



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

SUBDIVISION COMMITTEE REPORT

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

OWNER / APPLICANT

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

MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
4/13/16	5/12/16	5/19/16

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.

CUP: A request to exceed the maximum gross structural area and lot coverage; and grading exceeding 2,500 cubic yards.

MAP STAGE

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

MAP STATUS

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

LOCATION

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 "A" 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 gross structural area/floor area and lot coverage? The Burden of Proof provides La Vina and the Estates as examples. La Vina is located within a Specific Plan and developed as fee lots. The Estates are located more than 4 miles away from the subject property and within the City of Pasadena. In addition, provide a burden of proof for exceeding the maximum 2,500 cubic yards of grading per the CSD.
2. There is a discrepancy with the easement information provided on the Exhibit "A". "Project Area" lists 4,076 sq. ft. of the access easement. The lot coverage table lists 9,872 sq. ft. of easement. Clarify the discrepancy.
3. Provide the dimensions for the proposed guest parking spaces.
4. Section A-A states "5' side yard min." A minimum 24 ft. side yard setback is required. Where is Section A-A?
5. Under the Oak Tree Summary, clarify whether the off-site oak trees are "to remain" or "to be removed."
6. For the proposed residences along Raymond Avenue, are you proposing any additional plantings/landscaping?
7. As previously requested, provide copies of all recorded easement documents.
8. There are inconsistencies between the tentative map and the exhibit map. For example, "wall protect in place" is depicted within the proposed 20 ft. access easement. "(E) Fence to Remain" is located within the proposed community garden. Clarify the discrepancies. Ensure to provide the height information for all existing and proposed fences, walls, etc. Are you proposing any walls or fences around the community garden?

9. As previously requested, provide the floor areas of all existing structures.
10. As previously requested, provide one set of conceptual landscaping/open space exhibit with the calculations of the open space/landscaping areas. Ensure to include all existing trees (e.g., oak, pine, eucalyptus, etc.) on the open space/landscaping plans.
11. With regard to the oak tree report, the table needs to include information about encroachments; and a clear statement of the number of removals and encroachments for the project. The table should provide a summary of ALL proposed impacts – including removals and encroachments. In addition, the valuation should include trees that are proposed for encroachments. The valuation needs to be performed for every oak tree on the project site and every oak tree off-site proposed to be encroached/removed.
12. The subject property is located within the Altadena Community Standards District (CSD), and subject to all guidelines and standards of the CSD.
13. 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.
14. 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.
15. 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.
16. As previously mentioned, ensure all information is consistent and accurate.
17. 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. Delete "Map" from "Tentative Tract Map Number 072939" to label it as "Tentative Tract Number 072939".
 - b. As previously requested, label the existing private street easement on Raymond Avenue, along the property frontage, as "to remain".
 - c. The existing wall in the vicinity along the northeasterly property line adjacent to APN 5833-019-029 needs to be removed since it is in the middle of the driveway.
 - d. Please label the width of the driveway adjacent to APN 5833-019-029.
 - e. Please clarify the meaning of "Protect in Place". Is there a difference between "Protect in Place" and "To Remain"? Please explain.
 - f. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - g. Please see attached Road review sheet and checked print for comments and requirements.

- h. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
 - i. 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. Delete "Map" from "Tentative Tract Map Number 072939" to label it as "Tentative Tract Number 072939".
 - b. As previously requested, label the existing private street easement on Raymond Avenue, along the property frontage, as "to remain".
 - c. The existing wall in the vicinity along the northeasterly property line adjacent to APN 5833-019-029 needs to be removed since it is in the middle of the driveway.
 - d. Please label the width of the driveway adjacent to APN 5833-019-029.
 - e. Please clarify the meaning of "Protect in Place". Is there a difference between "Protect in Place" and "To Remain"? Please explain.
 - f. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - g. Please see attached Road review sheet and checked print for comments and requirements.
 - h. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
 - i. Please see attached Water review sheet (Comment 2) for comments and requirements.

+10



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 05-11-2016

tr72939L-rev3.doc

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

TENTATIVE MAP DATED 04-13-2016
EXHIBIT MAP DATED 04-13-2016

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. A revised tentative map is required to show the following additional items:
 - a. Latest updated County benchmark information.
2. Approval of the latest drainage concept/hydrology/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division. In case of requiring above ground basin for the LID, it must be shown on the tentative map. On the tentative map, show the location, size and dimensions, and setback from structures.

