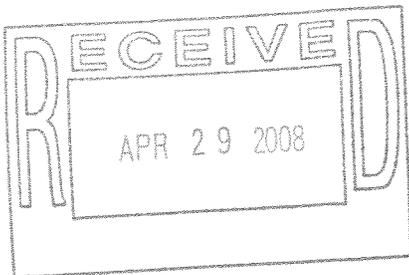
Mr. Rogic's plans echo his attempt over twenty years ago to add a house into the same steep slope. The plan was denied. The reaction in the neighborhood is just as it was then – negative.

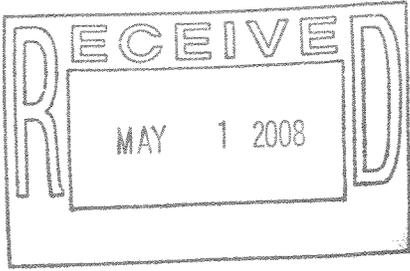
Thanks for any help you can give.

Sincerely,



Lucie C. Hagens
2724 Willowhaven Dr.
La Crescenta, CA 91214
818-248-9362





George C. Clevon
5420 Pineridge Dr.
La Crescenta, CA 91214

April 30, 2008
Ref File: Rockpine.doc

Regional Planning Department
320 W. Temple Street
Los Angeles, CA 90012
Attn: Room 1362

Subject: Project No. PM063010
Reference: Applicant, Alex Rojec, 2716 Willowhaven Drive, La Crescenta

Dear Commissioners,

I am writing, as a private citizen living in the same Pinecrest Tract as Mr. Rojec, to voice my concerns and objections to his proposed subdivision of his property on Willowhaven Drive. I object to it for the following reasons:

1. I do not wish a precedent to be set, that owners of oversized (>15,000 sq. ft) lots can subdivide and build additional homes. There are a number of flag lot homes such as Mr. Rojec's facing on both Willowhaven Drive and Rockpine Lane. These homeowners could get easy approval to subdivide and build if Mr. Rojec is successful. There may be other lots in the Pinecrest tract that could also qualify, but I have not had the time to research lot sizes in the area. Because it is such a steep hillside, the tract developer built no homes on the north side of Rockpine lane where Mr. Rojec's planned buildings would face.
2. Any houses built on lots resulting from subdivisions of the flag lots on Willowhaven Drive and facing on Rockpine Lane would be greatly out of keeping with the general appearance of the immediate neighborhood specifically and Pinecrest in general. Pinecrest homes are well designed and are cohesive as a residential area, having large lots and ample green room around individual residences. By contrast, homes resulting from subdivisions facing Rockpine Lane would have to be literally carved into the steep hillside on long shallow lots providing little or no green spaces. An example of such a home, and one of the main reasons for my objection to Mr. Rojec's proposal, can be seen on Pinelawn Drive as the first house going west on the north side turning off Pinecone Road. This house was built years ago and quite obviously does just not fit in with the neighborhood. The house has little or no setback, not much landscaping, a very different appearance and is really out of place.
3. The hillside facing the north side of Rockpine Lane is very steep right down to the sidewalk. A tremendous amount of rock and decomposed granite (remember, this area is at the top of a large alluvial fan) will have to be removed. One number I heard

anecdotally and attributed to Mr. Rojec, was that 40 truckloads, at 50 cubic yards each, would have to be removed. This would not only be a burden on the residents, but also the heavy trucks would cause tremendous wear and tear on our local blacktop roads; will the county resurface the roads if needed?

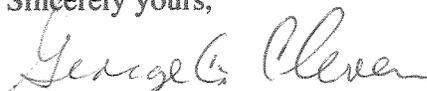
4. The slope of the hillside to be removed has been informally estimated to be in the 50 % range. Since it goes down to the sidewalk with no flat area at all, it will be necessary to grade multiple "steps" into the hillside to build two houses. As a result a number of retaining walls will have to be built. Since these lots are shallow and long, there will be several walls at approximately 60 to 80 feet long and as much as 10 feet high. These retaining walls creating the steps will be a real, very much unwanted, continuous eyesore to the neighbors living on the south side of Rockpine Lane. These houses will have a different appearance, very little setback, steep driveways and steep entrances. They will be very much out of keeping with the neighborhood just as is the house on Pinelawn Drive.

