



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

# SUBDIVISION COMMITTEE REPORT

**PROJECT NUMBER**      **HEARING DATE**  
R2014-03733                      TBD

## REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073310  
Plan Amendment No. 201400006  
Conditional Use Permit No. 201400181  
Oak Tree Permit No. 201400045  
Environmental Assessment No. 201400300

### OWNER / APPLICANT

YST Investment, LLC./Kiyoshi Graves

### MAP/EXHIBIT      SCM REPORT      SCM DATE:

**DATE:**                      **DATE:**

7/29/15                      8/27/15                      9/10/15

### PROJECT OVERVIEW

Tentative Tract Map: To create one commercial lot and one multi-family lot with 28 residential condominium units in four detached buildings.

Plan Amendment: To amend the portion of an existing land use category of %C+(Major Commercial) to category %R+(High Density Residential, 22 or more dwelling units per acre).

CUP: For residential development in a commercial zone.

Oak Tree Permit: For the removal of two oak trees and encroachment into the protected zone of two oak trees.

### MAP STAGE

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

### MAP STATUS

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       3<sup>rd</sup> Revision (requires a fee):

### LOCATION

3043 Foothill Blvd., La Crescenta

### ACCESS

Foothill Blvd.

### ASSESSORS PARCEL NUMBER(S)

5802-011-009 & -010

### SITE AREA

1.8 acres

### GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

### ZONED DISTRICT

Montrose

### SUP DISTRICT

5<sup>th</sup>

### LAND USE DESIGNATION

C (Major Commercial)

### ZONE

R-3 (Limited Multiple Residence) and C-1 (Restricted Business)

### CSD

La Crescenta-Montrose

### PROPOSED UNITS (DU)

28

### MAX DENSITY/UNITS (DU)

6

### GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

5,000 cy cut / 5,000 cy export

### ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study is required.

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## SUBDIVISION COMMITTEE DEPARTMENT

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 <a href="mailto:lhikichi@planning.lacounty.gov">lhikichi@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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## SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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## PREVIOUS CASES

Various One-stop cases, RPP 200500790, RZCR 200600336, RZCR 200500407

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## 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 the number of condo units, avoid oak tree removals, meet setback/height requirements, and provide open space amenities. Please read below for further details.

Environmental Determination:

1. Additional studies or reports may be required after the initial review of the environmental assessment.
2. For any questions related to site biology, you may contact the staff biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Tentative Map:

3. Depict Oak Tree #4. Ensure to depict all oak trees and their protected zones. The oak tree #4 is shown on the site plan but not on the tentative map and exhibit. The oak tree #4 shown on the site plan does not depict its protected zone.
4. Clearly delineate and label the private driveway and fire lane, and provide the width.
5. Provide the addresses (house number) for the existing residential buildings/structures.
6. Show all existing and proposed easements on the tentative map.
7. A six-foot access easement into the neighbor's property is proposed to provide the 26-foot private driveway and fire lane. The easement encroaches into the neighbor's parking spaces. The neighbor may need a parking permit for not meeting the parking requirement.
8. There are two utility poles within the proposed six-foot easement. Will these poles be relocated? Provide the relocation area. Have you consulted the utility companies with regard to the utility pole relocation?
9. The proposed six-foot easement also encroaches into the rear yards of existing residences. Have you consulted the residents with regard to the easement?
10. Some of the rear yards within the proposed six-foot easement have sloping terrain and walls. Are you planning to mitigate the cut into the sloping terrain?
11. Provide the cross-section of the private driveway and fire lane.
12. The roadway cross-sections must be drawn to scale.

Exhibit Map/Exhibit %A±:

13. Application states a cut of 5,000 cy and export of 5,000 cy. However, the exhibit map shows a cut of 11,622 cy and export of 11,622 cy.
  - a. Clarify the discrepancy.

