



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

PROJECT NUMBER **HEARING DATE**
R2014-01586 TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 072939
Conditional Use Permit No. 201400179
Oak Tree Permit No. 201400027
Environmental Assessment No. 201400125

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Arroyo Pacific Inc.
(Palm Heights Dev., Inc . Austin Richey)

MAP/EXHIBIT SCM REPORT SCM DATE:

DATE: **DATE:**
12/30/15 1/28/16 2/11/16

PROJECT OVERVIEW

Subdivision: To create one multi-family lot with 16 detached condominium units.

Oak Tree Permit: For the removal of seven oak trees and encroachment into the protected zones of 34 oak trees.

MAP STAGE

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

MAP STATUS

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

LOCATION

183 & 205 East Palm Street, Altadena

ACCESS

Palm Street

ASSESSORS PARCEL NUMBER(S)

5833-019-031 & -035

SITE AREA

3.31 gross / 3.22 net acres

GENERAL PLAN / LOCAL PLAN

Altadena

ZONED DISTRICT

Altadena

SUP DISTRICT

5th

LAND USE DESIGNATION

LD . Low Density Residential (1-6 du/gross ac)

ZONE

R-1-7500 (Single-Family
Res.. 7500 SF min. lot area)

CSD

Altadena

**PROPOSED UNITS
(DU)**

16

**MAX DENSITY/UNITS
(DU)**

TBD

**GRADING, CUBIC YARDS
(CUT/FILL, IMPORT/EXPORT,
ONSITE/OFFSITE)**

15,000 cy cut and 15,000 cy fill (balanced on-site)

ENVIRONMENTAL DETERMINATION (CEQA)

An Initial Study is required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

| <u>Department</u> | <u>Status</u> | <u>Contact</u> |
|--------------------|---------------|---|
| Regional Planning | Hold | Lynda Hikichi (213) 974-6433 lhikichi@planning.lacounty.gov |
| Public Works | Hold | Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov |
| Fire | Hold | Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov |
| Parks & Recreation | Cleared | Clement Lau (213) 351-5121 clau@parks.lacounty.gov |
| Public Health | Hold | Vicente Banada (626) 430-5381 vbanada@ph.lacounty.gov |

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/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 HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.

1. The proposed project does not meet the burden of proof for the CUP to modify the Altadena CSD requirements. Provide an updated/revised burden of proof and examples of other properties with the similar requested modification (e.g., examples of properties that exceed the maximum 9000 sq. ft. floor area coverage). How many other properties exceed the maximum floor area and lot area? The Burden of Proof mentions that the ~~the~~ homes to the west of the property serve as prime example~~õ~~ + Elaborate on this statement~~õ~~ ~~prime example~~+ of what?
2. Provide copies of all recorded easement documents.
3. The cross sections for the private driveway and fire lanes show easements. Clarify if these are existing or new easements. Clarify the types of easements.
4. The cross section for Raymond Avenue also shows an ~~existing non-exclusive easement~~+ Ensure to provide copies of all easement documents.
5. A fence located on Raymond Avenue is proposed to be replaced with a new fence. Do you have permission from the owners on Raymond Avenue to replace the existing fence? The map depicts this fence to remain but is proposed to be replaced on the cross section. Clarify the discrepancy. Ensure to provide the height and material type of the fences/walls. Ensure to provide a copy of the easement document that provides access to Raymond Avenue.
6. There are inconsistencies between the tentative map and the exhibit map. For example, ~~wall~~ protect in place+is shown on the tentative map but the same wall is shown as ~~wall~~ to be removed+on the exhibit map. Also, ~~driveway~~ protect in place+is shown on the tentative map but shown as ~~new 20 feet access easement~~+on the exhibit map. Clarify the discrepancies.
7. The tentative map depicts ~~(E)~~ private driveway, to remain+on the portion of the project with three units. This driveway is not depicted on the exhibit map. Clarify the discrepancy. Are you proposing to connect the existing driveway with the new proposed private driveway and fire lane?
8. Ensure to depict all existing and proposed fences, walls, etc. Provide the height information for the existing and proposed fences, walls, etc.

9. Ensure the street names are consistent (e.g., Avenue vs. Street, etc.).
10. The floor area and lot area calculations are based on the previous floor plans. Ensure to use current floor plans to calculate the floor and lot area calculations on the condo exhibit map.
11. Information regarding the plan types are inconsistent. Ensure all information/depictions are consistent.
12. Information under the %Setback Requirements+is inconsistent.
13. According to the Environmental Assessment, there are seven existing structures located within the subject property. Provide the floor areas of all existing structures.
14. Provide color renderings of the elevations.
15. Elevations for Plan #4 is not provided. Provide the elevations for Plan #4.
16. Provide one set of conceptual landscaping/open space exhibit. Provide calculations of the open space/landscaping areas. Ensure to depict the tot lot area/community garden and any other amenities on the exhibit.
17. A sign is depicted on the condo exhibit map. A separate approval will be required for the proposed sign. Signs are subject to the guidelines and standards of the sign ordinance.
18. The subject property is located within the Altadena Community Standards District (CSD), and subject to all guidelines and standards of the CSD.
19. Guest parking spaces shall meet the minimum parking space requirements and standards. Each parking space shall have a minimum 26 feet vehicular backup space.
20. Additional studies or reports may be required after the initial review of the environmental assessment. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.
21. The on-site tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 267.54 linear feet of street frontage, a total of 11 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.
22. The application includes a conditional use permit for %density-controlled development.+ This is not a density-controlled development. Revise the application to clearly reflect the proposed project and requested entitlements.
23. As previously mentioned, ensure all information is consistent and accurate.
24. As previously mentioned, ensure the tentative and the exhibit maps are consistent.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit %A+
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

