



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

October 14, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Yaa Sefa-Boakye
Community Library Manager
Los Angeles County Library, Sunkist Library
840 North La Puente Avenue
La Puente, CA 91746

FROM: Donald Kress 
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: TENTATIVE PARCEL MAP NO. 065777

PROJECT LOCATION: 13823 Lomitas Avenue, Avocado Heights

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on November 18, 2008.

Please have the materials listed below available to the public through December 1, 2008.

If you have any questions regarding this matter, please call Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Tentative Parcel Map No. 065777 and Exhibit Map dated March 25, 2008
 2. Land Use Map
 3. Notice of Public Hearing
 4. Draft factual
 5. Draft staff report
 6. Draft reports/recommendation



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

**NOTICE OF PUBLIC HEARING FOR
PROPOSED LAND DIVISION**

TENTATIVE PARCEL MAP NO. 065777

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on November 18, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

This project received a Class 15 Categorical Exemption pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The parcel map proposes to create one (1) multi-family lot with two new condominiums on 1.23 gross acres.

General location of property: 13823 Lomitas Avenue, Avocado Heights, in the Puente Zoned District.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours are 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our offices are closed on Fridays.

If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning October 18, 2008, at the Sunkist Library, 840 North La Puente Avenue, La Puente, CA 91746. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

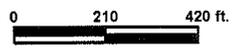
"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 1 lote con 2 condominios nuevos en 1.23 acres. La audiencia publica para considerar el proyecto se llevara acabo el noviembre de 18 de 2008. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."

VICINITY MAP



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Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.
The map should be interpreted in accordance with the disclaimer statement of GIS-NET.





Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

VESTING TENTATIVE PARCEL MAP NO. 065777

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE November 18, 2008	

APPLICANT Don Juncaj		OWNER Paloka & Maria Juncaj		REPRESENTATIVE Tritech Associates, Inc.	
REQUEST: Vesting Tentative Parcel Map: To create one (1) multifamily lot with two condominiums on 1.23 gross acres					
LOCATION/ADDRESS 13823 Lomitas Avenue			ZONED DISTRICT Puente		
ACCESS Lomitas Avenue			COMMUNITY Avocado Heights		
			EXISTING ZONING A-1-20,000 (Light Agricultural--20,000 Square Foot Minimum Required Lot Area)		
SIZE 1.23 gross /1.21 net acres		EXISTING LAND USE Residential		SHAPE Rectangular	
				TOPOGRAPHY Flat	
SURROUNDING LAND USES & ZONING					
North: Single family residential and one duplex/A-1-20,000			East: Single family residential; water tank/A-1-20,000		
South: Single family residential/A-1-20,000			West: Single family residential/A-1-20,000		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	
Los Angeles Countywide General Plan		1-Low Density (1-6 DU/AC)		7 DU	
ENVIRONMENTAL STATUS					
Categorical Exemption—Class 15					
DESCRIPTION OF SITE PLAN					
The Tentative Map and Exhibit Map dated March 25, 2008, depict one multi-family lot with two detached condominiums on 1.23 gross acres. There is one existing owner-occupied building and one proposed building. The condominium buildings are separated by at least 20 feet. Unit 1 will have four covered parking spaces in an existing garage and unit 2 will have three covered parking spaces in a proposed garage. Four uncovered guest parking spaces are provided; none are required. Eight yards of cut grading and 77 yards of fill grading are proposed for a total of 85 cubic yards. Each unit will have its own driveway off of Lomitas Avenue.					
KEY ISSUES					
<ul style="list-style-type: none"> Project must comply with the Avocado Heights Community Standards District requirements, including minimum front yard depth, rear yard setbacks, 50% front yard landscape, and total lot coverage. Proposed lot coverage is approximately 5,622 square feet, which is less than the maximum 14,176 square feet total lot coverage allowed by the formula in the Avocado Heights CSD for this property. The proposed development is within the boundaries of the Avocado Heights Equestrian District ("EQD"), which is coextensive with the Avocado Heights CSD. The tentative and Exhibit Maps dated March 25, 2008, do not identify any structures or any areas of property where horses or livestock will be kept or pastured Owner has provided a covenant agreeing to remain the owner/occupant of the existing residence to be converted to a condominium until after final map recordation. 					