5. The number of long retaining walls poses a possible earthquake hazard. The large amount of hillside being held back by these stepped walls requires very solid, deep footings to be used. Also, since water drainage has been changed, it isn't clear how that will be handled on the resulting very steep slope. If handled poorly, water could seep behind the retaining walls and the resulting hydrostatic pressure would increase the danger of a wall collapse. An additional danger resulting from wall collapse is the Rojec's swimming pool above the area where the two houses are planned to be built. In the event of an earthquake, the seiche set up in the pool would add to the stresses imposed on all the retaining walls. In the event of a collapse of the top wall, the pool would likely rupture and empty on the houses below inflicting further damage including houses directly across Rockpine Lane. In a worst case scenario, since there will be four or five stepped retaining walls required, the collapse of one coupled with the steepness of the cut will likely set up a collapse of one or all additional walls.

6. One real problem of digging into the top of an alluvial fan, which is a naturally formed gravel pit, is that enormous boulders will be encountered. These could be heavier than the grading equipment being used to remove them. If removal is accomplished, it is possible that the Rojec's house could be undermined to the point of being hazardous to the occupants. I bear Mr. Rojec and his wife no ill will; I don't want such a thing to happen. I have not heard of any economically feasible plans on how to safely remove very large boulders in an established neighborhood.

Thank you for reading my letter and for giving it some consideration.

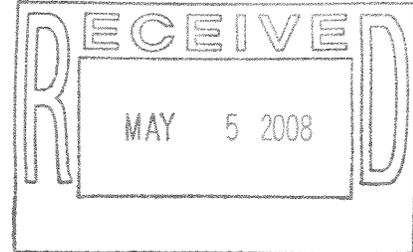
Sincerely yours,


George C. Cleven

Kerry & Danette Erickson
2954 Hawkridge Drive
La Crescenta, CA 91214

April 30, 2008

Regional Planning Department
Attn: Jodie Sackett
320 W. Temple Street
Los Angeles, CA 90012
Attn: Room 1362



Subject: Project No. PM063010
Reference: Applicant, Alex Rojec, 2716 Willowhaven, La Crescenta

Dear Commissioners,

As a home owner living in the same Pinecrest Tract as Mr. Rojec, I do not want our local standards as expressed in our homeowners CC&Rs compromised for anyone to subdivide their property. If one person gets an exception to the law everyone will be building whatever they choose. When Webster Wiley created this tract he built as many homes as he possibly could keeping concerns of fellow neighbors at heart.

1. If a precedent is set, that owners of oversized (>15,000 sq. ft) lots can subdivide and build additional homes there will be many requests. I too live on a street with homes on only one side due to the steep terrain and would detest seeing the law or building regulations broken on my street.

2. Pinecrest houses have a certain character. There are no houses in Pinecrest where a car can not park in a driveway. To allow 5 foot setbacks when the homeowners rules require at least 15 ft is not acceptable. It is wrong to stuff houses up against the mountain only to make money for the property owner. There is no need for cramming more houses in our area. We have had homes on the market for almost a year with no nibble of interest to buy them. On my street its been 191 days and no sale so homes are not needed. I have seen homes crammed into the San Francisco area due to lack of property, but we are not that area and do not want the variance granted. It is not in keeping with the general appearance of Pinecrest. Pinecrest homes are single or two story on flat lots with 20 foot setbacks and driveways that can hold two cars. Our homes have back yards as well as 10 foot side setbacks with pine trees and lush landscaping. We want those standards upheld. No homes carved into the steep hillside on shallow lots with little flat green spaces.

3. It is one thing to dynamite a mountain and move out 59,000 cubic feet of earth to the landfill when the area is first being developed but not after people live all

around the area. It is a health hazard to breath all of this dust. It is a danger to the folk above as the great boulders are being blown up to make this huge cut into the mountain. It is a danger to the folk below as the mud and debris will run down their street. In the 1960s, the county said it was safe to build above the Genofiles home against their wishes, well when our 100 year rain came in the 70's, the dam overflowed and their house was filled with dirt almost to the ceiling trapping them on their beds. They survived and the county was sued for poor planning, but have we learned from their mistakes. Our area is prone to fires and floods. Are we trying to put in too many houses on very little flat space against the neighbors wishes?

