



Los Angeles County
Department of Regional Planning

Richard J. Bruckner, Director

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SUBDIVISION COMMITTEE REPORT
SEPTEMBER 27, 2012

Planner:	<u>Jodie Sackett</u>	E-mail:	<u>jsackett@planning.lacounty.gov</u>
Subdivision Committee Date:	<u>October 4, 2012</u>	Map Date:	<u>August 30, 2012</u>
Parcel/Tract Map No:	<u>TR071925</u>	Project No:	<u>R2012-00835</u>
Zoned District:	<u>La Rambla</u>	Community:	<u>La Rambla</u>
Supervisory District:	<u>Fourth</u>	APN(s):	<u>7452-023-028</u>

Map Stage: Tentative Initial 1st_ Revision Received Amendment __ Revised

Proposal: **Vesting Tentative Tract Map No. 071925: To create one multi-family lot with seven detached residential condominium units on 0.65 gross acres.**

Location: **Near the intersection of W. 3rd Street and Arcadia Drive, San Pedro**

- This application is deemed complete.**
- This application is deemed incomplete.** This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
- This application is recommended for denial.**

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Drainage Concept | <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Soils Report | <input checked="" type="checkbox"/> Sewer Area Study |
| <input type="checkbox"/> Traffic Study | <input checked="" type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Public Health |
| <input checked="" type="checkbox"/> Environmental | <input type="checkbox"/> General Plan | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> CUP | <input type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input checked="" type="checkbox"/> Revised Tentative Map | <input checked="" type="checkbox"/> Revised Exhibit Map | <input type="checkbox"/> Revised Application |
| <input checked="" type="checkbox"/> Other: see Notes p. 8 | <input type="checkbox"/> Other: | | |
- Reschedule for Subdivision Committee Schedule for Subdivision Committee Reports

Resubmit the tentative map and exhibit "A", and a cover letter describing all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6433

- | | |
|--|--|
| <input checked="" type="checkbox"/> HOLD | Planner: <u>Jodie Sackett</u> |
| <input type="checkbox"/> Categorical Exemption | <input checked="" type="checkbox"/> Pending Initial Study review |
| <input type="checkbox"/> Negative Declaration | <input type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Pending Draft EIR + Agency review | |

GENERAL PLAN

HOLD

Land Use Category (Land Use Element)

Countywide General Plan: Countywide General Plan

Community or Specific Plan: Category 1 (Low Density Residential – 1-6 DU/ac)

- | | | |
|--|--|---|
| <input type="checkbox"/> Altadena Community Plan | <input type="checkbox"/> Antelope Valley Area Plan | <input type="checkbox"/> Catalina Island Land Use Plan |
| <input type="checkbox"/> East Los Angeles Community Plan | <input type="checkbox"/> Hacienda Heights Community Plan | <input type="checkbox"/> Marina Del Rey Land Use Plan |
| <input type="checkbox"/> Rowland Heights Community Plan | <input type="checkbox"/> Santa Clarita Valley Area Plan | <input type="checkbox"/> Santa Monica Mtns. North Area Plan |
| <input type="checkbox"/> W. Athens - Westmont Community Plan | <input type="checkbox"/> Walnut Park Neighborhood Plan | |

Maximum Density (not automatic): 3 DU Proposed Density: 7 DU (with Infill)

Plan Highways: _____

Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA: _____

Burden of Proof: Satisfactory. Additional information required: _____

Hillside Project (Land Use Element)
 Urban Non-Urban _____ % Open Space Requirement

Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Density: _____ Maximum Density: _____

Proposed Density: _____

Hillside CUP: Required Not required Not required: Building restriction on slopes > 25%

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards _____

_____ Landscaped areas, slopes, walkways _____ Undisturbed natural areas

Burden of Proof: Satisfactory. Additional information required: _____

Infill Project (Land Use Element): Request increase by 1 land use category(ies).

Surrounding land use category: Cat 1, Cat 2, P Surrounding density: Consistent

Burden of Proof: Satisfactory. Additional information required: _____

Plan Amendment: _____

Burden of Proof: Satisfactory. Additional information required: _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: Pending Consistent Inconsistent

ZONING

HOLD

Current Zoning: R-2 (Two-Family Residence)

Zone Change Proposed Zoning: _____

Surrounding zoning: _____ Surrounding land uses: _____

Burden of Proof: Satisfactory. Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

Conditional Use Permit:

Submit a revised Exhibit A (30 copies) showing: _____

Burden of Proof: Satisfactory. Additional information required: _____

Oak Tree Permit: _____ Proposed removals: _____ Proposed encroachments: 1

Sent Oak Tree Report to Forester on: _____

Burden of Proof: Satisfactory. Additional information required: _____

Community Standards District: N/A

Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

IMPROVEMENTS

- HOLD** _____
 - Section 21.32.040: 20-acre parcels; No improvements required.
 - Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).
 - Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
 - Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
 - Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope $\leq 3\%$, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
 - Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."
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ACCESS

