



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

PROJECT NUMBER

TR071522

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 071522
Oak Tree Permit No. 201100005
Housing Permit No. 201500006
Environmental Assessment No. 201100018

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT/SUBDIVIDER

Bristol American, Inc.

MAP/EXHIBIT DATE:

10-27-15

SCM REPORT DATE:

11-24-15

SCM DATE:

12-10-15

PROJECT OVERVIEW

Create three single-family fee lots and one condominium lot with 11 condo units on 2.2 gross acres. The applicant is also requesting an oak tree permit for the removal of two oak trees and the encroachment into the protected zone of 11 oak trees during project development. The applicant also requests an administrative housing permit for a five percent density bonus and one development incentive (reduced setbacks) in exchange for a dedication of two units (14.3 percent of total) as moderate-income housing.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (4th):

LOCATION

8910-8924 Ardenale Avenue, East Pasadena-East San Gabriel

ACCESS

Ardenale Avenue

ASSESSORS PARCEL NUMBER(S)

5381-027-003; 5381-027-004

SITE AREA

2.2 gross (2.0 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan (1980)

ZONED DISTRICT

SOUTH SANTA ANITA-
TEMPLE CITY

SUP DISTRICT

5

LAND USE DESIGNATION

1- Low Density Residential (1-6 dwelling units/gross acre)

ZONE

R-A (RESIDENTIAL AGRICULTURAL)

PROPOSED UNITS (DU/AC)

14 (6.4 DU/AC)

MAX DENSITY/UNITS (DU/AC)

6 DU/AC (13.2 UNITS)

COMMUNITY STANDARDS DISTRICT

East Pasadena-San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Pending (Staff to prepare Initial Study)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Julie Yom (213) 351-5121 jyom@parks.lacounty.gov

Public Health

Cleared

Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Exhibit Map Revision Required: Revised Application Required: Reschedule for Subdivision Committee Meeting: Reschedule for Subdivision Committee Reports Only: Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDSAdministrative

1. The East Pasadena-San Gabriel CSD requires a minimum distance of 20 feet between main residential buildings on the same lot or parcel that are taller than 17 feet above grade (County Code Section 22.44.135.D.1). Because all of the proposed condo residences are more than 17 feet tall, distances between them must be increased (or heights decreased).
2. The CSD also has specific height standards for structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone (County Code Section 22.44.135.D.1). Condo units 1, 2, 3, and 4 do not comply with the following requirement:
At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.

In addition, condo units 8, 9, 10, and 11 do not comply with the following requirement:

At five feet from the side property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

Please revise the designs of the specified units so that the elevations comply with the standards of the CSD.

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

1. An approved hydrology report is required. Please see attached Hydrology review sheet (Comment 1) for requirements. A hydrology study was submitted on 10/12/2015 and comments have been sent to the engineer on 11/18/2015.
2. As previously requested, a sewer outlet approval from the City of Temple City is required. Please see attached Sewer review sheet (Comment 1) for requirement. An approved sewer area study is also required. Please see attached Sewer review sheet (Comment 2) for comments and requirements. Please note the sewer area study PC 1214AS is currently under review.
3. As previously requested, provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for requirement.
4. A revised tentative map is required to show the following additional items:
 - a. Please see attached Sewer review sheet (Comment 3) for requirement.
5. A revised exhibit map is required to show the following additional items:
 - a. Please see attached Sewer review sheet (Comment 3) for requirement.

HW

A

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 11-23-2015

tr71522L-rev4.doc

<http://planning.lacounty.gov/case/view/tr071522/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT NO. 071522

TENTATIVE MAP DATED 10/27/2015
EXHIBIT MAP 10/27/2015

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage/grading, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of retention, and detention basins.
 - A hydrology study was submitted on 10/12/15 comments have been sent to engineer on 11/18/15.

By (11)  _____ Date 11/18/2015 Phone (626) 458-4921
Vienong Truong

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

1. Prior to tentative map approval, provide outlet approval from the City of Temple City.
2. Prior to tentative map approval the sewer area study PC 1214AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
3. An updated tentative map and an updated exhibit map are required to show the following items:
 - As previously requested, label existing sewer main lines to serve the proposed development with the PC or CI number.



Prepared by Teni Mardirosian
tr71522s-rev4.doc

Phone (626) 458-4910

Date 11-18-2015

TENTATIVE MAP DATED 10-28-2015
EXHIBIT MAP DATED 10-28-2015

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

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



Prepared by Tony Khalkhali
tr71522w-rev4.doc

Phone (626) 458-4921

Date 11-19-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 071522 (Rev.)

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TENTATIVE MAP DATED 10-27-2015
EXHIBIT MAP DATED 10-27-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Aissa Carrillo
tr71522L-rev4.doc
<http://planning.lacounty.gov/case/view/tr071522/>

Phone (626) 458-3126

Date 11-19-2015

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

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final map approval of the tract 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 building 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.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office and final sign-off from the inspector is also required.
13. A final guarantee will be required at the filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. A final tract map must be processed through the Director of Public Works prior to being filed with Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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 item; mathematical accuracy, survey analysis; and correctness of certificates, signatures, etc.

