
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	Sheela Mathai (213) 351-5121 smathai@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626)430-430-5382 mtsiebos@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. Redesign to reduce oak tree removals and encroachments into the oak tree protected zones. Redesign to meet the guidelines and standards of the Altadena Community Standards District. Please read below for further details.*

Tentative Map:

1. Clearly depict all existing and proposed easements on the tentative map. Ensure to provide the width, length, and area of the existing and proposed easements. Provide the recorded document ID number under the Easement information section. Provide a copy of the easement documents.
2. Clearly indicate whether the existing structures/buildings will be demolished or remain.
3. The side yard setback should not be depicted on the tentative map. Remove the side yard setback depiction on the tentative map.
4. The ~~%Note~~+section of the maps and exhibits states that ~~%only~~ trees exceeding 8+in tree trunk diameter are shown.+ Clearly depict all oak trees (on-site, off-site, and trees with less than 8+ in trunk diameter) and their protected zones. Ensure to provide the oak tree diameter information.
5. Clearly indicate which oak tree is proposed to be removed, encroached, or remain.
6. A tree outline located near oak tree #7 is depicted on the tentative map and condominium exhibit, but not on the oak tree exhibit. Clarify the discrepancy.
7. Show all existing fences/walls. Indicate whether the existing fences/walls will be demolished or remain. Ensure to provide the height and material type of the fences/walls.
8. A sign is depicted on the tentative map. Is this an existing or proposed sign? If this is an existing sign, clarify whether this sign is proposed to remain or be demolished? If this is a proposed sign, depict this on the condo exhibit and not on the tentative map. Signs shall be subject to the sign ordinance provisions.
9. Ensure the cross sections are drawn to scale.
10. It seems all of the oak trees are proposed to be removed or encroached upon without any effort to save or lessen the impacts to the oak trees. Redesign to reduce the number of oak

tree removals/encroachments.

11. The maximum number of units shall be based on the net area after excluding the highway dedication and easements.
12. The subject property is located within the Altadena Community Standards District (CSD), and subject to all guidelines and standards of the CSD.

Exhibit Map:

13. Clearly show the proposed building footprints and common area improvements (e.g., tot lot, community garden, guest parking spaces, etc.) on the Exhibit Map. Remove depictions of the existing buildings proposed to be demolished.
14. Ensure all common pedestrian walkways are depicted. Depiction of street tree plantings is also recommended but not required until the final map stage.
15. Clarify the purpose for the retaining walls.
16. What type of sign is proposed? Signs are subject to the guidelines and standards of the sign ordinance.
17. Based on 18 residential units, five guest parking spaces are required. One of the five guest parkings shall be ADA van accessible. Ensure each parking space meets the minimum parking standards. Provide the parking space dimensions.
18. The parking space depictions are not legible. Clearly depict the required guest parking spaces. Each parking space shall have a minimum 26 feet vehicular backup space. Clearly show the backup space area.
19. The loading area (minimum 8 ft. in width) for the ADA van accessible shall be located on the passenger side. Ensure the van accessible meets the minimum four feet walkway requirement.
20. The proposed tot lot is not clearly depicted on the exhibit map.
21. The proposed tot area's proximity to the guest parking spaces doesn't seem safe. Are you proposing any type of fencing or other safety measures around the tot area?
22. The proposed project is subject to all guidelines and standards of the CSD. Based on the lot area, a minimum rear yard setback of 35 feet is required. A community garden area is depicted within the rear yard setback. Are you proposing any structures (e.g., storage sheds, etc.)? Any proposed structures/buildings will be subject to the L.A. County Code Section, 22.48.150 (Accessory structures and equipment--Location and types permitted) and CSD standards.
23. Based on the lot width, a side yard setback of minimum 26 feet 9 inches is required. A five-yard side yard setback is depicted on the exhibit map. Redesign to comply.
24. Unit numbers 9 and 10 encroach into the side yard setback, and unit numbers 16 and 18 may potentially encroach into the side yard setback. Redesign to comply with the side yard setback requirement.
25. Provide the front yard calculations. Per the CSD, the front yard is based on the average depth of all residentially-zoned front yards on same side of street, on same block.
26. Provide the floor area and lot coverage calculations.
27. Ensure the cross sections are drawn to scale.
28. Ensure to depict the oak tree protected zones on the exhibit.
29. Clarify/label the depiction around the two oak trees (oak tree #10 and #11) on the exhibit. This

depiction is not shown on the map or on the oak tree exhibit. Clarify the discrepancy.