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. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 2) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Grading review sheet (Comment 2) for comments and requirements.
3. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements. Please be advised that sewer area study PC 12286AS is currently under review.
4. As previously requested, provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
5. A revised tentative map is required to show the following additional items:
 - a. On the title block, change Palm "Avenue" to Palm "Street".
 - b. On the typical section for Raymond Street, change Raymond "Street" to Raymond "Avenue".
 - c. Show and call out the existing private street easement on Raymond Avenue, along the property frontage with names of the holders, document numbers and recorded dates. Label easement as "to remain".
 - d. Label the existing wall in the vicinity along the northeasterly property line adjacent to APN 5833-019-029 as to be removed.
 - e. Clarify if there is an existing wall along the existing fence to remain adjacent to APN 5833-019-034. If there is an existing wall, label it as "to remain" or "to be removed".
 - f. Label and show all existing walls along the westerly side of Raymond Avenue (easterly tract boundary). If there are existing walls, label them as "to remain" or "to be removed".

- g. Clarify if existing fence along Raymond Avenue (easterly property line) is to remain or to be replaced with a new fence. All existing and new fence must be located outside of the 30-foot easement.
 - h. Label the existing driveway adjacent to the southerly property line 5833-019-034 as to be removed.
 - i. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - j. Please see attached Road review sheet and checked prints for comments and requirements.
 - k. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
 - l. Please see attached Water review sheet (Comment 2) for comments and requirements.
6. A revised exhibit "A" is required to show the following additional items:
- a. Provide the following title description:

"MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 072939
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT "A'"
 - b. On the title block, change Palm "Avenue" to Palm "Street".
 - c. Add the Conditional Use Permit No. to the exhibit "A".
 - d. Show and call out the existing private street easement on Raymond Avenue, along the property frontage with names of the holders, document numbers and recorded dates. Label easement as "to remain".
 - e. Remove showing and calling out the existing wall and the annotations "(E) WALL TO BE REMOVED" in the vicinity along the northeasterly property line adjacent to APN 5833-019-029.

- f. Delineate and call out the proposed driveway in the vicinity of the northeasterly property line adjacent to APN 5833-019-029.
- g. Label the existing fence adjacent to APN 5833-019-034 as "to remain".
- h. Show and call out all proposed walls along the property boundaries, if applicable.
- i. Please see attached Road review sheet for comments and requirements.
- j. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- k. Please see attached Water review sheet (Comment 2) for comments and requirements.

HW
Prepared by Aissa Carrillo
tr72939L-rev2.doc
<http://planning.lacounty.gov/case/view/r2014-01586/>

Phone (626) 458-4918

Date 01-27-2016



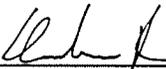
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 072939

TENTATIVE MAP DATED 12/30/2015
EXHIBIT MAP 12/30/2015

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

1. Prior to tentative map approval for drainage, 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, debris producing areas, 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 debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by  Date 01/25/2016 Phone (626) 458-4921
Andrew Ross

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. A revised tentative map is required to show the following additional items:
 - a. Latest updated County benchmark information.
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - c. Oak trees to be removed on the tent map.
 - d. All required improvements to be shown on the tentative map.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 1/11/2016 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT MAP NO. 072939

Page 1/1

TENTATIVE MAP DATED 12-30-2015
EXHIBIT MAP DATED 12-30-2015

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:

A revised tentative map and exhibit map are required. See additional road comments as shown in the attached files (2014-12-18 TTR 072939 2nd Check JN) which can be found at the following ftp link:

<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TR%2072939/>

Prepared by Joseph Nguyen
tr72939r-rev2



Phone (626) 458-4921

Date 01-21-2016

PROJECT INFORMATION

GROSS ACREAGE: 144,425 SF/3.31 AC.
 20' ACCESS EASEMENT: 4,076 SF/0.09 AC
 NET LOT AREA: 140,349 SF/3.22 AC.
 EXISTING ZONING: R-1-7500
 PROPOSED ZONING: R-1-7500
 SURROUNDING ZONING: R-1-7500
 EXISTING LAND USE CATEGORY: LD (LOW DENSITY RESIDENTIAL, 1-6 DU/AC)
 PROPOSED LAND USE: LD (LOW DENSITY RESIDENTIAL, 1-6 DU/AC)
 FEMA DESIGNATION: NONE (OUTSIDE OF ANY FLOODPLAIN)
 NUMBERED CONDOMINIUM UNITS: 16
 TOTAL TRACT: 1