Name Nazem Said  Date 4-27-2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072939\GP 072939\2016-01-04 TTR 072939 SUBMITTAL

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. A revised tentative map is required to show the following items:
 - a. Label existing sewer main line on Raymond Avenue with the PC or CI number (previously requested).
 - b. Revise the label for proposed onsite sewer line to read "Proposed 8" Sewer Main Line"; this line is currently labeled as "Proposed Sewer Service".
3. A revised exhibit map is required to show the following item:
 - a. Show how the proposed development specifically units 14 through 16 is to be served by public sewer and call out the proposed points of connection to the existing public sewer system (previously requested).
 - b. Revise the label for proposed onsite sewer line to read "Proposed 8" Sewer Main Line"; this line is currently labeled as "Proposed Sewer Service".
 - c. Label existing sewer main line on Raymond Avenue with the PC or CI number (previously requested).



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.

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

Page 1/1

TENTATIVE MAP DATED 04-13-2016
EXHIBIT MAP DATED 04-13-2016

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:

A revised tentative map and exhibit map are required. See additional road comments as shown in the attached files (2016-05-10 TR72939r 4th 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-rev3



Phone (626) 458-4921

Date 05-10-2016

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, 1982 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'

RAYMOND NON-EXCLUSIVE EASEMENT

AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1928 AS BOOK 7114, PAGE 251 OF OFFICIAL RECORDS
 IN FAVOR OF: IDA BATALLE AND ELIZABETH LANDIS AND EDYTH TAYLOR AND TO THE RECORD OWNERS OF THE LAND HERINAFTER DESCRIBED.
 AFFECTS: AS DESCRIBED THEREIN
 RESULT: WESTERLY THIRTY FEET OF THE EAST HALF

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

FRONT: R-1 30.17'
 INTERIOR SIDE: 24'
 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

MAJOR LAND DIVISION

TENTATIVE TRACT MAP NUMBER 072939

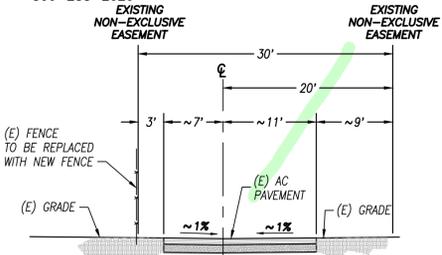
(FOR CONDOMINIUM PURPOSES)
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

UTILITY INFORMATION

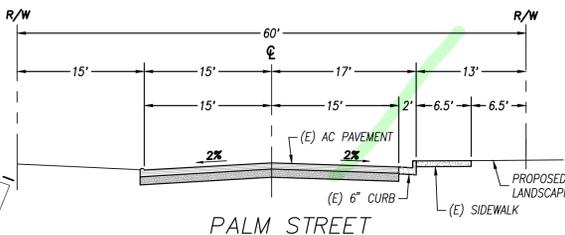
WATER: LINCOLN AVENUE WATER DISTRICT
 564 WEST HARRIET ST. ALTADENA CA 91001
 626-798-9101
 TRASH: ATHENS SERVICES
 14048 E VALLEY, LA PUENTE CA 91746
 626-336-3636
 GAS: SOUTHERN CALIFORNIA GAS
 555 W 5TH STREET, LOS ANGELES, CA
 213-244-1200
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 2244 WALNUT GROVE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

NOTE

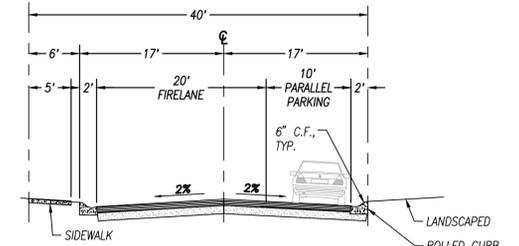
- STREET FRONTAGE: EXISTING 267.1 L.F. PROPOSED 267.1 L.F.
 - ALL EXISTING BUILDINGS TO BE REMOVED.
 - ALL WALLS TO BE REMOVED UNLESS OTHERWISE NOTED.