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* (O) _____ (F)	PETITIONS (O) _____ (F)	LETTERS (O) _____ (F)

* (O) = Opponents (F) = In Favor

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 ___ Paving Curbs and Gutters Street Lights

Street Trees _____ Inverted Shoulder Sidewalks _____ Off Site Paving _____ ft.

Water Mains and Hydrants

Drainage Facilities

Sewer Septic Tanks Other _____

Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**TENTATIVE PARCEL MAP NO. 065777
DRAFT STAFF ANALYSIS
FOR NOVEMBER 18, 2008 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Don Juncaj, proposes a creation of one multi-family lot with two new detached condominiums on approximately 1.23 gross acres. The proposal requires approval of Tentative Parcel Map No. 065777 ("PM 065777") for the subdivision.

The subject property is located at 13823 Lomitas Avenue in Avocado Heights within the Puente Zoned District. The project is proposing eight cubic yards of cut and 77 cubic yards of fill grading.

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

Project issues include:

- The proposed development is within the boundaries of the Avocado Heights Community Standards District ("CSD") and is required to comply with all of the land use requirements and development standards imposed by the CSD.
- The proposed development is within the boundaries of the Avocado Heights Equestrian District ("EQD"), which is coextensive with the Avocado Heights CSD. The EQD was established to preserve equestrian uses in the urban areas of the Avocado Heights community while alleviating certain environmental impacts associated with keeping horses and livestock. The tentative and Exhibit Maps dated March 25, 2008, do not identify any structures or any areas of property where horses or livestock will be kept or pastured.
- This proposed development does not include a condominium conversion as the existing residence is owner-occupied and the owner has provided a covenant agreeing to keep this residence owner-occupied until after final map approval.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 13823 Lomitas Avenue in the Puente Zoned District in the unincorporated community of Avocado Heights.

Physical Features: The subject property is approximately 1.23 gross acres (1.21 net acres) in size and comprised of one lot. The property is rectangular in shape with level terrain.

Access: The property has access from Lomitas Avenue, a 60 foot-wide improved street. Each unit will have its own driveway off of Lomitas Avenue.

Services: Domestic water service will be provided by the La Puente Valley Water District. Domestic sewer service will be provided by the Los Angeles County Sanitation District Number 15. The project is within the boundaries of the Hacienda La Puente Unified School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of PM 065777 to create one multi-family lot with two new detached condominium units on approximately 1.23 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-20,000 (Light Agricultural—20,000 Square Feet Minimum Required Lot Area).

Surrounding Properties: Surrounding zoning is also A-1-20,000.

EXISTING LAND USES

Subject Property: The subject property consists of one lot improved with one owner-occupied single family residence and a detached garage to remain.

Surrounding Properties: Surrounding uses are single family residences, one duplex to the northeast, detached condominiums to the east, and a City of Industry water tank to the southeast.

PREVIOUS CASE/ZONING HISTORY

The current A-1-20,000 designation was applied to the subject property by Ordinance No. 5902, which became effective February 29, 1952.

The Avocado Heights Community Standards District was created by Ordinance 2003-0074, adopted October 28, 2003.

The Equestrian District was created by Ordinance 91-0054Z, adopted April 9, 1991.

There are no previous cases on this APN.

On July 2, 2008, the property owner was cited for the following zoning violations:

- The number of sheep and goats maintained on the premises exceeds the maximum number (8 animals total: sheep and goats over six months of age) permitted 22.52.320
- Items classified as junk and salvage material (cardboard, wood debris and miscellaneous materials) are maintained on the premises - 22.24.020, 22.24.025 and 22.24.070
- Unpermitted outside storage (animal feed and equipment) is being maintained on the premises - 22.24.020, 22.24.025 and 22.24.070

As of July 15, 2008, these violations had been abated.

PROJECT DESCRIPTION

PM 065777 and Exhibit Map dated March 25, 2008, depict a residential development of one multi-family lot with two new detached condominium units on approximately 1.23 gross acres. Unit 1 is an existing owner-occupied residence, and Unit 2 will be a new condominium. The units will be separated by at least 20 feet and four guest parking spaces will be provided. The proposed development will be served by Lomitas Avenue to the south.