EASEMENTS

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 05, 1962 AS BOOK D1569, PAGE 360 OF OFFICIAL RECORDS
 IN FAVOR OF: PAUL L. JORDAN, A MARRIED MAN, BY DEED WHICH RECITES AS HIS SEPARATE PROPERTY AS DESCRIBED THEREIN
 AFFECTS: AS DESCRIBED THEREIN
 RESULT: TO BE RELOCATED WITH A WIDTH OF 20'

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF LOT 19, OF ALTADENA MAP NO. 3 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN'S: 5833-019-031 & 5833-019-035

SETBACKS REQUIREMENT'S

R-1
 FRONT 20'
 INTERIOR SIDE 26'-9"
 REAR 35'

APPLICANT

PALM HEIGHTS DEVELOPMENT, INC
 2705 N. TOWNE AVE. SUITE B,
 POMONA, CA 91767

CONTACT:
 AUSTIN RICHEY
 TEL: (626) 574-9453
 FAX: (626) 359-4800
 E-MAIL:
 ARichey@VictoryContractorsInc.com

OWNER

ARROYO PACIFIC INC.
 41 W SANTA CLARA AVE,
 ARCADIA, CA 91006

CONTACT:
 THOMAS P. CLARK
 TEL: (626) 294-0661

RECEIVED
 DEPT OF REGIONAL PLANNING
 TR072939 TENTATIVE
 DATE: 30 DEC 2015

MAJOR LAND DIVISION

TENTATIVE TRACT MAP NUMBER 072939

(FOR CONDOMINIUM PURPOSES)
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

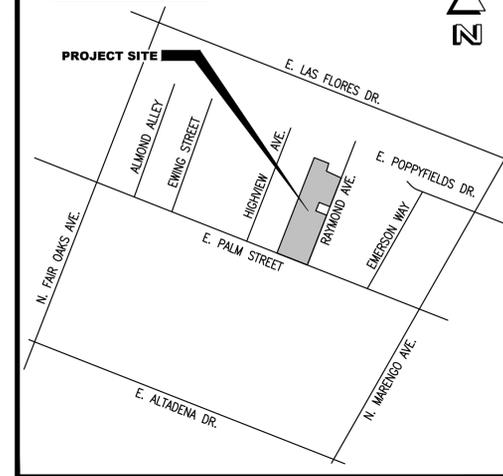
UTILITY INFORMATION

WATER: LINCOLN AVENUE WATER DISTRICT
 564 WEST HARRIET ST. ALTADENA CA 91001
 626-798-9101
 TRASH: ATHENS SERVICES
 14048 E VALLEY, LA PUENTE CA 91746
 626-336-3636
 GAS: SOUTHERN CALIFORNIA GAS
 555 W 5TH STREET, LOS ANGELES, CA
 213-244-1200
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 2244 WALNUT GROVE AVE, ROSEMEAD, CA
 800-655-4555
 TELEPHONE: AT&T
 800-288-2020

NOTE

- STREET FRONTAGE:
 EXISTING 267.1 L.F.
 PROPOSED 267.1 L.F.
 - ALL EXISTING BUILDINGS
 TO BE REMOVED.

VICINITY MAP



ABBREVIATIONS/LEGEND

- AC ASPHALTIC CONCRETE SURFACE
- CB STORM DRAIN CATCH BASIN
- (E) EXISTING
- R RADIUS
- REM REMOVE EXISTING TREE
- SF SQUARE FEET
- S/W SIDEWALK
- NAP NOT A PART
- (E) OAK TREE TO BE REMOVED
- (E) OAK TREE TO REMAIN PROTECTED IN PLACE
- EXISTING STRUCTURES - NOT A PART
- PROPOSED 5' SIDEWALK
- PROPOSED PRIVATE STREET & FIRE LANE (AC PAVING)
- EXISTING BUILDING TO BE DEMOLISHED/REMOVED

HYDROLOGY NOTE

NOTE: THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

BONADIMAN TEL: (909) 885-8806
 JOSEPH E. BONADIMAN & ASSOCIATES, INC.
 ENGINEERS - G.I.S. - SURVEYING - PLANNING
 234 NORTH ARROWHEAD AVE.
 SAN BERNARDINO, CA 92408
 FAX: (909) 391-1721
 www.bonadiman.com

VERTICAL DATUM

BENCH MARK: DESCRIBED BY LA COUNTY CA 1989 1.8 MI E FROM DEVILS GATE RESERVOIR ALTADENA 1.8 MI E OF THE DEVILS GATE RESERVOIR, ALTADENA DRIVE AND MARENGO AVE, AT THE NE CORNER, 49.2' E OF THE CENTER OF MARENGO AVE, 21.5' N OF THE CENTER OF ALTADENA DR, 6.5' SE OF PP. SET IN THE TOP OF THE CURB, 8' W OF THE W EDGE OF A CONCRETE CATCH BASIN, TOP OF CURB CHISELED AE 289
 VERTICAL DATUM NGVD 29
 ELEVATION 1345.02

HORIZONTAL DATUM

BASIS OF BEARINGS:
 CENTERLINE OF PALM AVENUE, BEING N 69°00'25"W, AS SHOWN ON PARCEL MAP No. 6910 P.M.B. 76, PAGE 68.