4. We moved up to Pinecrest to live among the pines the openness of the mountains, not to fill in every inch with homes. Its one thing if there is enough flat land to build a home like the others, but Mr. Wiley already built on all acceptable flat lots. We do not need cuts into the mountains for weird shallow homes with garages ten feet apart, not in character with our community.

5. We may have some retaining walls to hold back existing natural mud flows but not 50 feet of retaining walls so one can add more homes. When one looks up this mountain the house will be above street level so top of house will be 39 feet above the street and then 30 more feet of retaining walls so one will see some 50 to 60 feet of concrete straight up the hillside. This is not what Pinecrest is. This is not what our local rules allow.

In conclusion, granting such a CUP is inconsistent with hillside management and creates unusual lots not physically suitable for development compatible with the area or the wishes of the neighbors to preserve natural features. Listen to the majority of the Pinecrest residents, who do not want this variance granted.

Yours truly,



Kerry and Danette Erickson

818 249 9577

Danette7@charter.net

CMA Report

Listings as of 04/30/08 at 8:44pm

Page 1

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3554 Santa Carlotta St	La Crescenta	504, E6	2	1	1,041	6652sf	1955	03/17/08	479.35	43/43	499,000	499,000
3034 Orange Ave	La Crescenta	504, F6	5	3	1,845	6453sf	1948	04/02/08	324.63	25/25	649,950	598,950
3163 orange Ave	La Crescenta	504, F6	3	2	1,400	6080sf	1950	04/23/08	428.21	7/7	599,500	599,500
3029 Alabama St	La Crescenta	504, F7	3	2	0	6099sf	1950	04/10/08	0.00	20/20	649,000	609,000
3316 Henrietta Ave	La Crescenta	504, E5	3	2	1,275	7593sf	1955	04/27/08	478.43	3/3	610,000	610,000
2917 Markridge Rd	La Crescenta	504, F5	3	2	1,368	8500sf	1952	03/24/08	449.56	36/36	615,000	615,000
2520 Olive Ave	La Crescenta	504, G6	2	2	1,019	5157sf	1923	04/28/08	609.30	1/1	620,876	620,876(V)
3357 Santa Carlotta St	La Crescenta	504, E6	3	2	1,303	5408sf	1948	04/15/08	487.30	15/15	634,950	634,950
4913 New York Ave	La Crescenta	504, E6	3	2	1,538	6899sf	1955	03/10/08	415.47	51/310	659,000	639,000
3147 Paraiso Way	La Crescenta	504, F6	3	2	1,386	5230sf	1961	02/03/08	479.80	80/80	675,000	665,000
2921 Adams St	La Crescenta	504, F6	3	2	1,000	7835sf	1955	03/28/08	450.66	16/16	685,000	685,000
2509 Janet Lee Dr	La Crescenta	504, G6	3	2	1,602	7592sf	1954	03/10/08	436.33	51/232	749,000	699,000
2706 Henrietta AV	La Crescenta	504, G7	3	1	1,425	7995sf	1950	03/27/08	490.53	34/34	699,000	699,000
3100 Santa Carlotta St	La Crescenta	504, F6	2	1	1,258	11300sf	1951	05/06/07	555.64	344/468	699,000	699,000
3522 Henrietta Ave	La Crescenta	504, E5	3	2	2,000	7828sf	1955	04/26/08	374.50	4/4	749,000	749,000
3547 Mevel Pl	La Crescenta	504, E5	3	2	1,578	7696sf	1957	04/11/08	493.66	19/19	799,000	779,000
4841 Pennsylvania Ave	La Crescenta	504, F6	4	2	1,901	7259sf	1967	03/25/08	418.20	36/123	829,000	795,000
2407 Olive Ave	La Crescenta	504, G6	4	4	2,200	4535sf	2008	02/29/08	385.91	61/61	899,000	849,000
5327 Pineridge Dr	La Crescenta	504, G6	3	2	1,520	10926sf	1964	04/21/08	478.19	9/123	899,000	899,000
2320 Jayma Ln	La Crescenta	504, H6	5	3	2,776	10384sf	1959	04/23/08	352.67	5/173	979,000	979,000
2980 Hawkridge Dr	La Crescenta	504, F5	4	3	2,379	11761sf	1971	10/18/07	414.04	193/193	1,265,000	985,000
3550 Santa Carlotta St	La Crescenta	504, E6	5	5	2,800	11676sf	1939	04/25/08	392.50	5/362	1,099,000	1,099,000
3029 Hopeton Rd	La Crescenta	504, F5	4	3	2,712	18146sf	1969	02/04/08	414.80	85/85	1,124,950	1,124,950
2933 Mountain Pine Dr	La Crescenta	504, F6	5	3	2,829	12340sf	1976	03/16/08	402.62	45/164	1,139,000	1,139,000
2811 Harmony Pl	La Crescenta	504, F6	4	3	3,156	7321sf	2005	02/20/08	386.25	70/70	1,275,000	1,219,000
5841 Freeman Ave	La Crescenta	504, H5	4	4	3,569	35284sf	1983	03/04/08	476.32	56/56	1,700,000	1,700,000
Listing Count 26	Averages				1,910				442.99	51/105	838,509	815,009
					High 1,700,000				Low 499,000			Median 699,000