- b. Provide the location for the export.
  - c. Provide a haul route.
  - d. Be advised that a conditional use permit for a solid fill project may be required.
14. Oak Tree #4 is not depicted on the exhibit map. Depict all oak trees and the protected zones on the exhibit map/condo exhibit.
  15. Clearly delineate and label the private driveway and fire lane, and provide the width.
  16. Provide the cross-section of the private driveway and fire lane.
  17. The roadway cross-sections shall be drawn to scale.
  18. Based on 28 residential units, seven guest parking spaces are required. One of the seven guest spaces shall be van accessible. Each parking space shall meet the minimum parking standards.
    - a. Ensure to provide the parking space dimensions.
    - b. The backup spaces for the accessible parking spaces are located within the access for the ramp. Consult with DPW-Building & Safety for the feasibility of the proposed location for the accessible parking spaces.
    - c. Provide the path of travel for the accessible parking spaces.
    - d. The loading area for the van accessible space shall be located on the passenger side. Ensure the van accessible space meets the minimum four-foot walkway requirement.
  19. Is an elevator proposed for access to the subterranean garage?
  20. What type of amenity (e.g., tot lot, gardens, etc.) will be provided for the development? Provide an open space exhibit with the area calculations.
  21. A BBQ area is proposed within the required rear yard setback. Structures shall not be proposed within the required yard setbacks. Relocate the BBQ area. In addition, provide the square footage for the BBQ area, children's play area, and any other amenities proposed for the project.
  22. Aside from the required landscaping within the side and rear yard setbacks, there are no other open space (passive or active) areas. Provide additional open space for the project.
  23. Easement 16 is proposed to be relocated. Provide the relocation area.
  24. Under the General Notes, one unit commercial condominium is proposed. Clarify if the project scope includes a conversion of the existing commercial building into condominium units.
  25. Ensure to provide the open space and landscaping calculations per the CSD.
  26. Ensure to provide the lot coverage calculations per the CSD.

Plan Amendment:

27. Pending upon review of Burden of Proof.
28. The burden of proof provides one example. Are there any other examples of properties with similar densities as the proposed project?
29. Provide a density analysis of the surrounding areas and a density map as previously requested.

Conditional Use Permit:

30. Pending upon review of Burden of Proof.
31. Are there any other examples of properties with residential uses in commercial zones?
32. The proposed residential building exceeds the maximum height of 35 feet. A variance may be required for exceeding the maximum height.

Oak Tree Permit:

33. The arborist report discusses the plantings of the mitigation oak trees. The proposed locations of the mitigation oak trees do not seem feasible. Please be advised that off-site mitigation or payment into the oak tree fund may be required.
34. The landscaping plan depicts one oak tree to remain. Since there are four oak trees on the property, it seems a total of three oak trees are to be removed. Provide a clear project description/scope including the removals and encroachment(s) of oak trees. Ensure to clearly depict the oak trees and their

protected zones, and indicate if they are to be removed/encroached or to remain. Staff recommends a project redesign to avoid oak tree removals and encroachments.

35. Tree #4 is depicted on the oak tree exhibit from Dec. 2014 but not on the tentative map and exhibit. Clarify the discrepancy.
36. Provide an updated oak tree exhibit.
37. Ensure all maps/plans/exhibits are accurate, consistent, and drawn to scale.
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.

Community Standards District:

39. The proposed project is subject to all guidelines and standards of the CSD.
40. Instead of providing a separate CSD exhibit, the information required for the CSD exhibit may be depicted on the condo exhibit/Exhibit %A+. Ensure to provide the open space calculations, lot coverage calculations, etc. per the CSD.
41. Ensure the proposed project meets the 1:3 pitched roofline requirement.
42. Ensure the proposed project meets the height requirement (e.g, set back one ft. for every two ft. in height for side and rear if exceeding 25 feet, etc.).
43. Ensure the project meets the landscaping requirements.