30. The floor area of the three types of residential plans are inconsistent on the condominium exhibit and architectural/floor plans. For example, Plan 1 is shown with a floor area of 2,420 sq. ft. on the condo exhibit but depicted with 2,408 sq. ft. on the floor plans. Clarify the discrepancies, and ensure all depictions are consistent and drawn to scale.
31. Since the CSD compliance exhibit and the condominium exhibit have been combined, CSD compliance (e.g., front yard analysis, floor area and lot coverage calculations, etc.) shall be depicted/shown on the condominium exhibit.

Oak Tree Permit:

32. The arborist report shall include the current health/status of each tree and the proposed status (e.g., removal, encroachment, to remain, etc.) of each tree (including the off-site trees and trees with less than 8+in trunk diameter). The arborist report only lists the nine trees proposed to be transplanted. The oak tree list is provided on the oak tree exhibit but not in the arborist report. Please be advised that any oak tree removal is considered a removal and subject to the mitigation measure. Oak trees proposed to be transplanted will be subject to the mitigation measure. Provide an updated/revised oak tree/arborist report.
33. The oak tree chart on the oak tree exhibit shall include the off-site oak trees.
34. Oak trees shall be numbered and correspond to the trees listed in the arborist report and on the exhibit. Clearly depict/indicate which oak tree is to be removed, encroached, or remain.
35. A tree outline is depicted/shown on the tentative/exhibit maps (located near oak tree #7), but not depicted on the oak tree exhibit. Clarify the discrepancy.
36. Ensure the oak trees information on the maps, exhibits, and arborist reports are consistent.
37. Clearly depict all oak trees and their protected zones. Ensure to provide the oak tree diameter/trunk information.
38. It seems all of the oak trees on the subject property will be either removed or encroached. Redesign to reduce the number of removals and encroachments of oak trees.

Environmental Determination:

39. Additional studies or reports may be required after the initial review of the environmental assessment.
40. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Community Standards District:

41. The proposed project is subject to all guidelines and standards of the CSD.
42. Instead of providing a separate CSD exhibit, the information required for the CSD exhibit may be depicted on the %condo exhibit+. Ensure to provide the front yard analysis, floor area and lot coverage calculations, etc. per the CSD.
43. 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 request (e.g., examples of properties that exceed the maximum 9000 sq. ft. floor area coverage).

Healthy Design Ordinance (%HDO+):

44. 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.

Administrative/Other:

45. Provide a clear project description (e.g., one multi-family lot with 18 detached condominium units, etc.). Application states 18 residential lots with a remainder ~~lot~~+lot/community garden.
46. The application includes a conditional use permit for ~~lot~~density-controlled development.+ This is not a density-controlled development. Revise the application to clearly reflect the proposed project and requested entitlements.
47. Ensure all information is consistent and accurate.
48. Provide copies of all recorded easements.
49. Provide two sets of updated/revised (if applicable) floor plans and elevations.
50. 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.

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
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit ~~Map~~+
- 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 Storm Drain and Hydrology review sheet (Comment 3) for comments and requirements.
- 3) Provide a report for the onsite infiltration rate. Please see attached Soils Engineering review sheet for comments and requirements. The report shall be submitted directly to Public Works.
- 4) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- 5) As previously requested, an approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- 6) As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- 7) As previously requested, provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- 8) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. As previously requested, label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - b. As previously requested, provide signature of the civil engineer.

- c. As previously requested, show all existing utilities lines (i.e. water and sewer) and show how the proposed development is to be served by existing utilities and call out the points of connection.
- d. Please see attached Grading review sheet (Comment 1) for comments and requirements.
- e. Please see attached Road review sheet for comments and requirements.
- f. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- g. Please see attached Water review sheet (Comment 2) for comments and requirements.