- HOLD**
 - Primary access is: W. 3rd Street Secondary Arcadia Drive
 - Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
 - Provide proof of off-site access prior to tentative map approval and delineate on final map.
 - Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.
 - Tract/Parcel Map _____ must record first.
 - A private driveway/ingress-egress easement is to be provided in lieu of required street access.
 - Section 21.24.020: Single Means of Access
 - Pavement width shall be ≥ 20 feet.
 - Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
 - Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
 - Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
 - If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
 - 25% if pavement width is ≥ 28 feet.
 - 50% if pavement is < 28 feet.
 - Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
 - Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
 - Section 21.24.040: Modification to access requirement requested. Granted. Not granted.
 - Provide tap street(s) to: _____
 -
-

STREETS

- HOLD**
- Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:

Sections 21.24.120 and 21.24.060: Private and future streets.

- Show the following street(s) as private & future streets on the final map: _____
- Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- Dedicate _____ feet additional future street right-of-way on: _____
- Provide for the ownership of the private and future streets:
- Show lot lines to the centerline of the private and future streets.
 - Show the following streets as lots on the final map.
- Provide for the maintenance of the private and future streets by a:
- Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
 - Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- Section 21.24.090: Right-of-way modification requested.
- Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
 - Not granted.
- Section 21.24.090: Alternate cross section requested.
- Granted.
 - Not granted because it would not be in keeping with the design of adjoining highways or streets.
- Section 21.24.100: Street grade is > 6%. Modification is requested.
- Modification granted for street grade to be > 6% but ≤ 10% on portions of the following streets, with final determinations made by DPW. _____
 - Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____
- Section 21.24.150: For property abutting a major or secondary highway:
- Service road or local street is required.
 - Alley is required instead of a service road or local street.
 - Service road, local street, and alley requirement is waived.
- Section 21.24.160: Alley is required for multiple residential use, commercial use or _____
- Section 21.24.180. Turnarounds.
- Required at intermediate points on cul-de-sacs > 700 feet in length.
 - Required on local streets where the distance between intersections is > 2,000 feet.
 - Required at the end of stub or dead-end streets
- Section 21.24.190: Cul-de-sacs.
- Maximum of 500 feet in length for industrial or commercial uses.
 - Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
 - Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
 - Maximum cul-de-sac length: _____
- Section 21.24.040: Modification to cul-de-sac requirements requested.
- Granted. Modify length to: _____
 - Not granted.
- Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
- Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
- Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
- Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
- Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____
- Section 21.32.160: Street tree planting required.

- Section 21.32.180: Sidewalks \geq 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
 - Section 21.32.190: Waive sidewalks since lots are \geq 15,000 sq ft. _____
 - Section 21.32.200: Pay major thoroughfare and bridge fees: _____
 - Section 21.32.400: Pay drainage facilities fees: _____
 - Prepare a feasibility study to Public Works' satisfaction for: _____
 - Dedicate/offer vehicular access rights on: _____
 - Dedicate/offer complete access rights + construct a wall D-65 Slough on: _____
-
- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- HOLD**
- Show the driveway system and paving widths on the tentative map.
- Construct or bond with Public Works for driveway paving as shown on the tentative map.
- Label the driveway as "Private Driveway Fire Lane" on the final map.
- Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- Provide for maintenance of the common driveway by a:
 - Homeowners Association.
 - Maintenance Agreement.
 - Other: _____
- Provide reciprocal easements over _____
- Show lot lines to the _____
- Show as lot(s) on final map.
- _____

LOT/BUILDING DESIGN

- HOLD**
 - Section 22.52.043: 50 ft minimum average lot width. _____
 - Section 22.52.040: 60 ft minimum average lot width since required area is \geq 7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____
 - Section 21.24.300: Provide street frontage \geq average lot width. _____
 - Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____
 - Section 21.24.040: Modification to frontage requirements requested. Granted. Not granted.
 - Section 21.24.320: Eliminate the flag lots: _____
 - Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
- Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
 - If zoning < 10,000 ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - If 10,000 ft² < 15,000 ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - If 15,000 ft² < 30,000 ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.
 - If \geq 30,000 ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
 - Not granted.
 - Section 21.24.310. Eliminate the acute angle point on lots: _____
 - Permission is granted to adjust lot lines to Regional Planning satisfaction.
 - Provide evidence that each lot meets zoning requirements. _____
 - Show the setbacks on the tentative map. _____
 - Setback modification requested.

