



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 19, 2015

WF Construction  
620 Arrow Highway  
La Verne, CA 91750

**REGARDING: PROJECT NO. R2013-02494-(1)  
TENTATIVE TRACT MAP NO. 072444  
SITE PLAN REVIEW NO. 201500043  
5755 NORTH BARRANCA AVENUE (APN 8629-019-029)**

The Regional Planning Commission, by its action of **February 18, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **March 2, 2015. Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Executive Office of the Board of Supervisors  
Room 383, Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles, CA 90012  
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Tyler Montgomery of the Land Divisions Section at (213) 974-6433, or by email at [tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

Nooshin Paidar, Supervising Regional Planner  
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance, NOD  
c: Board of Supervisors; DPW (Land Divisions)

CC.060412

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-02494-(1)  
TENTATIVE TRACT MAP NO. 072444  
SITE PLAN REVIEW NO. 201500043  
ENVIRONMENTAL ASSESSMENT NO. 201300207**

1. **PROCEEDINGS BEFORE THE COMMISSION.** A duly noticed public hearing was held before the Regional Planning Commission on February 18, 2015. Regional Planning staff made a brief presentation recommending approval of the project. The applicant's representatives, Mr. Victor Lockett and Mr. James Moran, were sworn in and testified in favor of the project. Four area residents, Ms. Jo Ann Darling, Mr. Alan Ng, Mr. Carlos Raygoza, and Mr. Francisco Caloca, testified in opposition to the project. Opponents stated that the proposed vehicular access from Traymore Avenue should be moved to Barranca Avenue, as Traymore Avenue is a narrow residential collector street that has no sidewalks and already suffers from congestion and lack of parking. They stated that the increase in traffic on Traymore Avenue and nearby Nearfield Street would negatively impact their quality of life. Opponents also asserted that the project would decrease their property values, especially with regard to the modified setbacks, as the resulting two-story buildings would be close enough to surrounding property lines so as to violate the privacy of their back yards.

In rebuttal, the applicant's representatives stated that they had followed the guidelines of the Department of Public Works in locating the project's vehicular access on Traymore Avenue, as Barranca Avenue is a busy four-lane highway. They also stated that they had followed Regional Planning staff's guidelines on all other aspects of the project's design. The Commission asked if the applicant could modify the project design in a way to mitigate privacy intrusion on properties to the west, as the development proposed to reduce setbacks on this side from 15 feet to five feet. The representatives stated that trees could be planted and western-facing windows be minimized for these units. After a brief discussion, the Commission voted to close the public hearing and approve the project with the stipulation that the design be modified so as to increase the western (rear) yard setback from five feet to the required 15 feet.

2. **ENTITLEMENT(S) REQUESTED.** The applicants, Joey and Janice Wilkins, are requesting a tentative tract map ("TTM") to create 10 detached residential condominium units on 1.67 gross (1.38 net) acres, pursuant to County Code Section 21.38.010. The applicant is also requesting a Director's Review for a yard modification, pursuant to County Code Section 22.48.180, to permit reduced front-yard and side-yard setbacks for the proposed condominium structures.
3. **PROJECT DESCRIPTION.** The project would create one residential lot with 10 detached condominium units. The units would be accessed by a private driveway and fire lane from a new public cul-de-sac—an extension of Traymore Avenue. There will also be three guest parking spaces located on the site, as well as a

gated pedestrian access to Barranca Avenue to the east. The applicant also requests a yard modification to permit a front-yard setback of 10 feet rather than the required 20 feet and a corner side-yard setback of 5 feet rather than the required 10 feet.

4. **LOCATION.** The project site is located at 5755 North Barranca Avenue in the Community of Covina Islands.
5. **EXISTING ZONING.** The project site is located in Zone R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area).
6. **EXISTING LAND USES.** The subject property is a vacant lot, although it was previously developed with a single-family residence. It is surrounded by single-family residences to the north, south, and west, and townhomes and a high school to the east, across Barranca Avenue in the City of Glendora. A County-maintained public park (Dalton Park), is located approximately 270 feet to the north. Vegetation on the project site consists of numerous fruit trees.
7. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The Countywide Land Use Plan designates the project site as Low Density Residential (1-6 dwelling units per gross acre). This would allow for a maximum of 10 units on the 1.67-acre site, which is what is proposed by the applicant. The site's proposed use as single-family residences is also consistent with the residential classification of the Plan.
8. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

Permitted Uses:

The project site is located in the R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area) Zone. Single-family residences are permitted by right within this zone.