BACK UP OFFER Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3324 Paraiso Way	Glendale	504, E6	3	2	1,132	5768sf	1950	02/29/08	528.71	114/114	688,500	598,500
3300 Burritt Way	La Crescenta	504, E6	3	2	1,504	6138sf	1950	04/19/08	475.40	61/61	749,500	715,000
2765 Rock Pine Ln	La Crescenta	504, G5	3	2	1,920	40950sf	1968	03/13/08	416.15	62/573	799,000	799,000
5150 La Crescenta Ave	La Crescenta	504, G6	4	3	2,666	8050sf	1988	02/07/08	322.21	104/193	859,000	859,000
3140 Markridge Rd	La Crescenta	504, F5	3	2	4,500	12840sf	1965	04/25/08	357.51	15/15	875,900	875,900
Listing Count 5	Averages				1,934				420.00	71/191	794,380	769,480
					High 875,900				Low 598,500			Median 799,000

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3332 Stevens St	Glendale	504, E6	2	1	933	5590sf	1940	03/10/08	481.78	9/9	449,500	449,500
3050 Brookhill St	La Crescenta	504, F6	3	3	2,482	10066sf	1947	04/02/08	288.07	7/143	715,000	715,000
2942 Orange Ave	La Crescenta	504, F6	3	2	1,772	6200sf	1947	03/03/08	426.07	7/7	755,000	755,000
5441 Pine Cone Rd	La Crescenta	504, F6	4	3	2,256	19300sf	1968	04/23/08	487.15	111/336	1,149,000	1,099,000
Listing Count 4	Averages				1,861				420.77	34/124	767,125	754,625
					High 1,099,000				Low 449,500			Median 735,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LF
5043 Ramsdell Ave	La Crescenta	504, F6	1	1	872	5250sf	1947	03/14/08	516.06	190/190	535,000	499,000	450,000	90.21
5007 Pennsylvania Ave	La Crescenta	504, F6	2	1	821	9150sf	1948	03/14/08	572.47	120/120	525,000	499,000	470,000	94.21
2510 Olive Ave	La Crescenta	504, G6	2	1	968	3999sf	1960	11/30/07	506.20	46/160	539,000	499,000	490,000	98.21
3022 Brookhill St	La Crescenta	504, F6	2	1	903	5454sf	1947	08/21/07	607.97	13/13	549,000	549,000	549,000	100.00
4881 Cheryl Ave	Glendale	504, E6	3	2	1,302	6300sf	1953	12/27/07	426.27	129/129	669,000	588,000	555,000	94.41
3333 Los Olivos Ln	La Crescenta	504, E6	3	2	1,460	5350sf	1951	04/17/08	390.41	163/163	679,000	599,000	570,000	95.21
3108 Harmony Pl	La Crescenta	504, F5	3	2	2,134	7190sf	1948	02/14/08	269.45	157/157	718,950	599,950	575,000	95.81
3355 Alabama St	La Crescenta	504, E6	3	2	1,031	5250sf	1950	07/03/07	560.62	15/15	598,000	598,000	578,000	96.71
4918 Pennsylvania Ave	La Crescenta	504, F6	2	2	1,481	7200sf	1954	03/28/08	398.38	10/10	599,000	599,000	590,000	98.51
3353 Paraiso Way	Glendale	504, E6	3	1	1,136	5656sf	1947	07/20/07	536.97	29/29	609,000	609,000	610,000	100.21
3300 Paraiso Way	Glendale	504, E6	3	1	1,132	6140sf	1950	07/31/07	546.82	79/79	649,000	619,000	619,000	100.01
4837 Cloudsdale Ave	Glendale	504, E6	3	2	1,238	9316sf	1954	04/01/08	504.85	29/159	675,000	675,000	625,000	92.61