The project site is improved with one owner-occupied single family residence with detached garage that will remain.

The project's main access is Lomitas Avenue, a 60-foot-wide improved street. Each unit will have a driveway that directly accesses Lomitas Avenue. The project is proposing eight cubic yards of cut grading and 77 cubic yards of fill grading, for a total of 85 cubic yards.

Proposed street improvements include street lights and street trees along the property frontage on Lomitas Avenue. Additional sidewalk pop-out is also required along property frontage on Lomitas Avenue in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of the Los Angeles County Department of Public Works ("Public Works"). New utilities less than 50 KV are to be underground.

No trail easements are proposed for this subdivision.

GENERAL PLAN CONSISTENCY

The subject property is consistent with the Los Angeles Countywide General Plan ("General Plan") and depicted within the Low Density Residential category on the Land Use Policy Map. This category of the General Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six dwelling units per gross acre. The applicant's proposal to create one parcel with two dwelling units, approximately 1.6

dwelling units per acre, is consistent with the density allowed under the land use category. Additional applicable General Plan policies and goals include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

The following goals of the Land Use Element apply to the proposed subdivision:

- Coordination with Public Services: To provide for land use arrangements that take full advantage of existing public service and facility capacities.
- Quality Neighborhoods: To maintain and enhance the quality of existing residential neighborhoods.
- Coordination with Transportation: To coordinate land use with existing and proposed transportation networks.

AVOCADO HEIGHTS CSD/EQD

Pursuant to Section 22.44.136 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD. These include

- Minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. The applicant has provided a chart indicating the average front yard depth measured from the centerline of Lomitas Avenue is 85 feet. The applicant has provided a front yard depth of 75 feet. The applicant will be required to provide an amended exhibit map, approved by the Subdivision Committee, prior to final map approval, to depict the new setback and building footprint location for Unit No. 2.
- Minimum rear yard depth for lots greater than 40,000 square feet shall be 40 feet. The rear yard for the approximately 53,578 square foot lot is approximately 120 feet deep.
- Maximum lot coverage for buildings of any kind on the same lot shall be 25 percent of the net lot area + 1,000 square feet. The total lot coverage of the three buildings

is approximately 6,600 square feet, less than the 14,176 square feet allowed by the CSD lot coverage formula.

- Front yards will have a minimum of 50 percent landscaping.

Pursuant to Section 22.44.136 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the EQD, including distance between residences and areas or structures where livestock are kept or pastured, setbacks from property lines, dust control, and manure control. The tentative and Exhibit Maps dated March 25, 2008, do not depict any structures or any areas of property where horses or livestock will be kept or pastured.

ENVIRONMENTAL DOCUMENTATION

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

COUNTY DEPARTMENTS 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 map dated March 25, 2008, and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On October 14, 2008, approximately 290 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in the San Gabriel Valley Tribune and La Opinion on October 17, 2008. Project materials, including tentative parcel map, exhibit map, land use map and recommended conditions were received at the Sunkist Library on October 17, 2008. A public hearing notice was posted on the subject property fronting Lomitas Avenue on October 17, 2008. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

No correspondence has been received at this time.

STAFF EVALUATION

The proposed development has a density consistent with the General Plan and is also consistent with General Plan goals concerning land use and housing and community development.

The proposed project is in compliance with the requirements of the Avocado Heights CSD as conditioned. At the time of future development, the residence will be subject to plot plan review and must meet the development standards of the CSD and County Code.

The total grading amount of 85 cubic yards is considered part of the project design, and does not require a separate entitlement.

The owner has provided a covenant agreeing that this residence will remain owner-occupied until the time of final map approval.