Parking:

Section 22.52.1180 of the County Code requires that each single-family residence provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage, and nine units provide for the possibility of an additional one-car garage, if desired. This section of the Code also requires that guest parking spaces be provided for condominium developments containing 10 or more units at a rate of one space per four units. The applicant proposes three guest parking spaces—one of which would be reserved for the handicapped—which satisfies this requirement.

Yard/Setback Requirements:

Pursuant to Section 22.20.450 of the County Code, lots in the R-A Zone are required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, side-yard setbacks of five feet, and corner side-yard setbacks of 10 feet. Although the development would take access from Traymore Avenue, the irregular shape of the lot means that its front yard would be considered to face Barranca Avenue.

Therefore, the applicant is requesting a yard modification for a reduced front-yard setback from 20 feet to 10 feet and a reduced corner side yard (adjacent to the Traymore Avenue cul-de-sac) from 10 feet to five feet.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

9. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed development is compatible with the allowed dwelling unit density of the site in the Los Angeles County General Plan. The subject property is surrounded by compatible residential uses and has access to a County maintained street. Although vehicular access to the project would be from an extension of Traymore Avenue, a gated walkway would provide pedestrian and bicycle access from Barranca Avenue to the east. In addition, the termination of Traymore Avenue, which would be moved northward, would be redeveloped as a cul-de-sac meeting current Public Works standards. The proposed private driveway and fire lane would provide pedestrian and vehicular access to the residences from both adjacent streets and be maintained by a future homeowners' association.

The 10 proposed single-family units would be similar in size to many surrounding residences, and the project site would provide a net area of approximately 6,000 square feet per dwelling unit, which is similar to the lot sizes of many nearby properties.

The existing irregular shape of the site and the requirement to dedicate additional land for cul-de-sac development, results in a compelling reason for reduced setbacks for the project. Although the primary access to the site would be an extension of Traymore Avenue from the south, the site's irregular shape means that its front yard is considered to face Barranca Avenue. As a result, the applicant is requesting a yard modification to develop setbacks more in keeping with residences facing Traymore Avenue. This would result in a south-facing front yard setback of 20 feet, a north-facing rear yard setback of 15 feet, and an east-facing corner side yard setback of 10 feet. Staff believes that this modification is appropriate for the site, as a 20-foot front-yard setback is more likely to benefit the many residences facing Traymore Avenue, a two-lane cul-de-sac, than the one adjacent residence facing Barranca Avenue, a four-lane highway.

No degradation of natural features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. Shopping and employment opportunities are available to the south of the subject property.

10. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee recommends approval of the subject project and tentative map dated December 11, 2014.

11. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** None.
12. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.
13. **PUBLIC COMMENTS.** The Commission received one letter from an area resident in support of the project and 10 letters and five telephone calls from area residents in opposition to the project. The letter in support of the project stated that the project would increase property values in the area. Letters and callers gave three main reasons for opposition, including the fact that the main access would be from Traymore Avenue, which is a residential collector street, rather than Barranca Avenue, an arterial highway. Several letters stated that condominiums on the site would hurt their property values and/or objecting to the lack of privacy that would result from reduced setbacks.

#### **LAND DIVISIONS - SPECIFIC FINDINGS**

14. **LAND USE COMPATIBILITY.** The proposed subdivision is compatible with surrounding land use patterns. The proposal for the creation of 10 single-family residential units would be consistent with the surrounding area, which contains mostly single-family residences.
15. **PHYSICAL SITE SUITABILITY.** The site is physically suitable for the type of development being proposed, since the property is relatively level and is served by adequate road and utility infrastructure.
16. **SEWER DISCHARGE.** The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
17. **DESIGN IMPACT – PUBLIC HEALTH.** The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately provided.
18. **WILDLIFE/HABITAT IMPACTS.** There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.