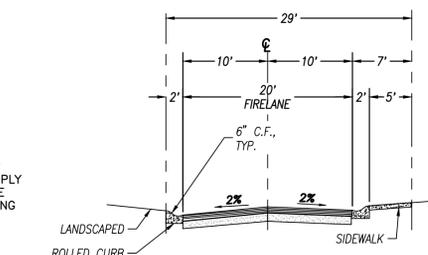
RAYMOND AVENUE
1" = 10'



PALM STREET
1" = 10'



PROPOSED PRIVATE DRIVE AND FIRE LANE
1" = 10'

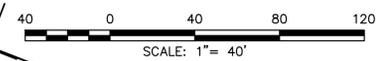


PROPOSED PRIVATE DRIVE AND FIRE LANE
1" = 10'

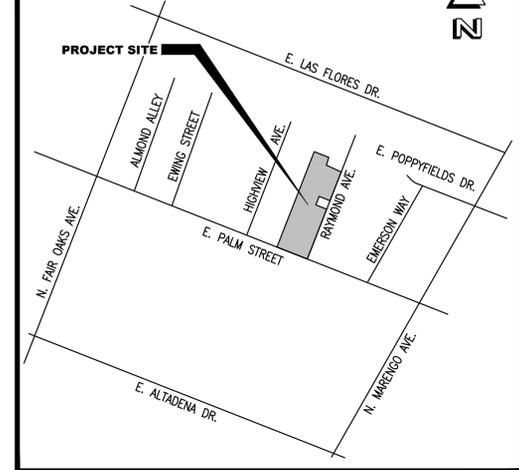
FIRE LANE NOTE:

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

As previously requested:
 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.



VICINITY MAP



ABBREVIATIONS/LEGEND

- AC ASPHALTIC CONCRETE SURFACE
- CB STORM DRAIN CATCH BASIN
- (E) EXISTING
- R RADIUS
- REM REMOVE EXISTING TREE
- RET RETAINING
- 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: COUNTY BENCHMARK 11206 IN CATCH BASIN AT SOUT END OF CATCH BASIN 23 FEET NORTH OF BEGINNING OF CURVE RADIUS AT NORTH EAST CORNER OF ALTADENA DRIVE AND MARANGO AVE. MARKED 24-23D

VERTICAL DATUM NGVD 29
 ELEVATION 1349.02

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 STREET
 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	04-12-16			



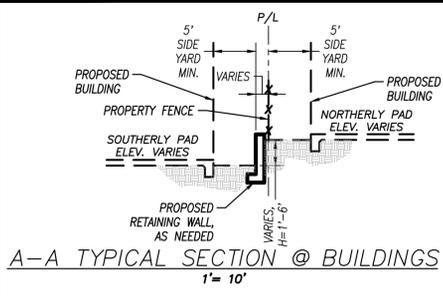
ROAD

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 EXHIBIT "A"

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.

RECEIVED
DEPT OF REGIONAL PLANNING
TR072939 EXHIBIT
13 APR 2016



PROPOSED GRADING

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

NO PROJECTED IMPORT OR EXPORT

PLANS SUMMARY

PLAN 1	4
PLAN 2	7
PLAN 3	2
PLAN 4	3
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	4	9,632
2	7	19,194
3	2	5,868
4	3	7,788
TOTAL FLOOR AREA		42,482

FLOOR COVERAGE CALCULATION

LOT AREA	FLOOR AREA	FLOOR COVERAGE RATIO
140,349	42,482	30.3%

BUILDING FLOOR INCLUDES 2ND FLOOR OF AREA

LOT COVERAGE

AREA	AREA (SQ.FT.)	COVERAGE %
BLDG	30,255	20.9%
LANDSCAPE	72,725	50.4%
HARDSCAPE	31,573	21.9%
EASEMENT	9,872	6.8%
TOTAL	144,425	100%

