



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

PROJECT NUMBER

TR065296-(4)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 065296
Environmental Assessment No. T200600020

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Golden Elephant, LLC

**MAP/EXHIBIT
DATE:**

4-2-13

**SCM REPORT
DATE:**

5-2-13

SCM DATE:

5-9-13

PROJECT OVERVIEW

To subdivide three existing single-family parcels into nine single-family lots and one recreation lot on 1.8 acres. Existing structure to be demolished.

MAP STAGE

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

MAP STATUS

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

LOCATION

15577 Denley Street, Hacienda Heights

ACCESS

Denley Street

ASSESSORS PARCEL NUMBER(S)

8218-017-052, -053, -074

SITE AREA

1.87 gross (1.85 net) acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

SUP DISTRICT

4th

LAND USE DESIGNATION

H9

ZONE

R-1

**PROPOSED UNITS
(DU/AC)**

9

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

16

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

A determination of Negative Declaration was made on July 31, 2007. Since that time the project has become inactive. A new Initial Study and filing fees are required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: Reschedule for Subdivision Committee Meeting:
Exhibit Map/Exhibit "A" Revision Required: Reschedule for Subdivision Committee Reports Only:

May 9, 2013

Revised Application Required: Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS

RECOMMENDATION: *Regional Planning does not recommend approval at this time. The tentative map must be revised as indicated below. An updated environmental review must be completed. Other additional information and materials are required. See below comments.*

Tentative Map:

1. Verify that the portion of APN 8218-017-052 includes that portion of the abutting Hacienda Creek - Flood Control District (FCD).
2. Indicate the correct zoning (R-1), and add the Land Use Designation (H9).
3. Redesign Lot 9 to have a minimum net area of 5,000 square feet.
4. Depict the structure located on Lot 3, and indicate the type of structure located on Lots 3 and 4 to be removed.
5. Depict the location and design of grading (slopes, building pads, etc.).
6. Make Lot 10 (recreation lot) at least 50 feet in width.

"Information Only" Map:

7. An "exhibit" was submitted to show building layouts and architectural features. Please call-out title as "Information Only Map". The subtitle or caption should read "Conceptual Site Plan and Landscaping Features". Please submit a color version of the map that also shows landscaping.
8. Redesign the dwelling units so that the garage is set-back eight or more feet behind the building face. The front porch should be closest to the private drive sidewalk for each new residence.
9. Provide a scaled cross section of the proposed private drive that depicts the building face, sidewalk, curb/gutter, street lights and tree plantings.
10. Depict parking stalls and tree plantings for the private drive. Tree plantings should all be within the street planting strip and must be near the sidewalk and planted at intervals no greater than 25 feet apart.
11. Depict private walkways to each residence front porch.
12. Depict the full improvements (curb, gutter, sidewalk, street lights) for the private drive.
13. Depict concept amenities for the recreation lot (i.e. barbecue area, tot lot, etc.).
14. Depict other decorative landscaping features.
15. Recommend installing pedestrian-scale street lights along the private drive.
16. Recommend using Lot 3 as the recreation lot, in order to save more existing trees located in the vicinity.
17. Protect and preserve the existing 72" diameter tree located on Lot 3. Show this tree as preserved on the info. only map.
18. Depict all walls and fences proposed and/or existing to remain.

Administrative/Other:

19. Project environmental review pending submittal of map revision and any additional information required.
20. Request to waive street frontage requirement may be considered if all road and access requirements of Public Works and Fire can be met. Provide a written justification for the street frontage waiver based on Code Section 21.24.040.
21. Provide a list of officers and incorporation papers for the LLC.
22. Provide a completed and signed copy of the owner's affidavit from the Land Division Application.
23. Provide at least 12 color photos of the interior of the property taken within the last 30 days. Provide at least three color photos of the existing 72" tree trunk and canopy.
24. Revise the Land Division Application p. 1 to indicate nine single-family lots and one recreation lot.
25. Provide a copy of a grant deed showing ownership of all three parcels.
26. Provide a haul route for offsite transport greater than 1,000 cubic yards (import).

Onsite Tree Obligation:

27. Approximately 465 linear feet of applicable (or equivalent) street frontage yields 19 total tree plantings in the front yard/right-of-way area. Depict the minimum required 19 tree plantings on a tree planting plan submitted prior to final map approval. Depict the trees on the info. only map. In addition, please verify that the street frontage measurement is 465 feet.