19. **PASSIVE/NATURAL COOLING.** The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
20. **RIGHTS-OF-WAY/EASEMENTS.** The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements. Adequate access to all units will be provided by the private driveway and fire lane, and the public health, safety and general welfare will not be adversely affected thereby.
21. **WATERCOURSE IMPACT.** Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
22. **HOUSING/EMPLOYMENT NEEDS.** The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

**DIRECTOR'S REVIEW - SPECIFIC FINDINGS**

23. **DEVELOPMENT STANDARDS.** The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 21 (Subdivision Code) and Title 22 (Zoning Code), or as is otherwise required in order to integrate said use with the uses in the surrounding area. The project would substantially comply with the development standards of the Subdivision and Zoning Codes, and those deviations that would be granted by the yard modification would be appropriate due to the irregular shape and street frontages of the project site.
24. **SITE SUITABILITY.** When considered on the basis of the suitability of the site for the particular use or development intended, the project is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice. The irregular shape of the site and the requirement to dedicate additional land for cul-de-sac development results in a compelling reason for reduced setbacks for the project. Although the primary access to the site would be an extension of Traymore Avenue from the south, the site's irregular shape means that its front yard is considered to

face Barranca Avenue. This modification is appropriate for the site and would result in good zoning practice, as a 20-foot front-yard setback is more likely to benefit the many residences facing Traymore Avenue, a two-lane cul-de-sac, than the one adjacent residence facing Barranca Avenue, a four-lane highway. Bicyclists and pedestrians would also be convenience by the project's pedestrian access to both adjacent streets.

25. **FUNCTIONAL DEVELOPMENT DESIGN.** The proposed project at the location proposed is suitable from the standpoint of functional developmental design. The irregular shape of the site and the requirement to dedicate additional land for cul-de-sac development results in a compelling reason for reduced setbacks for the project, as a 20-foot front-yard setback is more likely to benefit the many residences facing Traymore Avenue, a two-lane cul-de-sac, than the one adjacent residence facing Barranca Avenue, a four-lane highway.

#### **ENVIRONMENTAL DETERMINATION**

26. **DETERMINATION.** The project qualifies for a Negative Declaration, as the Initial Study associated with Environmental Assessment No. 201300207 demonstrates that the project will not have a significant impact on the environment, pursuant to CEQA Guidelines.
27. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a vesting tentative tract map and housing permit, as set forth in the Los Angeles County General Plan.

#### **REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning commission certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 201300207, was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determines that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and.

2. In view of the findings of fact and conclusions presented above, Tentative Tract Map No. 072444 and Site Plan Review No. 201500043 are **APPROVED**, subject to the attached conditions.

**ACTION DATE: 02/18/2015**

**Vote: 4-0**

Yes: Modugno, Valadez, Louie, Pedersen

No: None

Absent: None

NP:TM

02/19/15

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-02494-(1)  
TENTATIVE TRACT MAP NO. 072444  
SITE PLAN REVIEW NO. 201500043  
ENVIRONMENTAL ASSESSMENT NO. 201300207**

**PROJECT DESCRIPTION**

The project is a subdivision to create 10 detached residential condominium units on 1.67 gross (1.38 net) acres and a yard modification to allow reduced front-yard and side-yard setbacks, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that the subject vesting tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.00** (\$2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Los Angeles County Fire Department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### **PERMIT SPECIFIC CONDITIONS – TENTATIVE TRACT MAP**

18. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
19. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report (tentative map dated

December 11, 2014), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.

20. Prior to approval of the Tentative Map, an amended exhibit map shall be reviewed by the Los Angeles County Subdivision Committee and approved by the Director of the Department of Regional Planning ("Director"). This amended exhibit map shall be in substantial conformance to the exhibit map dated December 11, 2014, with the exception that the western (rear) yard shall have a minimum depth of 15 feet. Substantial conformance shall be determined to the satisfaction of the Director.
21. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&R's) to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
22. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the driveway, parking lot, and common areas, to the satisfaction of the Director.
23. Prior to obtaining final map approval, the subdivider shall record a covenant reserving reciprocal easements for ingress and egress over the common driveway and fire lane lot for the benefit of the lots served. Provide a copy of the document to be recorded to Regional Planning for review prior to final map approval.
24. The subdivider shall plant at least six (6) trees of a non-invasive species within the yard adjacent to Barranca Avenue. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Director to ensure the planting of the required trees.