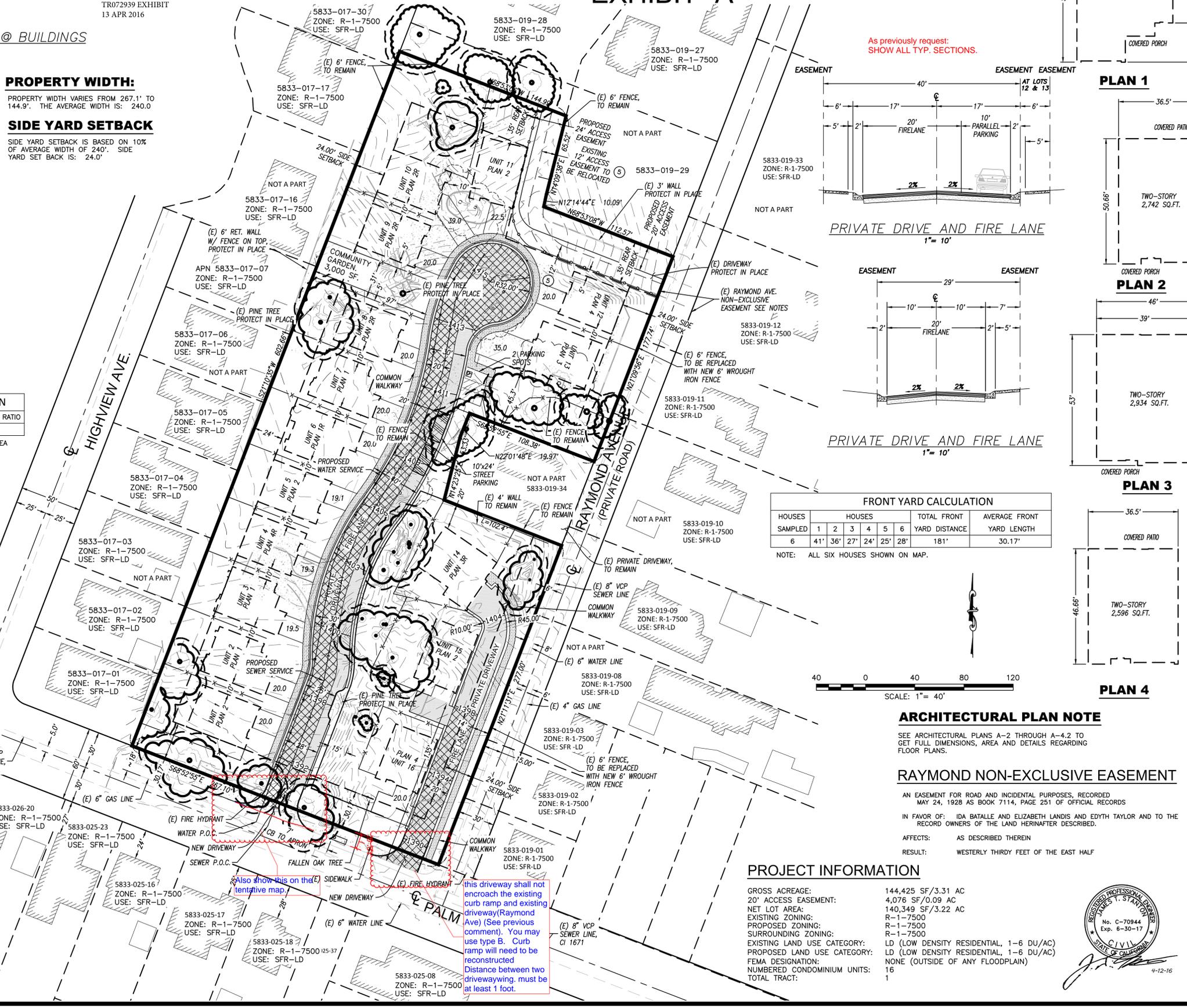
- BUILDING FLOOR DOES NOT INCLUDE 2ND FLOOR.
- HARDSCAPE INCLUDES ALL CONCRETE AND ASPHALT AREAS.

PROPERTY WIDTH:

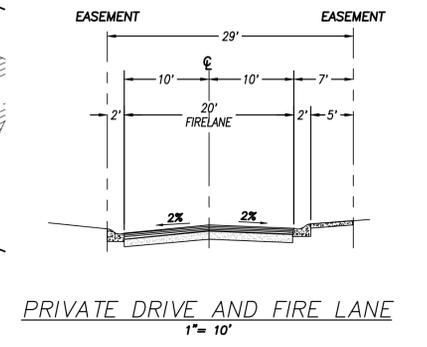
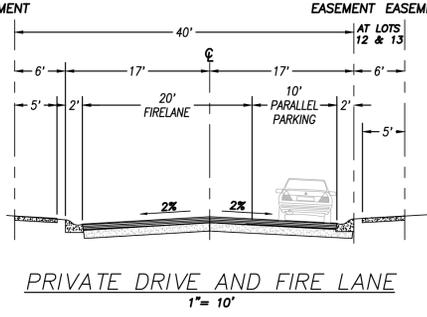
PROPERTY WIDTH VARIES FROM 267.1' TO 144.9'. THE AVERAGE WIDTH IS: 240.0'

SIDE YARD SETBACK

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



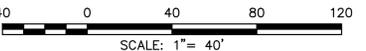
As previously request:
SHOW ALL TYP. SECTIONS.



FRONT YARD CALCULATION

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

NOTE: ALL SIX HOUSES SHOWN ON MAP.