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.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 11-19-2015

tr71522L-rev4.doc

<http://planning.lacounty.gov/case/view/tr071522/>

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
3. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
4. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding “Managing Wet Weather with Green Infrastructure: Green Streets 26” (December 2008 EPA-833-F-08-009) to the maximum extent practicable.
5. Provide Oak Tree Permit for removal and encroachment of existing Oak Trees.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

6. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT 071522

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TENTATIVE MAP DATED 10-27-2015

details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.



Name Nazem Said Date 11-9-2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 071522\GP 071522\2015-11-03 TTR 071522 SUBMITTAL

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

1. Construct curb, gutter, base, and sidewalk (5 feet sidewalk adjacent to the property line) on Ardendale Avenue to the satisfaction of Public Works. The curb and gutter shall be located 18 feet from the centerline and offsite transition pavement is required to the satisfaction of Public Works.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Ardendale Avenue to the satisfaction of Public Works.
3. Construct new driveways along Ardendale Avenue to the satisfaction of Public Works. The proposed perimeter block wall adjacent to the main driveway shall be depressed 3 feet or less within 10 feet from the approach to provide pedestrian line of sight to the satisfaction of Public Works.
4. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement during construction along the property frontage on streets within this subdivision.
5. Plant street trees along the property frontage on Ardendale Avenue to the satisfaction of Public Works. Existing trees in dedicated or proposed offer of right of way shall be removed and replaced if not acceptable as street trees.
6. 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; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
7. Execute a covenant for private maintenance of curb/parkway drains and landscaping; if any, to the satisfaction of Public Works.
8. Obtain an oak tree encroachment permit along the property frontage on Ardendale Avenue to the satisfaction of Public Works.
9. Be advised that we currently have no known County construction projects within the limits of your site. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would prohibit any pavement work for two years after any pavement resurfacing or reconstruction project. The applicant is encouraged to contact the office periodically to determine scheduling of any future County project.

PC



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71522

MAP DATE: October 27, 2015

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Easement Note ~~%D+~~ shall be revised removing the dimension since multiple fire lane widths are proposed. The note shall read ~~%B~~ Proposed Private Driveway and Fire Lane+. Indicated compliance on the Tentative and Exhibit Map prior to Tentative Map clearance.
2. Submit a fire flow availability form, FORM 195, to our office of the closest existing public fire hydrant to the property located along the lot frontage on Ardendale Avenue. Compliance required prior to Tentative Map clearance.
3. The required fire flow for this development at this time is **1250** gallons per minute at 20 psi for a duration of 2 hours.
4. Based on the distances of the existing public fire hydrants on Ardendale Ave, 2 new fire hydrants will be required. 1 along the lot frontage and 1 within the property adjacent to Unit 7. Final location to be determined prior to Tentative Map clearance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71522

MAP DATE: October 27, 2015

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The on-site private driveway required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

CONDITIONS OF APPROVAL - WATER

1. The on-site private driveway/fire lane shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71522

MAP DATE: October 27, 2015

2. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The on-site private driveway/fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. Install **TBD** public fire hydrant(s). As noted on the tentative map or the Exhibit A. Location: AS PER MAP FILED IN OUR OFFICE.
6. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
7. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
8. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
9. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71522

MAP DATE: October 27, 2015

-
10. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 11. Maintain a minimum vertical clearance of 13 feet 6 inches for the protected tree encroaching into the required fire apparatus access driveway. Subject to any applicable tree trimming permit from the appropriate county agencies
 12. The on-site private driveway required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 13. The proposed on-site private driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



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



PARK OBLIGATION REPORT

Tentative Map #	71522	DRP Map Date:	10/27/2015	SCM Date:	12/10/2015	Report Date:	11/24/2015
Park Planning Area #	42		WEST SAN GABRIEL 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:	0.11
IN-LIEU FEES:	\$48,698

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$48,698 in-lieu fees.

Trails:

No trails.

Comments:

The project proposes three (3) single-family lots and eleven (11) detached condominium units on a multi-family lot. Two (2) existing single-family units to be removed; net increase of twelve (12) units.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	71522	DRP Map Date:	10/27/2015	SMC Date:	12/10/2015	Report Date:	11/24/2015
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type:	REV. (REV RECD)		

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.15	0.0030	12	0.11
M.F. < 5 Units	2.79	0.0030	0	0.00
M.F. >= 5 Units	2.45	0.0030	0	0.00
Mobile Units	0.80	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.11

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.11	\$442,706	\$48,698

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
0.11	0.00	0.00	0.11	\$442,706	\$48,698



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

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

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

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 25, 2015

Tentative Tract Map No. 071522

Vicinity: S. Santa Anita/Temple City

Tentative Tract Map Date: October 27, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 071522** based on the use of public water (Sunny Slope Water Company) and public sewer as proposed. A copy of current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:
VICENTE BAÑADA, REHS *V.B.*
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
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