Healthy Design Ordinance (%HDO+):

44. The proposed project does not depict any of the HDO measures. Ensure that all common pedestrian walkways are depicted. Depiction of street tree plantings is also recommended but not required until the final map stage.
45. Ensure the proposed project meets the applicable HDO requirements related to bicycle parking, parking lot walkways, pedestrian walkways, landscaping, etc.
46. The onsite 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 164.21 linear feet of street frontage, a minimum of 7 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:

47. The signature on the Articles of Incorporation does not match the signature on the letter of authorization. Clarify the discrepancy.
48. Kiyoshi Graves signed as the applicant but is not listed as the applicant. Clarify the discrepancy.
49. A six-ft. easement is proposed to provide the 26 feet of private driveway and fire lane. Have all neighbors agreed to this arrangement? Easement documents will be required prior to tentative map approval.
50. Please be advised that one neighbor currently has parking within the proposed six-ft. easement. A parking permit or a parking deviation may be required for the neighbor. The easement would also contain sloping land and walls located in the rear yards of existing residences. Is there a plan or agreement to cut into these slopes?
51. A proposal of off-site parking for the existing commercial building requires a parking permit. The total required parking for the existing commercial building is still pending. A reduction in the required parking spaces may also be requested in the parking permit. Update the Land Divisions application with the request for the parking permit and submit the additional parking permit filing fees. Ensure to provide a parking permit burden of proof.
52. A proposal of providing parking for the existing commercial building within the R-3 zoned property requires a conditional use permit (CUP). Since this project already includes a CUP, the request for a parking lot within the R-3 zone may also be requested in the CUP. Provide an updated burden of proof to include the additional request.
53. Since the parking lot will be utilized for both the commercial and residential uses, the guest parking

spaces required for the residential use shall be clearly identified on the parking lot floor plan.

54. As previously requested, provide copies of the recorded easement documents. Structures/buildings are proposed over the existing easements. Depending on the types of easements, construction of structures/buildings may not be permitted.
55. The building on the landscape plan is labeled as not a part. Since this building is located within the proposed lot 1, remove not a part or relabel.
56. Clearly specify and provide the square footage of the amenity.
57. Provide elevation/height renderings of the proposed buildings from Foothill Blvd.
58. Clearly identify the current use of each commercial unit and provide the unit numbers. Clarify academy. Is this an after school tutoring center or an all-day school?
59. To determine the parking requirements for the church, an occupancy load will be required.
60. To determine the parking requirements for the academies, occupancy loads may be required.
61. The proposed building height exceeds the maximum height of 35 feet. A variance will be required for exceeding the maximum height. Redesign to meet the maximum height requirement.
62. Provide elevations for the existing and proposed fences/walls.
63. A street frontage waiver may be required.
64. A flag lot analysis may be required.
65. A reciprocal access easement will be required for the proposed project.
66. Research may be required for the legality of the subject parcels. Have you consulted the Land Division Research Section?
67. Please notify the Town Council of the proposed development/project.
68. Ensure all depictions are accurate, consistent, and drawn to scale.
69. Ensure to specify the types of trees proposed to be removed.
70. Under the General Plan Update, the portion of the R-3 property currently zoned C-1 is proposed to be changed to R-3. The current land use category of C for the R-3 portion is proposed to be changed to H30.

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## 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 "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and*
- *Other 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 encouraged to contact the case planner for a preview of your next SCM submittal.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) Lot 2 needs to have street frontage unless the Department of Regional Planning is prepared to recommend waiving such requirement to the Advisory Agency. Add a note to request waiving street frontage on Lot 2.
- (2) An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for comments and requirements. The latest hydrology report submitted on July 23, 2015 is currently under review; additional comments and correction may be forthcoming after the completion of this review.
- (3) Please see attached Grading review sheet (Comments 3, 4 and 5) for comments and requirements.
- (4) Provide a will serve letter from the Crescenta Valley County Water District. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (5) Submit a statement from the Crescenta Valley Water District. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (6) A revised tentative map and a revised Exhibit "A" map are required to show the following additional items:
  - a. Provide signature of the Land Surveyor on the tentative and exhibit maps.
  - b. Clarify the off-site 6" W PROPOSED INGRESS & EGRESS EASEMENT and its intent in the vicinity east of the easterly tract boundary line.
  - c. Clarify the +/- 3' area between the easterly tract boundary line and the off-site EX. 3'H Ret. WALL. Is this an existing or proposed easement?
  - d. Add a note to request waiving street frontage on Lot 2.
  - e. Please see attached Grading review sheet (Comments 1 and 2) for comments and requirements.
  - f. Please see attached Road review sheet for comments and requirements.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 073310 (Rev)

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TENTATIVE MAP DATED 07-29-2015  
EXHIBIT "A" MAP DATED 07-29-2015

- (7) A revised "Land Division Application" is required to include the updated grading quantities to match the earthwork volume shown on the Exhibit "A" Map. Please see attached Grading review sheet (Comment 6) for requirements.

