



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 2, 2016

EGL Associates, Inc.
Attn: Shawn Yu
11819 Goldring Rd., Unit A
Arcadia, CA 91006

**REGARDING: PROJECT NO. R2014-03316-(5)
TENTATIVE TRACT MAP NO. 073191
OAK TREE PERMIT NO. 201400031
ENVIRONMENTAL ASSESSMENT NO. 201400267
11108 Freer Street, South Monrovia Islands**

The Regional Planning Commission, by its action of **March 2, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

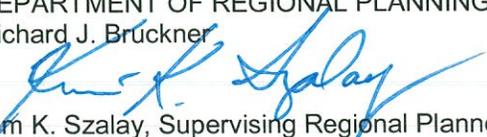
The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **March 14, 2016. Appeals must be delivered in person.**

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

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

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

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Kim K. Szalay, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Board of Supervisors; DPW (Land Development)
KKS:TM

CC.060412

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. 201400031**

1. **HEARING DATE(S).** The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Oak Tree Permit No. 201400031 on March 2, 2016. The case was heard concurrently with Tentative Tract Map No. 073191.
2. **LOCATION.** The subject site is located at 11108 Freer Street in the South Arcadia Zoned District.
3. **TOPOGRAPHY.** The irregularly -shaped property is 0.82 gross acres (0.69 net acres) in size with relatively level topography. A single-family residence and ancillary structures, including a swimming pool and tennis court, currently exist on the site.
4. **PROJECT DESCRIPTION.** Oak Tree Permit No. 201400031 is a request to retroactively authorize the removal two (2) trees of the oak genus *Quercus agrifolia* (Coast Live Oak) identified as Tree Numbers 1 and 2 on the applicant's Oak Tree Report prepared by Arbor Care, Inc. and dated April 2014. Neither oak was considered a heritage oak tree.

The oak trees were removed during site clearance activities in 2014. Prior to removal, Arbor Care, Inc. prepared an oak tree report that indicated both trees were diseased. One additional oak tree on the site would remain, and no encroachments into its protected zone are proposed.

This oak tree permit was considered concurrently with Tentative Tract Map No. 073191, which proposed to create six detached condominium units on the site.

5. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Forester and Fire Warden ("County Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. There are two oak trees that were removed. A total of four (4) mitigation trees are required for mitigation. The permittee is providing mitigation trees of the Oak genus at a ratio of 2:1.
6. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on March 2, 2016. Regional Planning Staff gave a brief presentation recommending approval of the project. The applicant's representatives, Mr. Shawn Yu and Mr. Michael Crane, were sworn in and testified in favor of the project. One area resident, Mr. John Miner, testified in opposition to the project. He stated that six dwelling units would be too many for the site, that

the existing house had historic significance, and that an unidentified additional oak tree existed on the project site near the tennis courts. In rebuttal, Mr. Yu stated that the supposed additional oak tree was identified by the applicant's arborist as a camphor tree. The Commission subsequently closed the public hearing, adopted the Negative Declaration, and approved the project.

7. **PUBLIC COMMENTS.** Regional Planning staff has received four letters of opposition from area residents, three of which were from the same person. All four letters expressed dismay at the removal of the oak trees.
8. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
9. **WILDLIFE/HABITAT IMPACTS.** This project does not have "no effect" fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
10. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the removal of two oak trees was necessary for development reasons, as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that

alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;

- C. That the removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 201400267, was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and); and
2. Approves Oak Tree Permit No. 201400031, subject to the attached conditions.

ACTION DATE: 03/02/16

Vote: 5-0

Yes: Pincetl, Smith, Louie, Pedersen, Modugno

No: None

Absent: None

KKS:TM

03/02/16

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. 201400031**

PROJECT DESCRIPTION

A retroactive oak tree permit for the removal of two oak trees, identified as Oak Trees No. 1 and 2 on the applicant's site plan, during site clearance activity in 2014.