HW
Prepared by John Chin
tr72939L-rev1.doc
<http://planning.lacounty.gov/case/view/r2014-01586/>

Phone (626) 458-4918

Date 01-08-2015



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

TRACT MAP NO. 072939

TENTATIVE MAP DATED 12/16/2014
EXHIBIT MAP 12/16/2014

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>).
3. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by  Date 01/05/2015 Phone (626) 458-4921
Andrew Ross

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	12/16/14	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:

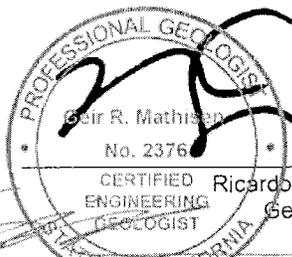
Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: [http://dpw.lacounty.gov/dd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf](http://dpw.lacounty.gov/dd/lib/fp/Hydrology/Low_Impact_Development_Standards_Manual.pdf) and <http://dpw.lacounty.gov/qmed/permits/docs/policies/GS200.1.pdf>.

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

Prepared by



Date 1/7/15

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. A revised tentative map is required to show the following additional items:
 - a. Benchmark information.
 - b. Show all proposed pad locations and elevations.
 - c. Call out the proposed improvements (fence, wall, etc.) along the property lines, or call out "NO IMPROVEMENTS". Do not obstruct offsite existing drainage pattern with new improvements.
 - d. Show and call out location and height of all proposed retaining walls.
 - e. Show and call out required water quality devices required by MS4 Permit.
 - f. Show existing and proposed improvements along PL and the access easement. Show how these improvements are/will obstruct the existing drainage pattern from the offsite.
 - g. Show existing and proposed grading patterns at the setback and access easement area.
 - h. Show and call out all existing oak trees numbers. Show the protected zone and the disposition of each tree.

2. Approval of the latest hydrology study including MS4 Permit requirements approved by the Storm Drain and Hydrology Section of Land Development Division.

Name N Said  Date 12/31/2014 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 12-16-2014
EXHIBIT MAP DATED 12-16-2014

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/TR072939/>

Prepared by Joseph Nguyen *JN*
tr72939r-rev1

Phone (626) 458-4921

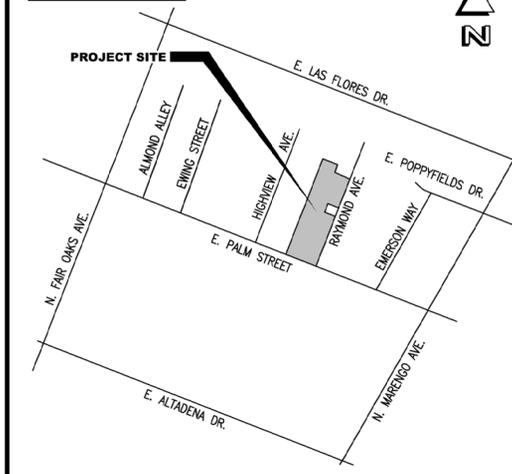
Date 01-08-2015

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



VICINITY MAP



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:

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
20'
INTERIOR SIDE 5', (EXCEPT REVERSED,
WHICH IS 10')
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

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: 18
TOTAL TRACT: 1

UTILITY INFORMATION

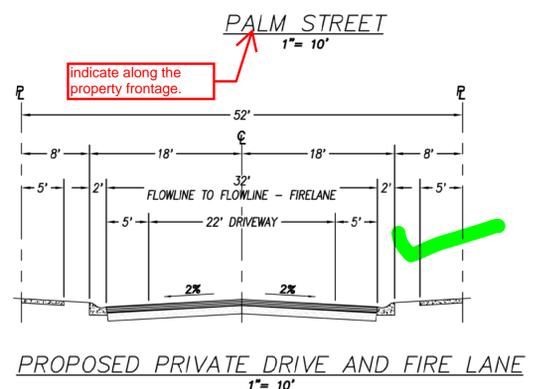
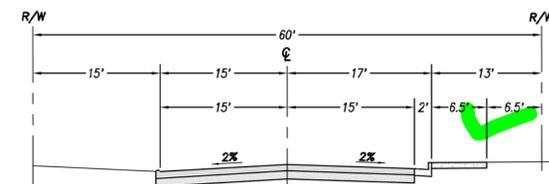
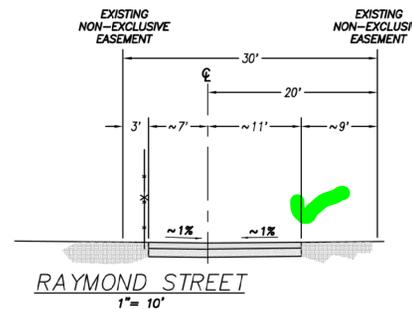
WATER: LINCOLN AVENUE WATER DISTRICT
564 WEST HARRIET ST. ALTADENA CA 91001
626-798-9101
TRASH: ATHENS SERVICES
14048 E VALLEY, LA PUENTE CA 91746
626-336-3636
GAS: SOUTHERN CALIFORNIA GAS
555 W 5TH STREET, LOS ANGELES, CA
213-244-1200
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVE, ROSEMEAD,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