*HW*  
Prepared by Teni Mardirosian <sup>*TM*</sup>  
tr73310L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073310/>

Phone (626) 458-4910

Date 08-25-2015



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

TRACT MAP NO. 73310

TENTATIVE MAP DATED 07/29/15  
EXHIBIT MAP 07/29/15

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.
  - The latest hydrology report was submitted on 07/23/15 and is pending review.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by *Ernesto Rivera* Date 08/20/15 Phone (626) 458-4921  
Ernesto J Rivera

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. As previously requested, the proposed grading and drainage scheme, including proposed contours and drainage facilities.
  - b. As previously requested, show existing off-site contours / spot elevations to establish the existing off-site drainage pattern.
  - c. As previously requested, show how to handle off-site tributary drainage – be sure not to block it from entering the site.
  - d. As previously requested, earthwork volume, including cut, fill, over-excavation import, and export, as applicable.
  - e. As previously requested, pad elevations for all proposed rough grading.
  - f. As previously requested, drainage facilities and indicate maintenance responsibilities for all drainage devices.
  - g. As previously requested, delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, and pavement dimension.
2. A revised Exhibit A map is required to show the following additional items:
  - a. Clarify if the elevations shown for each structure is proposed pad elevation or finished floor elevation.
  - b. Pad elevation for all proposed rough grading and finished floor elevation for all proposed precise grading.
3. As previously requested, approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

MAP DATED 07-29-2015  
EXHIBIT MAP DATED 07-29-2015

4. As previously requested, acquire conceptual approval for the proposed private drive and fire lanes from the Fire Department. If not acceptable by the Fire Department, revise the tentative map and exhibit map with the acceptable grading scheme limit.
5. If applicable, obtain and provide approval from the Department of Regional Planning of a CUP or Director's Review for the proposed export / hauling of 11,622 cubic yards of soil (as indicated on the application).
6. A revised subdivision application that discloses the full amount of export for the project and matches with the earthwork quantities shown on the Exhibit "A" map. The application says there will be 5,000 cubic yards of cut and export but the map says there will be 11,622 cubic yards of cut and export.

*DGR*

Name Diego G. Rivera Date 8-19-2015 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\73310g-rev1.doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 073310 (Rev.)

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TENTATIVE MAP DATED 07-29-2015  
EXHIBIT MAP DATED 07-29-2015

It is recommended that this tentative map and/or exhibit 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, obtain a will serve letter from the Crescenta Valley County Water District for the discharge of sewer into the sewer system.

  
Prepared by Imelda Ng  
tr73310s-rev1

Phone (626) 458-4921

Date 08-19-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Submit a statement from Crescenta Valley Water District indicating that financial arrangements have been made, and that the water will be allowed to connect to the Crescenta Valley Water District.



Prepared by Tony Khalkhali  
tr73310w-rev1.doc

Phone (626) 458-4921

Date 08-20-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ROAD  
TRACT MAP NO. 073310

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TENTATIVE MAP DATED 07-29-2015  
EXHIBIT MAP DATED 07-29-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

A revised tentative map and exhibit map are required. See additional road comments as shown in the attached files (2015-08-15 tr073310r 2nd Check JN) which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/TR073310/>