PERMIT SPECIFIC CONDITIONS

1. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 25, 2016 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (3:1) for each tree removed for a total of six (6) trees.
2. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
3. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
4. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
5. The installation of chain link fencing not less than four feet in height around the protected zone of the remaining oak tree shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden,

6. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,
7. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of any oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,
8. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,

Attachments:

County Forester's Letter dated 01/25/16



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

January 25, 2016

Tyler Montgomery, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Montgomery:

**OAK TREE PERMIT NUMBER 2014-00031
PROJECT NUMBER R2014-02127- (5)
11108 FREER STREET, SOUTH ARCADIA, TEMPLE CITY**

We have reviewed the "Request for Oak Tree Permit #2014-00031." The project is located at 11108 Freer Street, South Arcadia in the unincorporated area of Temple City. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Arbor Care, Inc., the consulting arborist, dated April 2014.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENDALE	IRVINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADEBURY							WHITTIER

approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

7. This grant allows the past removal of two (2) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1 and 2 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of three to one (3:1) for each tree removed for a total of six (6) mitigation oaks.
11. Each mitigation tree shall be a 24 inch box tree and measure at least one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the non-permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



J. LOPEZ, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JL:jl

Enclosure

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-03316-(5)
TENTATIVE TRACT MAP NO. 073191**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on March 2, 2016, in the matter of Project No. R2013-03316, consisting of Tentative Tract Map No. 073191.
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Tentative Tract Map to create six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot, pursuant to County Code Section 21.40.010.
3. **LOCATION.** The project site is located at 11108 Freer Street in the community of South Monrovia Islands.
4. **PROJECT DESCRIPTION.** The applicant requests a tentative tract map to create six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in allowed density due to infill from 6.0 to 7.3 dwelling units per acre.
5. **TOPOGRAPHY.** The Project Site is 0.82 gross acres (0.69 net acres) in size, irregular in shape, and relatively flat. It has non-contiguous frontages on both Freer Street and Florinda Avenue. The subject property developed with a single-family residence and auxiliary structures, including a detached garage, tennis court, and swimming pool.
6. **ZONING.** The Project Site is located in the South Arcadia Zoned District and has a zoning of A-1 (Light Agricultural).
7. **LAND USE CLASSIFICATION.** Because the project application was submitted prior to the 2015 effective date of the County's current General Plan, it will be considered under the classification and policies of the 1980 General Plan. Therefore, the applicable Land Use classification for the project site is Low Density Residential (1-6 dwelling units per gross acre).
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: A-1
South: A-1
East: A-1, R-3 (Limited Multiple Residence)

West: A-1, City of Temple City

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:
 - North: single-family residences
 - South: single-family residences
 - East: single-family residences, apartments
 - West: single-family residences
10. **SITE ACCESS.** Ford Boulevard provides street frontage and access to both proposed parcels.
11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated October 14, 2015, the Subdivision Committee cleared the project for public hearing. The full Subdivision Committee Report of November 10, 2015 is attached.
12. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.
14. **PUBLIC COMMENTS.** Regional Planning staff received four letters of opposition from area residents regarding the proposed project, three of which were from the same person. All expressed dismay that oak trees have been removed from the property. One letter stated that six homes are too many for the site. Another letter claimed that a car had been buried on the property, and that the existing house is an historic property—specifically, that it belonged to the Cleminsons, an early pioneer family of the El Monte area. Staff consulted with property records, as well as the El Monte Historical Society, and found no evidence for either of these assertions.

15. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on March 2, 2016. Regional Planning Staff gave a brief presentation recommending approval of the project. The applicant's representatives, Mr. Shawn Yu and Mr. Michael Crane, were sworn in and testified in favor of the project. One area resident, Mr. John Miner, testified in opposition to the project. He stated that six dwelling units would be too many for the site, that the existing house had historic significance, and that an unidentified additional oak tree existed on the project site near the tennis courts. In rebuttal, Mr. Yu stated that the supposed additional oak tree was identified by the applicant's arborist as a camphor tree. The Commission subsequently closed the public hearing, adopted the Negative Declaration, and approved the project.
16. **PLAN CONSISTENCY.** The site's proposed use as single-family residences is consistent with the residential classification of the Plan. The 1980 Countywide Land Use Plan designated the project site as Low Density Residential (1-6 dwelling units per gross acre). This would allow for a maximum of 4.9 units on the property, which is less than the six units proposed by the applicant. However, under the provisions of the 1980 General Plan Land Use Element (Page LU-20), an infill project may apply for an increase in density to the next highest Land Use category if certain conditions are met:

Infill Burden of Proof:

- The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.
- The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.
- The proposed project will not overburden existing public services and facilities.
- The proposed use will not disrupt or adversely impact local traffic and parking conditions.
- Compatibility of the proposed project with surrounding uses, in terms of scale, intensity, and design, is ensured through specific site plan review.

The applicant's burden of proof and infill study indicates that, within 500 feet of the project site, the average residential density is 7.1 dwelling units per gross acre. The proposed density of the project would be 7.3 dwelling units per gross acre, which is less than or equal to the density of 39 out of the 120 surveyed properties. Therefore, the proposed density of the project would be compatible with the surrounding neighborhood. The project design has been reviewed and approved for access to streets, parking, and public services by the departments of Public Works, Fire, Public Health, and Parks and Recreation. The development would also meet all other residential design and parking standards. Therefore, the project would qualify for a density bonus due to infill.

6. **ZONING CODE CONSISTENCY.** The project site is located in the A-1 Zone. Single-family residences are permitted by right within this zone. In addition, the proposed detached condominium development would comply with all applicable standards of the Zoning Ordinance (Los Angeles County Code, Title 22), including on-site parking, yard and setback requirements, pedestrian access and healthy design guidelines, and avoidance of an on-site oak tree.
7. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed development of four single-family residential parcels is compatible with the maximum density permitted by the Low/Medium Residential Land Use category of the 1980 General Plan, as modified by the allowed increase due to infill. In addition, policies of the Specific Plan and General Plan Housing Element strongly support infill development to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code.

The six proposed single-family residences would be similar in size to many surrounding houses, and the project site would provide a net area of approximately 5,000 square feet per dwelling unit, which is greater than or equal to the lot sizes of 39 out of 120 properties in a 500-foot radius. The project would also meet all design and development standards of Titles 21 and 22 of the County Code.

8. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
9. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
10. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
11. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.

12. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
13. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
14. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
15. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
16. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and the Live Oak County Library. On January 21, 2016, Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to three persons on the courtesy mailing list for the South Arcadia Zoned District.
17. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and Specific Plan.

- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 201400267, was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and); and
2. Approves Tentative Tract Map No. 073191, subject to the attached conditions.

ACTION DATE: 03/02/16

Vote: 5-0

Yes: Pincetl, Smith, Louie, Pedersen, Modugno

No: None

Absent: None

KKS:TM

03/02/16

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-03316-(5)
TENTATIVE TRACT MAP NO. 073191**

PROJECT DESCRIPTION

The project is a subdivision to create six detached residential condominium units on 0.82 gross (0.69 net) acres. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Tract Map No. 073191 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.00** (\$2,210.00 for

a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

The approval grants the creation of six detached residential condominium units as depicted on the Tentative Tract Map dated October 14, 2015.

17. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated November 10, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
19. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated October 14, 2015.

20. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
21. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the driveway, guest parking spaces, and common areas, to the satisfaction of the Director.
22. Prior to obtaining final map approval, the subdivider shall draft a covenant reserving reciprocal easements for ingress and egress over the common driveway and fire lane lot for the benefit of the lots served. Provide a copy of the document to be recorded to Regional Planning for review prior to final map approval. This document shall be to the satisfaction of the Director.
23. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least four trees of non-invasive species within the front yard facing Freer Street and two trees of non-invasive species within the front yard facing Florinda Avenue. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.
24. Prior to final map approval, provide a copy of the Library Fees receipt.