NOTE

- ONLY TREE'S EXCEEDING 8" IN TREE TRUNK DIAMETER ARE SHOWN.
- STREET FRONTAGE: EXISTING 267.1 L.F. PROPOSED 267.1 L.F.
- ALL EXISTING BUILDINGS TO BE REMOVED.

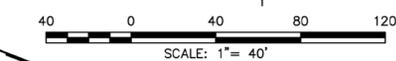
ABBREVIATIONS/LEGEND

- 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
- EXISTING OAK TREE TO BE REMOVED
- EXISTING 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 REMOVED



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, show all existing improvements 50' on either side of the parcel

As previously requested, indicate unused driveway to be closed

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) 885-3806
224 NORTH ARROWHEAD AVE. SAN BERNARDINO, CA 92409
JOSEPH E. BONADIMAN & ASSOCIATES, INC. ENGINEERS • G.I.S. • SURVEYING • PLANNING
FAX (909) 381-1721 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 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.

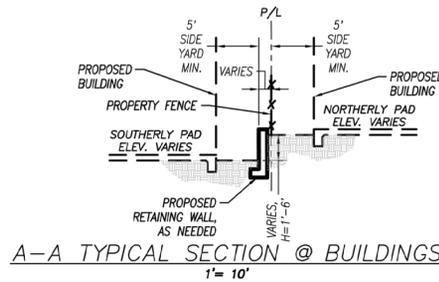
TENTATIVE TRACT MAP #072939
183/205 E. PALM AVENUE
ALTADENA, CA
APN: 5833-019-31, 35