Prepared by Joseph Nguyen *JN*  
tr72939r-rev1

Phone (626) 458-4921

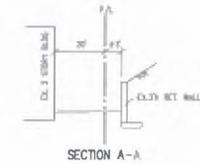
Date 08-17-2015

# Road Review

## "MAJOR LAND DIVISION" TENTATIVE TRACT NUMBER 073310

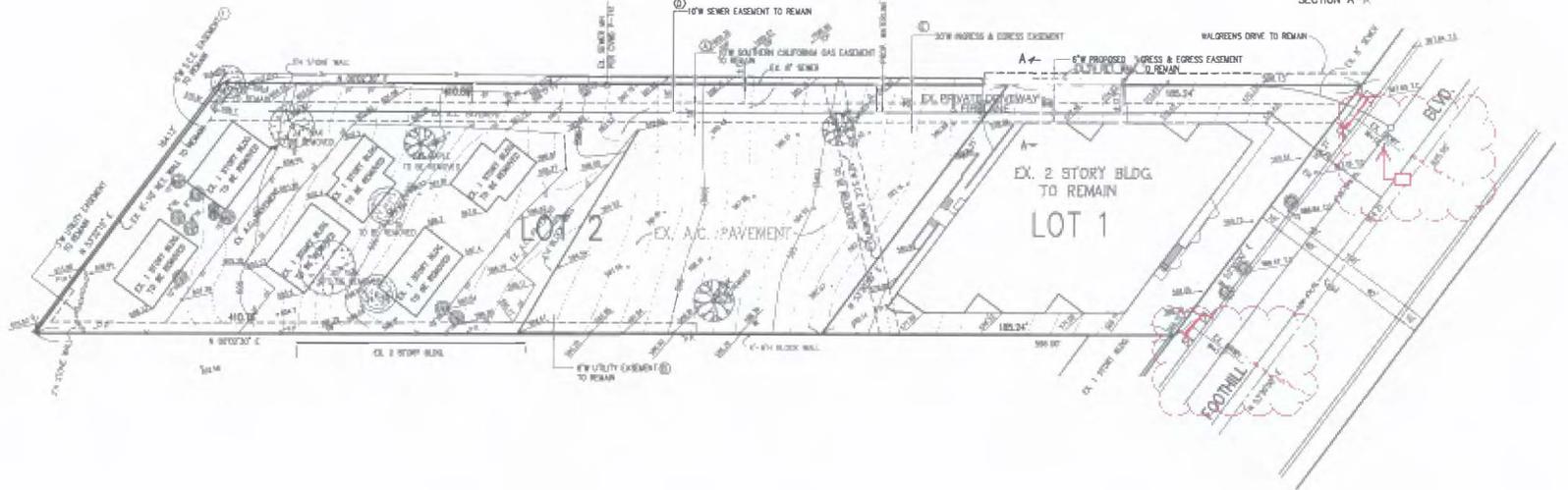
(FOR CONDOMINIUM PURPOSES)  
LOCATE IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SCALE 1"=30'



### LISTING OF UTILITIES:

SOUTHERN CALIFORNIA GAS COMPANY: 213-244-1134  
SOUTHERN CALIFORNIA EDISON COMPANY: 800-227-2600  
A.T.T. 800-720-5323  
CV WATER & SEWER: 800-248-3925



### BASIS OF BEARING:

THE BEARING N53°30'00" W OF THE CENTERLINE OF FOOTHILL BOULEVARD ON THE MAP OF TRACT NO. 43565 RECORDED IN BOOK 1016 PAGES 60 TO 62 OF MAPS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

### BENCH MARK

B.M. NO. Y4478 ELEV=1570.507 (2005 ADJ.)  
WIRE SPA. NR. C/A CONC. HDRL. DRAINAGE CHANNEL,  
S7°14'01" OF FOOTHILL BLVD. 48 FT. W/O C/A. & E/O  
C/A. RAMSDALL AVE.

### NOTE

ADD 1000 FEET IN ORDER TO OBTAIN ACTUAL ELEVATION.