Attachments:

Subdivision Committee Report (Tentative Parcel Map dated 10-14-15)

KKS:TM
03/02/16



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

PROJECT NUMBER **HEARING DATE**

R2014-03316-(5) TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073191
Environmental Assessment No. 201400267

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Dexter 11108 Freer, LLC / EGL Associates	10/14/15	11/10/15	11/19/15

PROJECT OVERVIEW

Tentative Tract Map for six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in density due to infill.

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

11108 Freer Street, South Monrovia Islands

ACCESS

Freer Street, Florinda Avenue (pedestrian only)

ASSESSORS PARCEL NUMBER(S)

8574-012-026

SITE AREA

0.82 gross (0.69 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

South Arcadia

SUP DISTRICT

5

LAND USE DESIGNATION

1—Low Density Residential (1 to 6 dwelling units/gross acre)

ZONE

A-1 (Light Agricultural)

PROPOSED DWELLING UNITS (DU/AC)

6 units (7.3 DU/AC)

MAX DENSITY/UNITS (DU/AC)

4 units (4.9 DU/AC)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study Required

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 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

Tentative Map:

- Existing utility easement "A" should not be included in the site's net area. Please revise.

Exhibit Map:

- A minimum of 26 feet of back-up space is required for all on-site parking spaces. The covered parking spaces for Units 3 and 4, as well as the guest parking space between them, currently show only 25 feet. Please revise.
- Clearly indicate the manner in which the pedestrian walkway is crossed by driveways accessing Units 1-4 and associated guest parking spaces.
- Redesign the stoop for Unit 3 so that it does not block the pedestrian walkway, in a manner similar to Units 1 and 2.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015

EXHIBIT MAP DATED 10-14-2015

The following reports consisting of 11 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015
EXHIBIT MAP DATED 10-14-2015

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. A demolition permit and final sign-off from the inspector are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 073191 (Rev)

TENTATIVE MAP DATED 10-14-2015

EXHIBIT MAP DATED 10-14-2015

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Teni Mardirosian *TM*
tr73191L-rev2.doc
<http://planning.lacounty.gov/case/view/r2014-03316>

Phone (626) 458-4910

Date 11-10-2015



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

TRACT NO.: 073191

TENTATIVE MAP DATE: 10/13/2015

EXHIBIT MAP DATE: 10/13/2015

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

Prior to Building Permit:

1. Comply with the requirements of the Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 07/20/2015 to the satisfaction of the Department of Public Works.
2. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
3. A drainage and grading plan must be approved by the Department of Public Works to provide for the proper distribution of drainage including contributory drainage from adjoining properties.

(11)

Name VILONG TRUONG Date 11/05/15 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-TR073191.doc

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	73191	Tentative Map Dated	10/14/15 (Rev)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	1148 yd ³	Location	Temple City	APN	
Geologist	---	Subdivider	Dexter 11108 Freer, LLC		
Soils Engineer	EGL	Engineer/Arch.	EGL Associates, Inc.		

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: 3/9/15, 1/12/15

Geotechnical Report(s) Dated: _____

References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

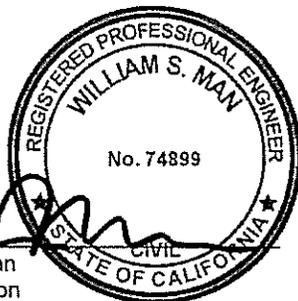
- G1. The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- G2. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated 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>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

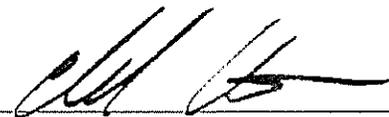
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

THE ADJUSTED PERCOLATION RATES SHOWN IN THE SOILS REPORT DATED 1/12/15 HAVE NOT BEEN REDUCED BY THE SITE VARIABILITY AND LONG TERM SILTATION REDUCTION FACTORS.