Presented By: Dick Clubb / National R.E. Pagliuso Phone: 818-248-8071 x19

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(RAP04-0

Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale.

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CMA Report

Listings as of 04/30/08 at 8:44pm

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LF
5123 Ramsdell Ave	La Crescenta	504, F6	2	2	1,480	6510sf	1953	08/31/07	425.00	50/50	679,000	649,000	629,000	96.90
3311 Santa Carlotta St	Glendale	504, E6	3	1	1,132	6850sf	1950	09/01/07	560.95	15/15	645,000	645,000	635,000	98.40
3235 Los Olivos Ln	La Crescenta	504, E7	3	1	1,240	6120sf	1947	11/14/07	512.10	47/47	649,000	649,000	635,000	97.80
3348 Paraiso Way	Glendale	504, E6	3	2	1,450	5768sf	1947	08/03/07	440.69	13/13	639,000	639,000	639,000	100.00
3309 Burritt Way	La Crescenta	504, E6	3	2	1,312	6400sf	1950	11/30/07	495.43	82/82	799,000	650,000	650,000	100.00
3245 Henrietta Ave	La Crescenta	504, E6	3	2	1,509	6720sf	1947	08/17/07	434.06	21/185	648,500	648,500	655,000	101.00
3415 Gromer Ter	La Crescenta	504, E5	2	1	1,176	7400sf	1950	08/31/07	556.97	53/53	738,599	689,000	655,000	95.10
5229 Maryland Ave	Glendale	504, E5	2	2	1,390	11330sf	1950	08/03/07	485.61	101/101	725,000	699,000	675,000	96.60
5229 Maryland Ave	Glendale	504, E5	2	1	1,390	11330sf	1950	08/03/07	485.61	72/72	649,950	649,950	675,000	103.90
3234 Henrietta Ave	Glendale	504, E6	5	3	2,509	6720sf	1947	08/16/08	260.72	64/190	799,000	675,000	675,000	100.00
3150 Brookhill St	La Crescenta	504, F6	4	2	1,466	5610sf	1948	07/02/07	467.94	28/91	679,000	679,000	686,000	101.00
2418 Rockdell St	La Crescenta	504, H6	3	3	2,026	19530sf	1947	02/28/08	340.57	80/80	839,000	799,000	690,000	86.40
4835 New York Ave	Glendale	504, E6	4	3	2,506	12315sf	1954	04/24/08	279.33	68/68	679,000	679,000	700,000	103.10
2705 Starfall Dr	La Crescenta	504, G5	4	2	2,002	9700sf	1972	11/28/07	354.65	27/27	799,000	725,000	710,000	97.90
3320 Burritt Way	La Crescenta	504, E6	3	2	1,876	5656sf	1950	07/17/07	381.13	15/106	729,000	729,000	715,000	98.10
3049 Alabama St	La Crescenta	504, F7	3	2	1,577	5300sf	1950	04/10/08	466.07	57/57	759,000	749,000	735,000	98.10
2947 Cloudcrest Rd	La Crescenta	504, F5	4	3	2,611	10810sf	1959	04/15/08	287.25	41/177	799,000	799,000	750,000	93.90
4929 Trend Terrace	La Crescenta	504, D5	4	2	1,966	8100sf	1964	11/27/07	384.03	54/54	799,000	719,000	755,000	105.00
4814 Ramsdell Ave	La Crescenta	504, F7	4	3	2,376	5246sf	1989	03/17/08	324.07	122/326	819,000	799,000	770,000	96.40
3219 Henrietta Ave	Glendale	504, E6	3	2	1,733	6160sf	1949	09/14/07	445.47	12/12	779,000	779,000	772,000	99.10
2720 Harmony Pl	La Crescenta	504, G6	3	2	1,586	6930sf	1955	08/22/07	488.65	25/25	769,000	769,000	775,000	100.80
3461 Brookhill St	Glendale	504, E5	3	3	1,854	8300sf	1965	01/20/08	423.95	4/294	800,000	875,000	786,000	89.80
5050 Carolyn Way	La Crescenta	504, D5	4	3	1,700	8899sf	1958	08/21/07	494.12	18/18	859,000	859,000	840,000	97.80
2547 Upper Ter	La Crescenta	504, G6	3	2	1,869	7684sf	1956	01/17/08	452.11	76/76	879,000	859,000	845,000	98.40
2531 Olive Ave	La Crescenta	504, G6	4	3	2,095	4660sf	1963	07/24/07	417.66	57/96	969,000	899,000	875,000	97.30
2512 Olive Ave	La Crescenta	504, G6	3	2	2,140	6800sf	1960	08/07/07	411.22	99/99	969,000	890,000	880,000	98.90
5431 Pine Glen Rd	La Crescenta	504, G7	4	4	2,292	9400sf	1964	11/02/07	388.31	94/94	1,000,000	1,000,000	890,000	89.00
5430 La Crescenta Ave	La Crescenta	504, G6	4	2	2,080	7331sf	1973	08/09/07	432.69	41/41	904,000	904,000	900,000	99.60
2728 Brierhaven Dr	La Crescenta	504, G6	3	2	1,920	7650sf	1964	07/24/07	486.98	36/36	949,000	949,000	935,000	98.50
2726 Timberlake Dr	La Crescenta	504, G6	4	3	2,292	9700sf	1965	09/21/07	421.03	53/53	1,125,000	990,000	965,000	97.50
2976 Hawkrigde Dr	La Crescenta	504, F5	4	3	2,476	27880sf	1971	08/20/07	454.36	77/77	1,249,000	1,199,000	1,125,000	93.80
3138 Orange Ave	La Crescenta	504, F6	5	3	3,170	9910sf	1999	08/01/07	409.78	65/65	1,299,000	1,299,000	1,299,000	100.00
2716 Henrietta Ave	La Crescenta	504, G7	5	3	2,921	7540sf	1991	07/18/07	445.04	11/11	129,950	1,299,950	1,299,950	100.00