#### **PERMIT SPECIFIC CONDITIONS – DIRECTOR'S REVIEW**

25. In accordance with the granting of a Director's Review for a yard modification (associated with Site Plan Review No. 201500043), the permittee shall maintain a minimum front-yard setback (facing Barranca Avenue) of 10 feet, a minimum rear-yard setback of 15 feet, and a minimum corner side-yard setback (adjacent to Traymore Avenue) of five feet.

#### Attachments:

Subdivision Committee Report (tentative map dated 12-11-14)

NP:TM  
02/19/15



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

**PROJECT NUMBER**

R2013-02494-(5)

**HEARING DATE**

02-18-2015

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No.072444  
Environmental Assessment No. 201300207

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Joey and Janice Wilkins

**MAP/EXHIBIT  
DATE:**

12-11-14

**SCM REPORT  
DATE:**

01-06-15

**SCM DATE:**

01-08-15  
(Reports Only)

**PROJECT OVERVIEW**

A Tentative Tract Map to create one residential lot with 10 detached condominium units. The units would be accessed by private driveways from a new public cul-de-sac—an extension of Traymore Avenue. There will also be three guest parking spaces located on the site, as well as a gated pedestrian access to Barranca Avenue to the east.

**MAP STAGE**

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

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revision (3<sup>rd</sup>):

**LOCATION**

5755 North Barranca Avenue, Azusa (Covina Islands)

**ACCESS**

Traymore Avenue, Barranca Avenue (pedestrian only)

**ASSESSORS PARCEL NUMBER(S)**

8629-019-029

**SITE AREA**

1.67 gross (1.38 net) acres

**GENERAL PLAN / LOCAL PLAN**

Countywide Land Use Plan

**ZONED DISTRICT**

AZUSA-GLENDORA

**SUP DISTRICT**

5<sup>th</sup>

**LAND USE DESIGNATION**

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

**ZONE**

R-A-6,000 (Residential-Agricultural-6,000 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS  
(DU/AC)**

10 units (6du/ac)

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

10 (6du/ac)

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@planning.lacounty.gov</a>
Public Works	Cleared	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5121 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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 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 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 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.
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.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final tract 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 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 items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 12-11-2014  
EXHIBIT MAP DATED 12-11-2014

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 John Chin  
tr072444L-rev3 doc  
<http://planning.lacounty.gov/case/view/t2013-02494/>

Phone (626) 458-4918

Date 01-05-2015



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 072444

TENTATIVE MAP DATE: 12/11/2014  
EXHIBIT MAP DATE: 12/11/2014

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

1. Comply with the requirements of the Hydrology Study, which was conceptually approved on 09/16/2014 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 12/31/2014 Phone (626) 458-4921  
Andrew Ross

PCA L72444TT/A867  
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Parcel Map	<u>72444</u>	Tentative Map Dated	<u>12/11/14</u>	Parent Tract	_____
Grading By Subdivider? [ Y ] (Y or N)	<u>2,750 yd<sup>3</sup></u>	Location	<u>Azusa</u>	APN	_____
Geologist	---	Subdivider	<u>James Moran Jr.</u>		
Soils Engineer	---	Engineer/Arch.	<u>Forsight Engineering Inc.</u>		

Review of:  
 Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: \_\_\_\_\_  
 References: \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map does *not* need to be reviewed by GMED.
- G2. Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Ricardo Lopez-Maldonado  
Geology Section

Date 1/5/15

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.