### LEGENDS:

- C CENTERLINE
- RET. RETAINING WALL
- WM WATER METER
- TC TOP OF CURB
- P/L PROPERTY LINE
- TR TREE
- TW TOP OF WALL
- P.P. POWER POLE
- GW GUT WIRE
- BLOCK WALL
- WOODEN WALL
- CHAIN LINK FENCE
- EDGE OF ASPHALT PAVEMENT

### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

#### PARCEL 1:

THAT PORTION OF LOT 1 IN BLOCK "C" OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 574 AND 575 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 246.312 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 00' 15" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 316.62 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF FOOTHILL BOULEVARD, FORMERLY MICHIGAN AVENUE 66.00 FEET WIDE, TO THE CENTER LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE USED TO U.S.D. & B.O.G. AND W.F.E. RECORDED ON DECEMBER 4, 1945 AS INSTRUMENT NO. 342 IN BOOK 22561, PAGE 87 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 17251, AS PER MAP RECORDED IN BOOK 546, PAGE 3, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE 164.908 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 5802-011-009

#### PARCEL 2:

THAT PORTION OF LOT 1 IN BLOCK "C" OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 574 AND 575 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 246.312 FEET, THENCE SOUTH 0° 00' 15" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 316.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF FOOTHILL BOULEVARD, FORMERLY MICHIGAN AVENUE 66.00 FEET WIDE, TO THE CENTER LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE USED TO U.S.D. & B.O.G. AND W.F.E. RECORDED ON DECEMBER 4, 1945 AS INSTRUMENT NO. 342 IN BOOK 22561, PAGE 87 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 17251, AS PER MAP RECORDED IN BOOK 546, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE AND ITS SOUTHERLY PROLONGATION SOUTH 0° 00' 15" WEST TO THE CENTER LINE OF SAID FOOTHILL BOULEVARD; THENCE ALONG THE CENTER LINE OF SAID FOOTHILL BOULEVARD, NORTH S3° 30' 00" WEST 184.928 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID LOT AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 0° 00' 15" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREAFTER THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF A LINE WHICH IS PARALLEL WITH AND DISTANT 50.00 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF FOOTHILL BOULEVARD, FORMERLY MICHIGAN AVENUE 66.00 FEET WIDE, SAID PARALLEL LINE BEING THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO STATE OF CALIFORNIA, RECORDED NOVEMBER 3, 1953 AS INSTRUMENT NO. 3087 IN BOOK 43065, PAGE 538 OF OFFICIAL RECORDS OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5802-011-010

### GENERAL NOTES:

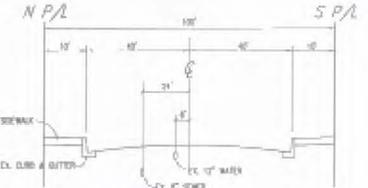
1. PROPOSED 2 LOTS SUBDIVISIONS  
LOT 1 AREA: 24,464 S.F. (0.562 A.C.)  
LOT 2 AREA: 54,558 S.F. (1.248 A.C.)
2. PROPOSED: 28 UNITS CONDOMINIUM
3. EXISTING ZONE AND PROPOSED ZONE : C1 & R3
4. EXISTING USE: 1-COMMERCIAL BUILDING AND 8 SINGLE FAMILY UNITS
5. STREET ADDRESS IS 3037-3043 FOOTHILL BLVD. LA CRESCENTA, CA 91214
6. ALL UTILITIES ARE AVAILABLE.
7. THERE ARE NO POTENTIAL DANGEROUS AREAS.
8. AREA NET: 78,722 SQ.FT. (1.807 ACRES)  
GROSS: 86,832 SQ.FT. (1.996 ACRES)
9. APN NO.: 5802-011-009 AND 5802-011-010