Listing Count 45	Averages	1,726	443.33	59/89	752,843	750,541	731,154	97.40
	High	1,299,950	Low	450,000	Median	686,000		
Report Count 80	Report Averages	1782	440.61	56/102	783,995	772,881	731,154	

Presented By: Dick Clubb / National R.E. Pagliuso Phone: **818-248-8071** x19

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Sackett, Jodie

From: Sackett, Jodie
Sent: Thursday, April 24, 2008 3:02 PM
To: 'Danette & Kerry Erickson'
Subject: RE: La Crescenta Question on PM063010

Hi Danette,

Thank you for your interest in this proposed project. Although building setbacks are not being considered at this stage with the proposed subdivision (since no structures are requested to be approved at this time), the Code (Title 22- Zoning Ordinance) allows an exception to the standard 20-foot front yard setback on properties that have front yard slopes of 20 percent or greater. Mr. Rogic's property meets the criteria, and the Code states that the setbacks may be reduced up to 50 percent (or 10 feet).

The Variance currently proposed is for overall lot area size, not setbacks. The plans for new proposed residences, to include compliance with all yard setbacks, will be reviewed at a later stage prior to the issuance of building permits.

Project materials can be reviewed on the internet at <http://planning.lacounty.gov/case.htm> , items are listed in numerical order.

The tentative parcel map is not available for review on the internet, but it is available at the La Crescenta Library-- the library address is indicated in the public hearing notice.

Regards,

Jodie Sackett

Land Divisions Section

-----Original Message-----

From: Danette & Kerry Erickson [mailto:danette7@charter.net]

Sent: Wednesday, April 23, 2008 9:58 PM

To: Sackett, Jodie

Subject: La Crescenta Question on PM063010

>

>

>Dear Jodie,

>

>Does this project meet the front setbacks of 20 feet required by
>existing county code for this area? If not, what are the setbacks
>and why would such a variance be granted? Is there anyway to review
>this project on the internet?

>

>Most concerned,

>

>Danette Erickson

>

>

>