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		
DISREGARD PRINTS BEARING EARLIER REVISION DATES	08-04-14				

CONDOMINIUM EXHIBIT

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



PROPOSED GRADING

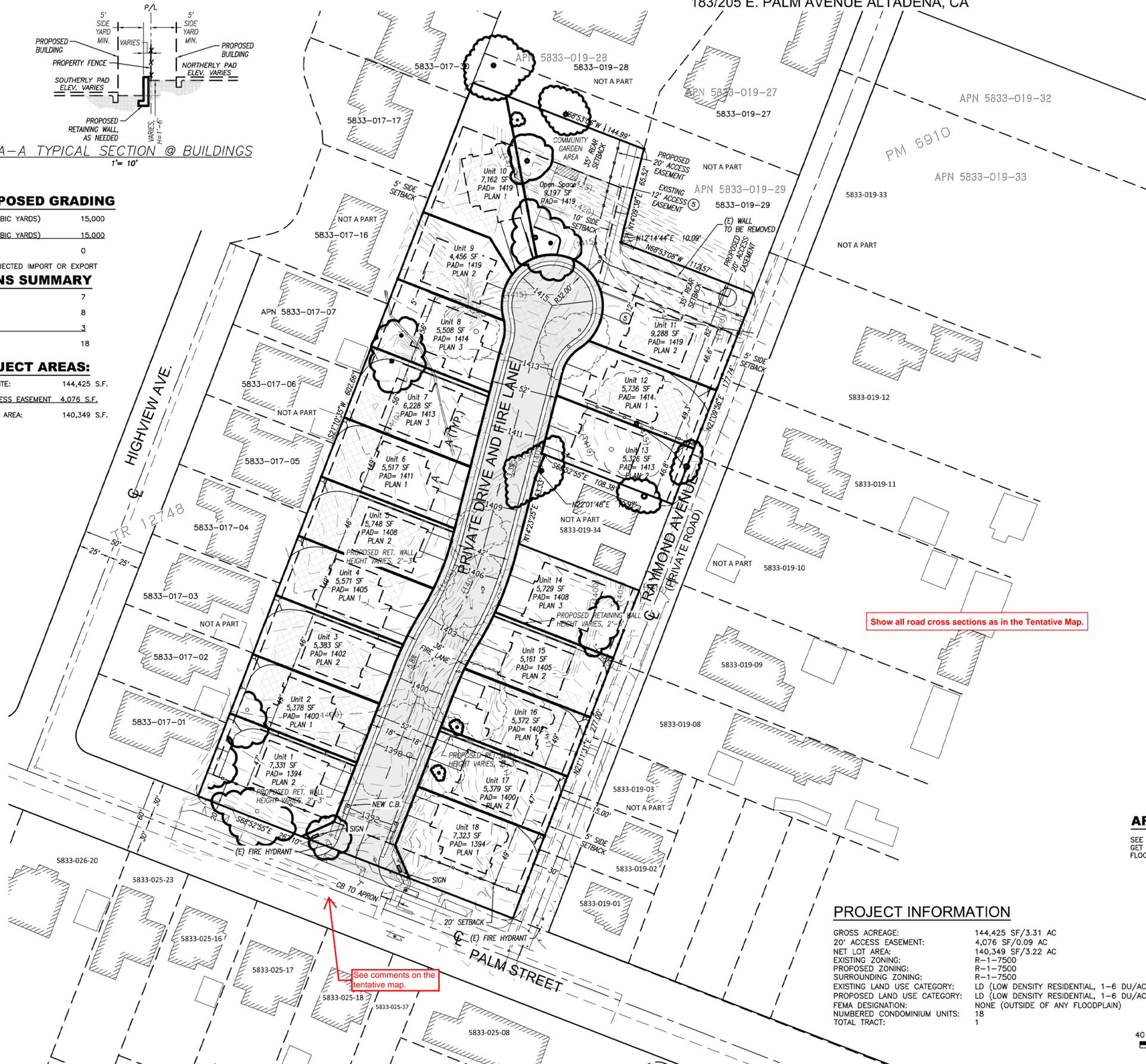
CUT (CUBIC YARDS)	15,000
FILL (CUBIC YARDS)	15,000
NET	0

PLANS SUMMARY

PLAN 1	7
PLAN 2	8
PLAN 3	3
TOTAL	18

PROJECT AREAS:

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

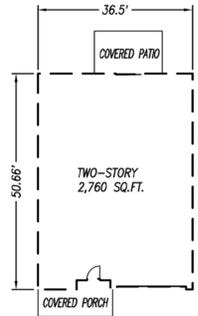
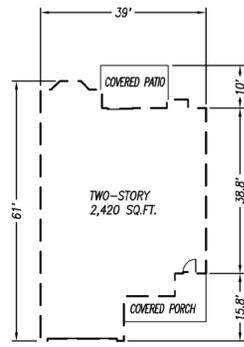
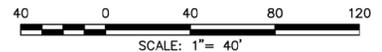


Show all road cross sections as in the Tentative Map.

See comments on the tentative map.

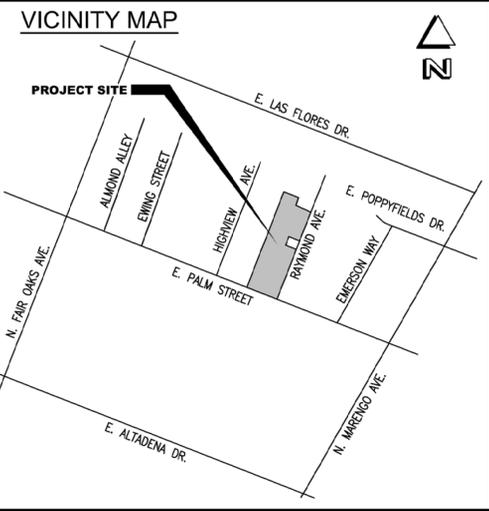
PROJECT INFORMATION

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:	18
TOTAL TRACT:	1



ARCHITECTURAL PLAN NOTE

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



NOTE

- ONLY TREE'S EXCEEDING 8" IN TREE TRUNK DIAMETER ARE SHOWN.
- STREET FRONTAGE:
EXISTING 267.1 L.F.
PROPOSED 267.1 L.F.
- ALL EXISTING BUILDINGS TO BE REMOVED.