Prepared by


 William Man
 Soils Section





Charles Nestle
 Geology Section

Date 11/05/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/qmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
3. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Nazem Said  Date 10-26-2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073191\GP 073191\2015-10-19 TTR 073191 SUBMITTAL

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 to the site to comply with current Americans with Disabilities Act standards on Freer Street Avenue to the satisfaction of Public Works. Relocate any affected utilities obstructing the driveway.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Freer Street and Florinda Avenue to the satisfaction of Public Works.
3. Reconstruct any non-ADA conforming features within the right of way or the to be offered private and future right of way to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Freer Street and Florinda Avenue. Any existing street trees that are not acceptable will have to removed and replaced.
5. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway. This condition includes the wooden pole in the existing pavement at northerly property line.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Freer Street Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

TENTATIVE MAP DATED 10-14-2015
EXHIBIT MAP DATED 10-14-2015

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes more than twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
7. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 12237AS, dated 03/16/2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Vilong Truong
tr73191s-rev2.doc

Phone (626) 458-4921

Date 11-05-2015

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 09/25/2015 from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 09/25/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.



**STATEMENT OF WATER SERVICE TO NEW SUBDIVISIONS
For New or Upgraded Water Distribution Systems**

September 25, 2015

Director of Public Works
County of Los Angeles
900 South Fremont Avenue
Alhambra, CA 91803-1331

Attention: Land Development Division
Code Enforcement Subunit

STATEMENT OF WATER SERVICE FOR 11108 Freer St., Temple City, CA

This is to certify that the proposed water system to serve the above referenced address will be operated by:

Golden State Water Company

630 E. Foothill Blvd.

San Dimas, CA 91773

Upon completion of satisfactory financial arrangements under our rules and regulations on file with the California Public Utilities Commission, the proposed water distribution system for the above referenced subdivision will be adequate during normal operating conditions for the water system of this subdivision as provided in Chapter 20.16 of Title 20 of the Los Angeles County (Water Code) and as shown on the plans and specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as provided by Section 20.16.070 and minimum fire flow and fire hydrant requirements as provided by Section 20.16.060.



Kyle Snay
Operations Engineer
(909) 592-4271 Ext. 103



**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 73191

MAP DATE: October 14, 2015

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**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. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other obstruction within the private driveway shall be outside the required fire lane. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. A reciprocal access agreement is required for the portion of the driveway being shared the future owners. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. A construct bond is required for the private driveway within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

**PROJECT
CONDITIONS OF APPROVAL**

1. 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.

Reviewed by: Juan Padilla

Date: November 10, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73191

MAP DATE: October 14, 2015

-
2. All proposed buildings shall be placed 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.
 3. Per the fire flow test performed by Golden State Water Company dated 10-27-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
 4. 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.
 5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 6. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 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.

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 #	73191	DRP Map Date: 10/14/2015	SCM Date: 11/19/2015	Report Date: 11/10/2015
Park Planning Area #	5	ARCADIA ISLANDS		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:	0.05
IN-LIEU FEES:	\$16,781

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$16,781 in-lieu fees.

Trails:

No trails.

Comments:

Proposed six (6) detached condominium units. One (1) existing single-family home to be removed, net increase of five (5) units.

*****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 #	73191	DRP Map Date: 10/14/2015	SMC Date: 11/19/2015	Report Date: 11/10/2015
Park Planning Area #	5	ARCADIA ISLANDS	Map Type: REV. (REV RECD)	

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

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	5	0.05
M.F. < 5 Units	4.34	0.0030	0	0.00
M.F. >= 5 Units	3.28	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.05

Park Planning Area = 5 ARCADIA ISLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.05	\$335,624	\$16,781

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
0.05	0.00	0.00	0.05	\$335,624	\$16,781



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

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November 10, 2015

Tentative Tract Map No. 073191

Vicinity: South Arcadia

Tentative Tract Map Date: October 14, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073191** based on the use of public water (Golden State Water Company) and public sewer as proposed. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:

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