Staff recommends one additional front yard trees in addition to the one front yard tree required, for a total of three trees.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and approve Tentative Parcel Map No. 065777 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Factual
- Draft Conditions
- Tentative Parcel Map No. 065777 and Exhibit Map, dated March 25, 2008
- Land Use Map
- GIS-NET Map

SMT:DCK:dck
10/9/08

DRAFT CONDITIONS

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance), the area requirements of the A-1-20,000 zone, and the Avocado Heights Community Standards District ("CSD").
2. Place the following note, as stated, on the final map to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Department of Public Works ("Public Works"): "Parcel 1 of this map is approved as a condominium project for a total of two detached residential units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easement for the units."
3. Submit a copy of the Covenants, Conditions, and Restrictions ("CC&R's") to Regional Planning for review and approval.
4. Label the driveway to Unit 1 as "Private Driveway and Firelane" on the final map.
5. Post the driveway with "No Parking—Fire Lane" signs and provide for its continued enforcement in the CC&R's. Submit a copy of the document to be recorded to the Regional Planning for approval prior to final map approval.
6. Provide for the maintenance of any driveway required to be a fire lane by the Los Angeles County Fire Department through CC&R's. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.
7. Provide in the CC&R's a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. Provide in the CC&R's a method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
9. Submit an amended exhibit map, prior to final map approval, to depict an 85-foot front yard setback for Unit No. 2 to comply with the Avocado Heights Community Standards District.
10. A final parcel map is required for this land division. A parcel map waiver is not allowed.
11. The subdivider or the current owner shall plant at least one tree within the front yard of each lot, plus one additional trees for a total of two trees on the lot. The location

and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning and the Los Angeles County Forester and Fire Warden. Prior to final map approval, 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. 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, or employees to attack, set aside, void or annul this approval, 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 and the County shall reasonably cooperate in the defense.
13. 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, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider 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 amount on deposit, the subdivider 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.
 - 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 of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.

Engl.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 065777 (Rev.)

Page 1/3

TENTATIVE MAP DATED 03-25-2008
EXHIBIT MAP DATED 03-25-2008

The following reports consisting of 11 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. Place standard condominium/condominium conversion notes on the final map to the satisfaction of Public Works.
8. Thirty days prior to requesting final approval of the parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
12. Quitclaim or relocate easements running through proposed structures.
13. 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.

14. 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.
15. 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.
16. 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
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

PARCEL MAP 65777
SUBDIVIDER Juncaj
ENGINEER Tritech and Associates
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 03-25-08, 4th Revision and Exhibit
LOCATION La Puente
GRADING BY SUBDIVIDER [] (Y or N)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

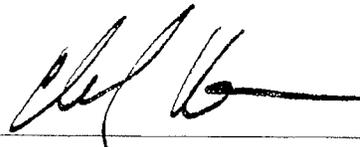
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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 4-24-08 is attached.

Prepared by


Robert O. Thomas

Reviewed by



Date 04-22-06

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

**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 2.0
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 65777
Location 13823 Lomitas Ave, La Puente
Developer/Owner Paloka Juncaj
Engineer/Architect Tritech Associates, Inc.
Soils Engineer ---
Geologist ---

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

Review of:

Revised Tentative Parcel Map and Exhibit Dated by Regional Planning 3/25/08
Previous Review Sheet Dated 10/10/07

ACTION:

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

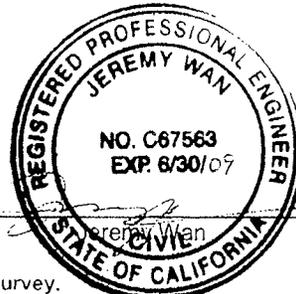
REMARKS:

At the 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
Lukas Przybylo

Reviewed by



Date 4/24/08

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:\gmpub\Soils Review\Lukas\Sites\TR-65777, 13823 Lomitas Avenue, La Puente, TTM-A_5

TENTATIVE MAP DATED 03-25-2008
EXHIBIT MAP DATED 03-25-2008

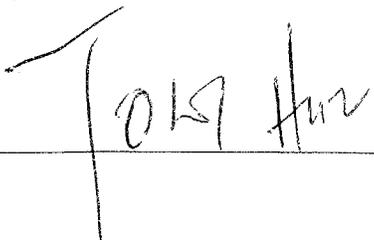
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide landscaping plans per grading ordinance (Appendix Chapter J and Chapter 71, of the LACO Building Code).
2. The locations of the proposed parkings as shown on the exhibit map are not necessarily approved.
3. Prior to approval of any grading plan, notarized covenants, in a form approved by Public Works, may be required from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant.
4. Submit the following:
 - a. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - b. Provide the latest copy of the approval Hydrology study.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
6. Provide a draft copy of the CC&Rs.
7. A maintenance agreement may be required for privately maintained drainage devices.