LEGEND

AC ASPHALTIC CONCRETE SURFACE	REM REMOVE EXISTING TREE
CB STORM DRAIN CATCH BASIN	SF SQUARE FEET
(E) EXISTING	S/W SIDEWALK
R RADIUS	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN PROTECTED IN PLACE
	EXISTING STRUCTURES (OFF SITE)
	PROPOSED MEANDERING PEDESTRIAN WALKWAY/SIDEWALK
	PROPOSED STREET (AC PAVING)
	EXISTING BUILDING TO BE DEMOLISHED
	STREET DEDICATION
	EXISTING BUILDING TO BE DEMOLISHED

BONADIMAN TEL. (909) 885-3806
234 NORTH ARROWHEAD AVE. SAN BERNARDINO, CA 92408
JOSEPH E. BONADIMAN & ASSOCIATES, INC. ENGINEERS • G.I.S. • SURVEYING • PLANNING
FAX (909) 381-1721 www.bonadiman.com

VERTICAL DATUM

BENCH MARK: N/A

VERTICAL DATUM _____ N/A
ELEVATION _____ N/A

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.

CONDOMINIUM EXHIBIT

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 SP1
CHECKED BY: EB	JOB NO: 133923	
DISREGARD PRINTS BEARING EARLIER REVISION DATES		10-30-14

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, prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. 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, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. As previously requested, a revised tentative map and a revised exhibit map are required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. 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 Vilong Truong
tr79239s-rev1.doc

Phone (626) 458-4921

Date 12-29-2014

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 parcel.
2. As previously requested, a revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Show and label existing water main lines, to serve the proposed development, with the name of corresponding water purveyor.
 - b. 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 Vifong Truong
tr72939s-rev1.doc

Phone (626) 458-4921

Date 12-29-2014

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

Page 1/1

TENTATIVE MAP DATED 12-16-2014
EXHIBIT MAP DATED 12-16-2014

- 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 John Chin

Phone (626) 458-4918

Date 01-06-2015

tr72939L-rev1.doc
<http://planning.lacounty.gov/case/view/r2014-01586/>

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.
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 \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Parcel and Parcel Maps, Vesting Tentative Parcel and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and parcel/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by John Chin

Phone (626) 458-4918

Date 01-06-2015

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 16, 2014

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 proposed %A+ Street shall be labeled as Private Driveway clearly delineating the Fire Lane within the typical cross section. The full 52 feet shall be labeled as Private Driveway, the 22 feet as shown on the cross section shall be labeled the Fire Lane. Indicate compliance on the Exhibit Map.
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.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. 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. The access shall be identical to the approved cross section on the Tentative Map.
3. A reciprocal access agreement is required for the driveway since its being shared by the future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. 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.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 72939

MAP DATE: December 16, 2014

5. 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.
6. 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.
7. 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.

CONDITIONS OF APPROVAL - WATER

1. Install 1 public fire hydrant as noted on the Tentative.
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. 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.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
6. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

PROJECT: TR 72939

MAP DATE: December 16, 2014

-
7. An approved automatic fire sprinkler system is required for all proposed buildings within this development. Submit design plan to the Fire Department.

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:	12/26/2014	SCM Date:	01/29/2015	Report Date:	01/13/2015
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:	0.16
IN-LIEU FEES:	\$61,311

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$61,311 in-lieu fees.

Trails:

No trails.

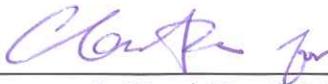
Comments:

*****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, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72939	DRP Map Date:	12/26/2014	SMC Date:	01/29/2015	Report Date:	01/13/2015
Park Planning Area #	40	ALTAGENA				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	2.92	0.0030	18	0.16
M.F. < 5 Units	1.70	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	0	0.00
Mobile Units	1.86	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.16

Park Planning Area = 40 **ALTAGENA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.16	\$383,195	\$61,311

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
0.16	0.00	0.00	0.16	\$383,195	\$61,311



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

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

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

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

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January 12, 2015

Tentative Tract Map No. 072939

Vicinity: Altadena

Tentative Tract Map Date: December 16, 2014

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 approval of the tentative tract map.

Prepared by:

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