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:**

1. Provide approval of:
  - a. 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-009) to the maximum extent practicable.
  - 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, as applicable. 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.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. 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 details, paved driveways, elevation and drainage of all pads, LID devices (if 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.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name N. Said  Date 12-30-2014 Phone (626) 458-4921  
P:\tdpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072444\GP 072444\2014-12-17 TTR 072444 SUBMITTAL

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

1. Dedicate right of way 30 feet from the centerline on Traymore Avenue to the satisfaction of Public Works.
2. Construct turnaround commensurate with a 60 feet right-of-way at the terminus of Traymore Avenue to the satisfaction of Public Works and Caltrans.
3. Construct road improvements on Traymore Avenue and Baranca Avenue to include curb and gutter, sidewalk and drainage improvements to the satisfaction of Public Works.
4. Construct sidewalk (next to the property line) along the property frontage on Traymore Avenue to the satisfaction of Public Works.
5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Baranca Avenue.
7. Plant street trees along the property frontage on Traymore Avenue and Baranca Avenue to the satisfaction of Public Works.
8. The typical sections shown are not necessarily approved.
9. 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.
10. 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.
11. Install postal delivery receptacles in groups to serve two or more residential units.

12. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring on Baranca Avenue and Traymore Avenue along the property frontage to the satisfaction of Public Works or as modified by Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section.
  - b. The proposed project, or portions thereof, are not within an existing Lighting District. Street Lighting plans cannot be approved prior to completion of the annexation process. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the project and will be made a condition of approval to be in place for each phase.
    - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
    - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
  - c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and 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.



Prepared by Sam Richards  
tr 072444r-rev3

Phone (626) 458-4921

Date 01-05-2015

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 main line sewers and serve each building 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 (PC12197AS, dated 04-15-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. 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. Outlet approval from the City of Glendora and the City of Azusa will be required.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Vilong Truong  
tr72444s-rev3.doc

Phone (626) 458-4921

Date 12-29-2014

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. The applicant shall comply with the requirements as indicated on the attached letter dated 3-5-2014 from the Azusa Light and Water District to the satisfaction of Public Works.
4. Submit landscape and irrigation plans with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.
6. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
7. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.

Prepared by Vilong Truong  
tr72444w-rev3.doc

Phone (626) 458-4921

Date 12-29-2014



**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 72444

MAP DATE: December 11, 2014

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**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

**CONDITIONS OF APPROVAL – ACCESS**

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 reciprocal access agreement is required for the portion of the private driveway being shared by the future homes. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. The private driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. The on-site private driveways and fire lane shall provide a minimum paved unobstructed width of 20 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.
5. All proposed buildings shall be placed such that a fire lane is provided to within 150ft 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.
6. The private driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

Reviewed by: Juan Padilla

Date: January 6, 2015



**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 72444

MAP DATE: December 11, 2014

- 
7. The proposed private driveways 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.

**CONDITIONS OF APPROVAL - WATER**

1. Per the fire flow tests performed by Azusa Light and Water dated 11-19-13, the existing fire hydrants and water system meet the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
2. Install 1 public fire hydrant as required by the Azusa Light and Water and noted on the Exhibit Map.
3. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
4. The required fire flow from the public fire hydrant for this development is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. 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.
7. 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 72444

MAP DATE: December 11, 2014

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8. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	72444	DRP Map Date: 12/11/2014	SCM Date: / /	Report Date: 01/06/2015
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		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:	0.08
IN-LIEU FEES:	\$21,116

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$21,116 in-lieu fees.

Trails:

No trails.

Comments:

Proposing 10 detached condominium units with three existing single family units to be removed.

**\*\*\* 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 #	72444	DRP Map Date:12/11/2014	SMC Date: / /	Report Date: 01/06/2015
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type:REV. (REV RECD)

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

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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	4.04	0.0030	7	0.08
M.F. < 5 Units	3.14	0.0030	0	0.00
M.F. >= 5 Units	3.10	0.0030	0	0.00
Mobile Units	3.29	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.08

Park Planning Area = 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$263,946	\$21,116

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
0.08	0.00	0.00	0.08	\$263,946	\$21,116



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

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

[www.publhealth.lacounty.gov](http://www.publhealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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December 18, 2014

Tentative Tract Map No. 072444

Vicinity: Azusa

Tentative Tract Map Date: December 11, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 072444** based on the use of public water (Azusa Light and Water) and public sewer (Los Angeles County Sanitation District) as proposed. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA** (M.T.)  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)  
TEL (626) 430-5382 • FAX (626) 813-3016