TENTATIVE TRACT MAP #072939

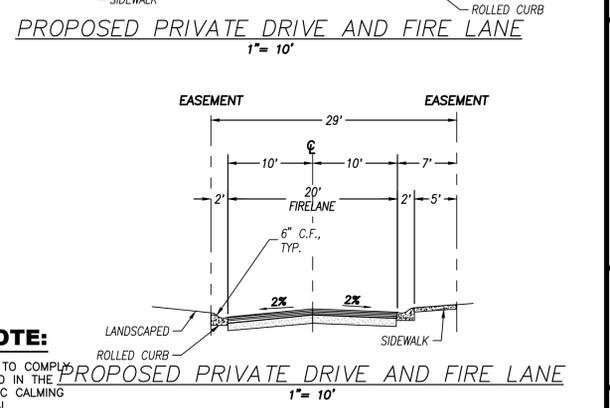
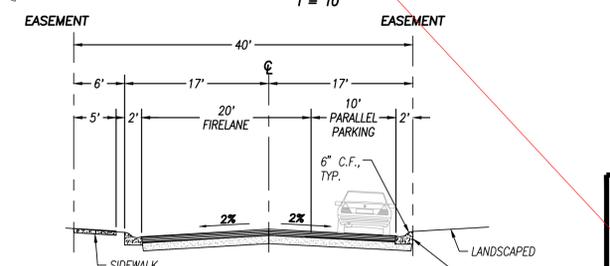
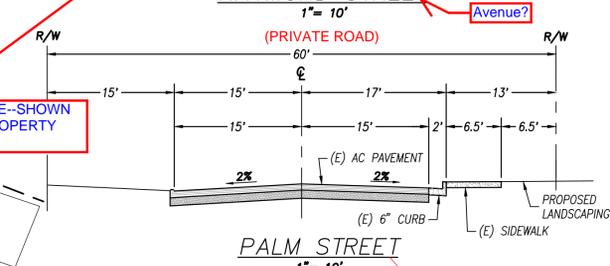
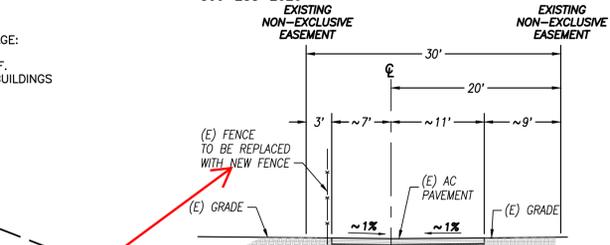
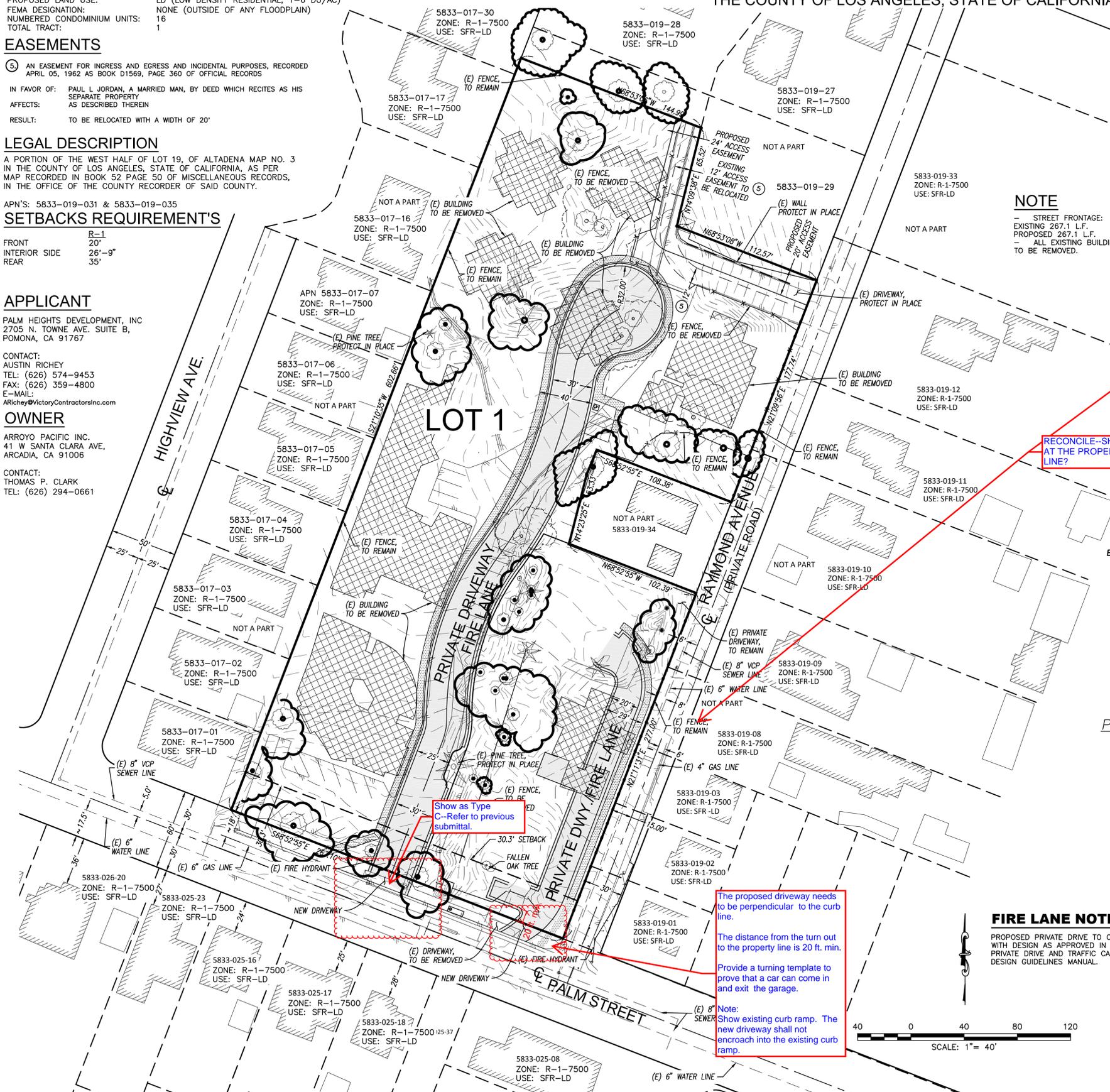
183/205 E. PALM AVENUE
 ALTADENA, CA