- Granted. _____ yard setback is modified to: _____
- Not granted.
- Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.
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OPEN SPACE

- HOLD** _____
- Dedicate construction rights. _____
- Provide for ownership and maintenance by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
 - Other: _____
- Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- Number as lots on the final map.
- Provide a minimum of 15 feet of access to each lot. _____
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DEDICATIONS

- Section 21.28.080: Dedicate easements for: **Driveway access-- easement already exists.**
- Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- Section 21.28.100: Dedicate right-of-way for required drainage channel.
- Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- HOLD** _____
- Section 21.24.340: Park space obligation.
- Sections 21.24.350 and 21.28.120: Local park sites.
- Section 21.28.130: Private parks.
- Section 21.28.140: Park fees.
- Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

- HOLD** _____
- Meet requirements of the zone, Subdivision Ordinance _____
- Withdraw and cancel tract/parcel map _____
- Section 21.38.010 through 21.38.080: Vesting tentative map.
- Property line returns.
- Final parcel map waiver requested. Granted. Not granted.
- California Department of Fish and Game impacts. The project:
 - Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
 - Is not *de minimus* in its impact on fish and wildlife. A fee of **\$2,176.50** to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.

- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
 - Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
 - Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
 - Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
 - Provide slope planting and an irrigation system as required in the grading ordinance.
 - Section 21.32.195: Plant one tree in the front yard of each residential lot (or per each dwelling unit).
 - The design of the subdivision provides for future passive or natural heating or cooling opportunities.
 - The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
 - _____
-

STAFF COMMENTS

Please review the below comments. The subject project is on HOLD for:

- Revised map/exhibit map or revised Yard Mod burden of proof (wall heights)
- Map/exhibit map information
- Revised land use map
- Ownership information/assessor map
- Recent site photos (taken within 90 days)
- Scaled gate elevation

(CLEAR) INFILL REQUEST

1. Staff has determined that the burden of proof for the infill request has been satisfied.

(CLEAR) OAK ENCROACHMENT

2. The development has been redesigned to avoid the oak tree encroachment. An oak tree permit is no longer required.

(HOLD) YARD MODIFICATION

1. The development has been redesigned to meet the minimum required yard setbacks and distance between buildings. A yard modification is no longer required for these items.
2. Walls exceeding 42” high are proposed in the front yard area. A revised Yard Mod burden of proof is required unless the wall height is lowered.

(HOLD) TENTATIVE MAP

3. Please clarify whether the proposed 5’ sewer easement has been excluded from the net area calculations.

(HOLD) EXHIBIT MAP

4. Note says “all access to required parking is independent of adjacent lot”. Please clarify what this means and whether the adjacent apartment building will be taking driveway access from the 26’ common driveway/fire lane.
5. Map depicts 5’ wall proposed in the SE front yard area. Please revise map to depict max 42” high walls/fences in all yards or file a Yard Modification request.
6. Please clarify if there will be a fence on top of the E (YMCA) side retaining wall, and/or any other proposed retaining walls.

(HOLD) LAND USE RADIUS MAP

7. Please provide a satisfactory land use radius map scaled no larger than 1:100 that identifies all land uses within radius area and provides a legend of land uses (i.e., “single-family residence”, “commercial retail”, etc.).

OTHER

- 8. Provide a scaled gate elevation (may be a separate exhibit).
- 9. GIS imagery shows boats being stored on the subject property. Please provide recent photos of the site showing no boat storage.
- 10. (CLEAR) The letter from the adjacent property owner granting permission for offsite work has been received.
- 11. Design suggestion: Consider a larger front porch for the House 1 fronting Arcadia Dr. that is similar to the porches for the House 2 design.

RESUBMITTAL (if applicable): *Before finalizing any changes, it is recommended that a Case Preview meeting be scheduled with the assigned planner.*

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: _____

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD)

HOLD _____

Section 22.44.112: East Compton

Section 22.44.114: Walnut Park

Section 22.44.119: Topanga Canyon

Section 22.44.121: Twin Lakes

Section 22.44.123: Malibou Lake

Section 22.44.126: Acton

Section 22.44.130: West Rancho Dominguez-Victoria

Section 22.44.132: Rowland Heights

Section 22.44.135: East Pasadena-San Gabriel

Section 22.44.137: Castaic Area

Section 22.44.113: Agua Dulce

Section 22.44.118: East Los Angeles

Section 22.44.120: West Athens-Westmont

Section 22.44.122: Leona Valley

Section 22.44.125: Willowbrook

Section 22.44.127: Altadena

Section 22.44.131: South San Gabriel

Section 22.44.133: Santa Monica Mtns North Area

Section 22.44.136: Avocado Heights

Section 22.44.138: Florence-Firestone

TOWN COUNCIL