Name Tom Huz Date 04/23/08 Phone (626) 458-4921

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

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property on Lomas Avenue.
2. Construct sidewalk (5 feet wide adjacent to the back of curb) along the property frontage on Lomas Avenue to the satisfaction of Public Works. If needed, construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
3. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
4. Remove existing plants and shrubbery from the existing dedicated right of way along the property frontage on Lomas Avenue to the satisfaction of Public Works.
5. Plant street trees along the property frontage on Lomas Avenue to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Lomas Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.

9. Remove the existing masonry block/metal fence and metal gate(s) from the existing dedicated right of way along the property frontage on Lomas Avenue to the satisfaction of Public Works.
10. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
11. 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


Prepared by Allan Chan
pm65777r-rev4.doc

Phone (626) 458-4921

Date 05-05-2008



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 065777

TENTATIVE MAP DATED: 03/25/08
EXHIBIT MAP DATE: 03/25/08

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

Comply with the requirements of the Drainage Concept Plan, which was conceptually approved on 03/07/07 to the satisfaction of the Department of Public Works.

Prior to Building Permit:

Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES and SWMP requirements.

Name Yens Gue ns Date 04/22/08 Phone (626) 458-4921

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

1. The subdivider shall install and dedicate off-site main line sewers to connect to the existing mainline on Lomitas Avenue west of the project site and serve each parcel with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 11998AS, dated 05-13-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Provide a digital copy (PDF Format) of the approved area study PC 11998AS.

DCP
Prepared by Allen Ma
pm65777s-rev4.doc

Phone (626) 458-4921

Date 05-01-2008

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 buildings 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 building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

DGR
Prepared by Lana Radle
pm65777w-rev4.doc

Phone (626) 458-4921

Date 04-28-2008



COUNTY OF LOS ANGELES

PP-Donald

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 065777 Map Date March 25, 2008 - Ex. A

C.U.P. _____ Map Grid 0303C

- 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: The access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date May 1, 2008

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 065777 Tentative Map Date March 25, 2008 - Ex. A

Revised Report

- 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.
Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per fire flow tested dated 08-31-06 by La Puente Valley County Water District, the existing fire hydrant is adequate.

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 May 1, 2008



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



PARK OBLIGATION REPORT

Tentative Map #	65777	DRP Map Date: 03/25/2008	SCM Date: / /	Report Date: 05/05/2008
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$2,243

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,243 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 1 detached residential condominium unit with 1 existing house converted to condominium to remain, net density increase of 1 unit.

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



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



PARK OBLIGATION WORKSHEET

Tentative Map #	65777	DRP Map Date: 03/25/2008	SMC Date: / /	Report Date: 05/05/2008
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY		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

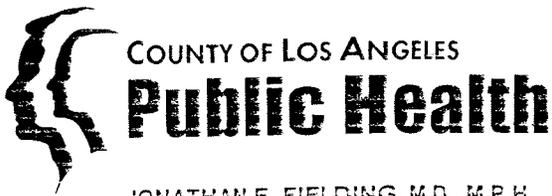
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.53	0.0030	1	0.01
M.F. < 5 Units	4.60	0.0030	0	0.00
M.F. >= 5 Units	2.71	0.0030	0	0.00
Mobile Units	3.18	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = 7 AVOCADO HEIGHTS / WEST PUENTE VALLEY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$224,309	\$2,243

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$224,309	\$2,243



COUNTY OF LOS ANGELES

Public Health

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

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
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Michael D. Antonovich
Fifth District

April 30, 2008

RFS No.08-0008944

Parcel Map No. 065777

Vicinity: Avocado Heights

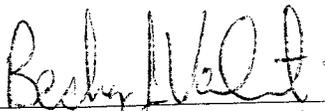
Tentative Parcel Map Date: March 25, 2008 (4th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 065777** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **La Puente Valley County Water District**, a public water system.
2. Sewage disposal for all residences will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #15** as proposed. The septic system to be abandoned shall be pumped of all effluent, then removed or made unusable.

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