APN: 5833-019-31, 35

REVISIONS

| NO | DESCRIPTION | BY | APPROVED | DATE |
|----|-------------|----|----------|------|
| | | | | |
| | | | | |

| | | | | |
|---|--------------------------------|----------|----------|---------------|
| PREPARED FOR: | PALM HEIGHTS DEVELOPMENT, INC. | | | |
| DRAWN BY: | MR | SCALE: | 1" = 40' | SHEET: 1 OF 1 |
| CHECKED BY: | EB | JOB NO.: | 133923 | 1 |
| DISREGARD PRINTS BEARING EARLIER REVISION DATES | 12-29-15 | | | |



FIRE LANE NOTE:

PROPOSED PRIVATE DRIVE TO COMPLY WITH DESIGN AS APPROVED IN THE PRIVATE DRIVE AND TRAFFIC CALMING DESIGN GUIDELINES MANUAL.

The proposed driveway needs to be perpendicular to the curb line.

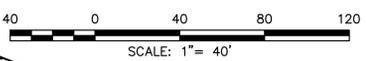
The distance from the turn out to the property line is 20 ft. min.

Provide a turning template to prove that a car can come in and exit the garage.

Note: Show existing curb ramp. The new driveway shall not encroach into the existing curb ramp.



12/29/15



ROAD

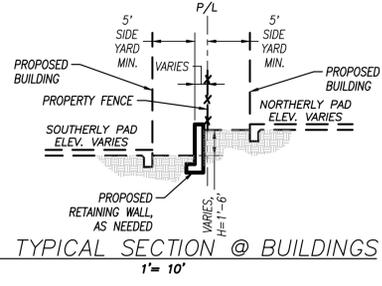
EXHIBIT A

16 - UNITS
183/205 E. PALM AVENUE ALTADENA, CA

RECEIVED
DEPT OF REGIONAL PLANNING
TR072939 EXHIBIT
DATE: 30 DEC 2015

| OAK TREE SUMMARY | | | | |
|------------------|--------|-----------------|-----------|---------------------|
| OVERALL | EXEMPT | REPORT EFFECTED | NET TOTAL | |
| SITE TOTAL | <8" | PROTECT | REMOVE | OAK TREE'S EFFECTED |
| 41 | 2 | 30 | 7 | 37 |

NOTE: FOUR OFFSITE OAK TREES.