ARCHITECTURAL PLAN NOTE

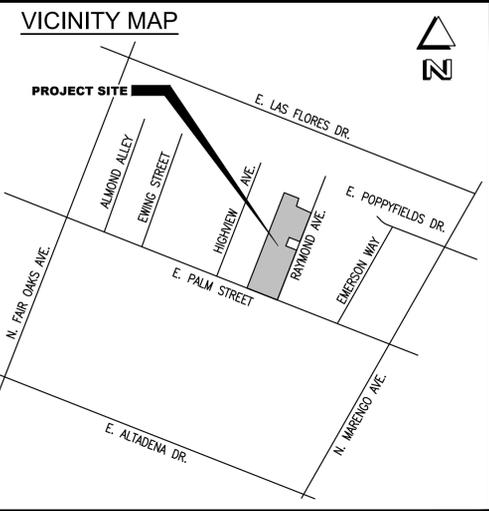
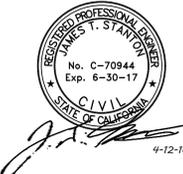
SEE ARCHITECTURAL PLANS A-2 THROUGH A-4.2 TO GET FULL DIMENSIONS, AREA AND DETAILS REGARDING FLOOR PLANS.

RAYMOND NON-EXCLUSIVE EASEMENT

AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1928 AS BOOK 7114, PAGE 251 OF OFFICIAL RECORDS
IN FAVOR OF: IDA BATALLE AND ELIZABETH LANDIS AND EDITH TAYLOR AND TO THE RECORD OWNERS OF THE LAND HERINAFTER DESCRIBED.
AFFECTS: AS DESCRIBED THEREIN
RESULT: WESTERLY THIRTY FEET OF THE EAST HALF

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



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
- P.O.C. POINT OF CONNECTION
- 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
- R RADIUS
- REM REMOVE EXISTING TREE
- SF SQUARE FEET
- S/W SIDEWALK

CONDITIONAL USE PERMIT NO. 201400179

BONADIMAN TEL. (909) 885-3806
224 NORTH ARROWHEAD 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: COUNTY BENCHMARK 11206 IN CATCH BASIN AT SOUT END OF CATCH BASIN 23 FEET NORTH OF BEGINNING OF CURVE RADIUS AT NORTH EAST CORNER OF ALTADENA DRIVE AND MARANO AVE. MARKED 24-23D
VERTICAL DATUM NGVD 29
ELEVATION 1349.02
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 STREET
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'
CHECKED BY: EB JOB NO: 133923 SHEET: 1 OF 1
DISREGARD PRINTS BEARING EARLIER REVISION DATES 04-12-16

ROAD

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

Page 1/1

TENTATIVE MAP DATED 04-13-2016
EXHIBIT "A" DATED 04-13-2016

- 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-rev3.doc
<http://planning.lacounty.gov/case/view/r2014-01586/>

Phone (626) 458-3126

Date 05-11-2016

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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Tentative Tract Map	72939	Tentative Map Dated	4/13/16 (Rev.)	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: -----

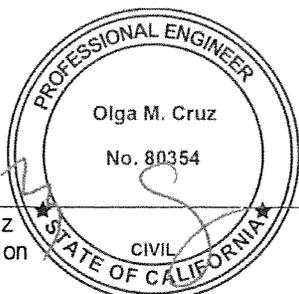
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

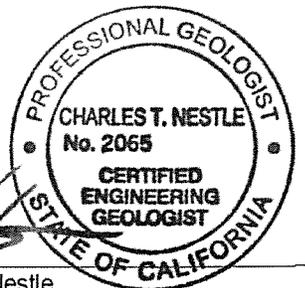
- S1. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by


 Olga Cruz
 Soils Section




 Charles Nestle
 Geology Section



Date 5/3/16

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: April 13, 2016

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. Clarify the proposed access easements to the adjacent northerly property, APN 5833-019-028. There seem to be obstructions to remain within such easements
2. 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.
3. 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.
4. 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.
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.



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: April 13, 2016

-
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.
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.

Reviewed by: Juan Padilla

Date: May 11, 2016



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: April 13, 2016

-
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 **1250** 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.
 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.



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: April 13, 2016

-
13. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 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:	04/13/2016	SCM Date:	05/19/2016	Report Date:	05/10/2016
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:	04/13/2016	SMC Date:	05/19/2016	Report Date:	05/10/2016
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)eople 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

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May 9, 2016

Tentative Tract Map No. 072939

Vicinity: Altadena

Tentative Tract Map Date: April 13, 2016

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 as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

V.C.
VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
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