PROPOSED GRADING

| | |
|--------------------|--------|
| CUT (CUBIC YARDS) | 15,000 |
| FILL (CUBIC YARDS) | 15,000 |
| NET | 0 |

NO PROJECTED IMPORT OR EXPORT

PLANS SUMMARY

| | |
|--------|----|
| PLAN 1 | 5 |
| PLAN 2 | 8 |
| PLAN 3 | 2 |
| PLAN 4 | 1 |
| TOTAL | 16 |

PROJECT AREAS:

| | |
|----------------------|--------------|
| TOTAL SITE: | 144,425 S.F. |
| 20' ACCESS EASEMENT: | 4,076 S.F. |
| NET LOT AREA: | 140,349 S.F. |

FLOOR AREA

| PLAN | QTY. | AREA (SQ.FT.) |
|------------------|------|---------------|
| 1 | 5 | 12,100 |
| 2 | 5 | 13,800 |
| 3 | 2 | 5,816 |
| 4 | 4 | 9,872 |
| TOTAL FLOOR AREA | | 41,588 |

FLOOR COVERAGE CALCULATION

| LOT AREA | FLOOR AREA | FLOOR COVERAGE RATIO |
|----------|------------|----------------------|
| 140,349 | 41,588 | 29.6% |

BUILDING FLOOR INCLUDES 2ND FLOOR OF AREA

LOT COVERAGE

| AREA | AREA (SQ.FT.) | COVERAGE % |
|-----------|---------------|------------|
| BLDG | 29,954 | 20.7% |
| LANDSCAPE | 73,026 | 50.6% |
| HARDSCAPE | 31,573 | 21.9% |
| EASEMENT | 9,872 | 6.8% |
| TOTAL | 144,425 | 100% |

- BUILDING FLOOR DOES NOT INCLUDE 2ND FLOOR.
- HARDSCAPE INCLUDES ALL CONCRETE AND ASPHALT AREAS.

PROPERTY WIDTH:

PROPERTY WIDTH VARIES FROM 267.1' TO 144.9'. THE AVERAGE WIDTH IS: 240.0'

SIDE YARD SETBACK

SIDE YARD SETBACK IS BASED ON 10% OF AVERAGE WIDTH OF 240'. SIDE YARD SET BACK IS: 24.0'

ARCHITECTURAL PLAN NOTE

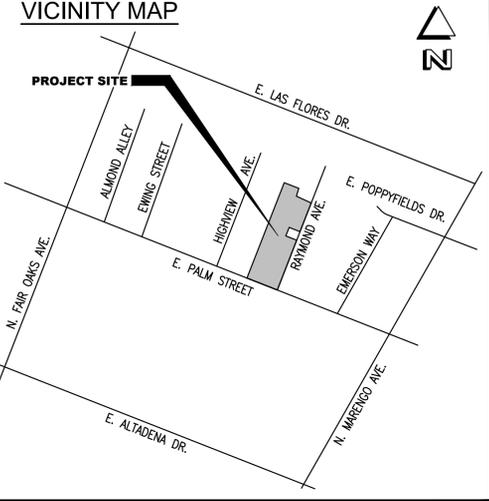
SEE ARCHITECTURAL PLANS A-2 THROUGH A-4.2 TO GET FULL DIMENSIONS, AREA AND DETAILS REGARDING FLOOR PLANS.

PROJECT INFORMATION

| | |
|-----------------------------|---|
| GROSS ACREAGE: | 144,425 SF/3.31 AC |
| 20' ACCESS EASEMENT: | 4,076 SF/0.09 AC |
| NET LOT AREA: | 140,349 SF/3.22 AC |
| EXISTING ZONING: | R-1-7500 |
| PROPOSED ZONING: | R-1-7500 |
| SURROUNDING ZONING: | R-1-7500 |
| EXISTING LAND USE CATEGORY: | LD (LOW DENSITY RESIDENTIAL, 1-6 DU/AC) |
| PROPOSED LAND USE CATEGORY: | LD (LOW DENSITY RESIDENTIAL, 1-6 DU/AC) |
| FEMA DESIGNATION: | NONE (OUTSIDE OF ANY FLOODPLAIN) |
| NUMBERED CONDOMINIUM UNITS: | 16 |
| TOTAL TRACT: | 1 |



ROAD



NOTE

- STREET FRONTAGE: EXISTING 267.1 L.F. PROPOSED 267.1 L.F.
- ALL EXISTING BUILDINGS TO BE REMOVED.

LEGEND

- AC ASPHALTIC CONCRETE SURFACE
- CB STORM DRAIN CATCH BASIN
- (E) EXISTING
- R RADIUS
- EXISTING TREE TO BE REMOVED
- PROTECTED ZONE
- EXISTING TREE TO REMAIN PROTECTED IN PLACE
- EXISTING STRUCTURES (OFF SITE)
- PROPOSED MEANDERING PEDESTRIAN WALKWAY/SIDEWALK
- PROPOSED STREET (AC PAVING)
- PROPOSED 24'x10' STREET PARKING
- PROPOSED 20' WIDE FIRE LANE
- PROPERTY LINE
- FENCE
- REM REMOVE EXISTING TREE
- SF SQUARE FEET
- S/W SIDEWALK

Tentative map and exhibit map need to show the same improvements except building foot-prints shown on exhibit map (TYP)

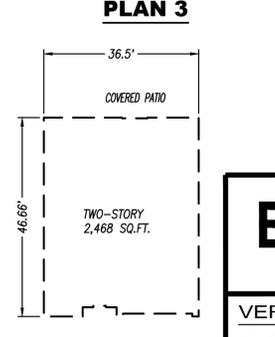
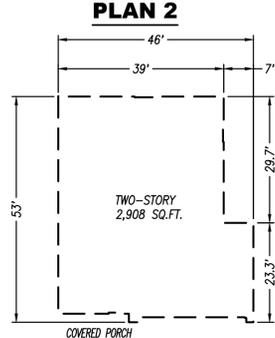
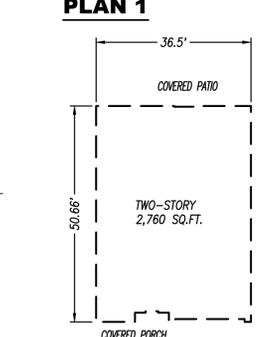
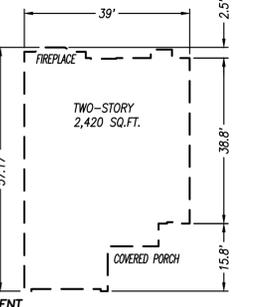
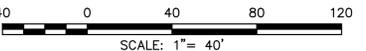
PRIVATE DRIVE AND FIRE LANE
1" = 10'

PRIVATE DRIVE AND FIRE LANE
1" = 10'

FRONT YARD CALCULATION

| HOUSES SAMPLED | HOUSES | | | | | | TOTAL FRONT YARD DISTANCE | AVERAGE FRONT YARD LENGTH |
|----------------|--------|-----|-----|-----|-----|-----|---------------------------|---------------------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | | |
| 6 | 41' | 36' | 27' | 24' | 25' | 28' | 181' | 30.17' |

NOTE: ALL SIX HOUSES SHOWN ON MAP.



ARCHITECTURAL PLAN NOTE

SEE ARCHITECTURAL PLANS A-2 THROUGH A-4.2 TO GET FULL DIMENSIONS, AREA AND DETAILS REGARDING FLOOR PLANS.

BONADIMAN TEL. (909) 885-3806
224 NORTH ARDENWOOD AVE. SAN BERNARDINO, CA 92408
JOSEPH E. BONADIMAN & ASSOCIATES, INC. ENGINEERS - G.I.S. - SURVEYING - PLANNING
FAX (909) 391-1721 www.bonadiman.com

VERTICAL DATUM

BENCH MARK: DESCRIBED BY LA COUNTY CA 1968 1.8 MI E FROM DEVILS GATE RESERVOIR ALTADENA 1.8 MI E OF THE DEVILS GATE RESERVOIR, ALTADENA DRIVE AND MARENGO AVE. AT THE NE CORNER, 49.2' E OF THE CENTER OF MARENGO AVE, 21.5' N OF THE CENTER OF ALTADENA DR, 6.5' SE OF CP. SET IN TEH TOP OF THE CURB, 8' W OF THE W EDGE OF A CONCRETE CATCH BASIN, TOP OF CURB CHISELED AE 289

VERTICAL DATUM NGVD 29
ELEVATION 1345.02

HORIZONTAL DATUM

BASIS OF BEARINGS: CENTERLINE OF PALM AVENUE, BEING N 69°00'25"W, AS SHOWN ON PARCEL MAP No. 6910 P.M.B. 76, PAGE 68.

EXHIBIT A
183/205 E. PALM AVENUE
ALTADENA, CA
APN: 5833-019-31, 35

| REVISIONS | | | | |
|-----------|-------------|----|----------|------|
| NO | DESCRIPTION | BY | APPROVED | DATE |
| | | | | |

| | | | | |
|---|--------------------------------|---------|----------|---------------|
| PREPARED FOR: | PALM HEIGHTS DEVELOPMENT, INC. | | | |
| DRAWN BY: | MR | SCALE: | 1" = 40' | SHEET: 1 OF 1 |
| CHECKED BY: | EB | JOB NO: | 133923 | 1 |
| DISREGARD PRINTS BEARING EARLIER REVISION DATES | 12-29-15 | | | |

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 the sewer area study PC 12286AS 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.
2. As previously requested, a revised tentative map is required to show the following item:
 - a. Label existing sewer main lines to serve the proposed development with the PC or CI number.
3. As previously requested, a revised exhibit map is required to show the following item:
 - a. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.


Prepared by Teni Mardirosian
tr79239s-rev2.doc

Phone (626) 458-4910

Date 01-19-2016

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. As previously requested, provide a "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 unit.
2. As previously requested, a revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Show how the on-site proposed development is to be served by existing public water and call out the proposed points of connection.



Prepared by Tony Khalkhali
tr72939s-rev2.doc

Phone (626) 458-4921

Date 01-21-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072939 (Rev.)

Page 1/1

TENTATIVE MAP DATED 12-30-2015
EXHIBIT "A" DATED 12-30-2015

- 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
tr72939L-rev2.doc
<http://planning.lacounty.gov/case/view/r2014-01586/>

Phone (626) 458-3126

Date 01-27-2016

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. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the tract submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., 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.
13. A final tract 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 to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final TRACT is filed with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$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 Maps, Vesting Tentative Tract 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 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 01-27-2016

tr72939L-rev2.doc
<http://planning.lacounty.gov/case/view/r2014-01586/>

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

| | | | | | |
|---------------------------------------|------------------------|---------------------|--|--------------|--|
| Tentative Tract Map | 72939 | Tentative Map Dated | 12/30/15 | Parent Tract | |
| Grading By Subdivider? [Y] (Y or N) | 15,000 yd ³ | Location | Altadena | APN | |
| Geologist | --- | Subdivider | Arroyo Pacific Inc. | | |
| Soils Engineer | --- | Engineer/Arch. | Joseph E. Bonadiman & Associates, Inc. | | |

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: _____

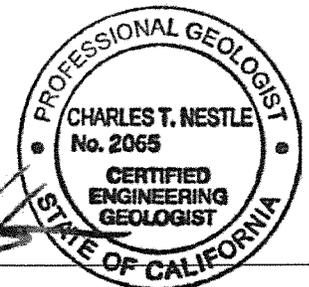
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- S1. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report 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>.

Prepared by



PRELIMINARY CONDITIONS:

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

1. Construct driveway approaches on E. Palm Street to the satisfaction of Public Works.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on E. Palm Street, to the satisfaction of Public Works.
3. Plant street trees along the property frontage on E. Palm Street to the satisfaction of Public Works.
4. Provide street lights on concrete poles with underground wiring along the property frontage on Palm Street and "A" Street to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed utilities plans to Public Works for processing and approval.

Upon tentative map approval, the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner/developer 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/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHTING TRANSFER OF BILLING:

All required street lights in the project must be constructed according to Public Works approved plans. The owner/developer shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided all required street lights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.



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 72939

MAP DATE: December 30, 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. The cul-de-sac design turnaround at the end of the private driveway accessing Units 1-13 shall be labeled as "Private Driveway and Fire Lane" and connect to the already designated fire lane. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
2. The Private Driveway and Fire Lane accessing Units 14-16 shall be realigned to be perpendicular to Palm Street. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
3. Submit a fire flow availability from, FORM 195, to our office for the closest existing public fire hydrant(s) located to the lot frontage on Palm Street. Compliance required prior to Tentative Map clearance.
4. The required fire flow for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
5. Install **TBD** public fire hydrant(s) within this development. Exact location will be determined prior to building to Tentative Map clearance.

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.

Reviewed by: Juan Padilla

Date: January 26, 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 72939

MAP DATE: December 30, 2015

3. The 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 private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
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. 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.
7. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be places 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.
2. The on-site private driveways 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.



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 72939

MAP DATE: December 30, 2015

3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. The design of the Fire Department turnaround will be reviewed and accepted during the Fire Department review of the architectural plan prior to building permit issuance.
4. Any change of direction within a private driveway 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. Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet, 26 feet fire lane width is required for commercial and high density residential buildings. Clearly depict the parking stalls and required fire lanes on the final design plans.
6. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
7. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
8. 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 **12.0** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
9. 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.
10. 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.
11. An approved automatic fire sprinkler system is required for all proposed buildings within this development. Submit design plan to the Fire Department.

Reviewed by: Juan Padilla

Date: January 26, 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 72939

MAP DATE: December 30, 2015

-
12. 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.
 13. The 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.
 14. The proposed 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 # | 72939 | DRP Map Date: | 12/30/2015 | SCM Date: | 02/04/2016 | Report Date: | 01/26/2016 |
| Park Planning Area # | 40 | | ALTADENA | | | 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: | 0.14 |
| IN-LIEU FEES: | \$53,923 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$53,923 in-lieu fees.

Trails:

No trails.

Comments:

***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 # | 72939 | DRP Map Date: | 12/30/2015 | SMC Date: | 02/04/2016 | Report Date: | 01/26/2016 |
| Park Planning Area # | 40 | | ALTADENA | | | 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 | 2.93 | 0.0030 | 16 | 0.14 |
| M.F. < 5 Units | 1.88 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.39 | 0.0030 | 0 | 0.00 |
| Mobile Units | 1.86 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| Total Acre Obligation = | | | | 0.14 |

Park Planning Area = **40 ALTADENA**

| Ratio | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 0.14 | \$385,166 | \$53,923 |

| 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 |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 0.14 | 0.00 | 0.00 | 0.14 | \$385,166 | \$53,923 |



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

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
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Michael D. Antonovich
Fifth District

January 22, 2016

Tentative Tract Map No. 072939

Vicinity: Altadena

Tentative Tract Map Date: December 30, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 072939** based on the use of public water (Lincoln Avenue Water Company) 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 recommendation of approval of the tentative tract map.

Prepared by:

MICHELLE TSIEBOS, REHS, MPA, DPA
Chief Environmental Health Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5380 • FAX (626) 813-3016

(M.T)