### RECORD OWNER & SUBDIVIDER

YST INVESTMENT, LLC  
4502 DYER STREET # 101  
LA CRESCENTA, CA 91214  
(818) 248-5222

### SURVEYOR:

TKM ENGINEERS  
2500 WILSHIRE BLVD. #122  
LOS ANGELES, CA 90057  
TEL 213-487-3636  
FAX 213-487-3666



### EASEMENT NOTES:

- THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY #11305429 PREPARED BY LAWYERS TITLE COMPANY DATED NOVEMBER 4, 2013 :
1. 10' WIDE TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE RECORDED APRIL 29, 1955 AS INSTRUM. NO. 3841 IN BOOK 47036, PAGE 256 O.R. TO REMAIN
  2. 6" WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED JUNE 1, 1955 AS INSTRUM. NO. 3700 IN BOOK 47968, PAGE 340 O.R. TO REMAIN
  3. 10' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITY LINE RECORDED APRIL 14, 1954 AS INSTRUM. NO. 3037 IN BOOK 0-2423, PAGE 655 O.R. TO BE RELOCATED
  4. 10' WIDE TO CRESCENTA VALLEY COUNTY WATER DISTRICT FOR SEWER LINE RECORDED MAY 1, 1951 AS INSTRUM. NO. 81-440025 O.R. TO REMAIN
  5. 20' WIDE FOR INGRESS & EGRESS RECORDED JANUARY 26, 1995 AS INSTRUM. NO. 95-0135915 O.R. TO REMAIN
  6. 6" WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED JANUARY 4, 1995 AS INSTRUM. NO. 95-19960012006 TO REMAIN



### FOOTHILL BLVD. TYPICAL SECTION



### TENTATIVE TRACT NO. 073310

3037-3043 FOOTHILL BLVD

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

### TKM ENGINEERS

2500 WILSHIRE BLVD. #1122  
LOS ANGELES, CA 90057  
TEL. (213) 487-3636  
FAX. (213) 487-3666

JUL 2015  
SCALE: 1"=30'  
W.O. 2014-013

Road Review

# EXHIBIT "A" MAP TENTATIVE TRACT NO. 073310

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

**LISTING OF UTILITIES:**

SOUTHERN CALIFORNIA GAS COMPANY: 213-244-1234  
SOUTHERN CALIFORNIA EDISON COMPANY: 800-227-2600  
A.T.: 800-728-5323  
CV WATER & SEWER: 800-248-3825

**BASIS OF BEARING:**

THE BEARING N53°30'00"W OF THE CENTERLINE OF FOOTHILL BLVD. ON THE MAP OF TRACT NO. 43263 RECORDED IN BOOK 1018 PAGES 60 TO 82 OF MAPS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**BENCH MARK**

B.M. NO. Y4478 ELEV=1570.507 (2005 ADA)  
WIRE SPC. NR. C/L CONC. HOVL. DRAINAGE CHANNEL,  
SFT. N/O OF FOOTHILL BLVD. 48 FT. N/O C/A. & S/O  
C/L RAMSDELL AVE.

**NOTE**

ADD 1000 FEET IN ORDER TO OBTAIN ACTUAL ELEVATION

**LEGENDS:**

- ⊕ CENTERLINE
- RET. RETAINING WALL
- WM WATER METER
- TC TOP OF CURB
- FL FLOWLINE
- TR TREE
- TW TOP OF WELL
- P.P. POWER POLE
- C.W. CABLE WIRE
- █ BLOCK WALL
- ▬ WOODEN FENCE
- ▬ CHAIN LINK FENCE
- ▬ EDGE OF ASPHALT PAVEMENT
- ⊕ GARAGE ENTRANCE

**GENERAL NOTES:**

1. PROPOSED 2 LOTS SUBDIVISIONS  
LOT 1 AREA: 24,484 S.F. (0.562 A.C.)  
LOT 2 AREA: 54,258 S.F. (1.246 A.C.)
2. PROPOSED: 28 UNITS CONDOMINIUM  
1 UNIT CONDOMINIUM CONDOMINIUM
3. EXISTING ZONE AND PROPOSED ZONE: C1 & R3
4. EXISTING USE: 1-COMMERCIAL BUILDING AND 6 SINGLE FAMILY UNITS
5. STREET ADDRESS IS 3037-3043 FOOTHILL BLVD.  
LA CRESCENTA, CA 91214
6. ALL UTILITIES ARE AVAILABLE.
7. THERE ARE NO POTENTIAL DANGEROUS AREAS.
8. AREA NET: 78,722 SQ.FT. (1.807 ACRE)  
GROSS: 80,932 SQ.FT. (1.896 ACRE)
9. APN NO.: 5807-011-009 AND 5807-011-010

**EARTH WORK:**

CUT: 11,622 C.Y.  
FILL: 0 C.Y.  
EXPERT: 11,622 C.Y.

**EASEMENT NOTES:**

THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY #13086429 PREPARED BY LAWYERS TITLE COMPANY DATED NOVEMBER 4, 2013:

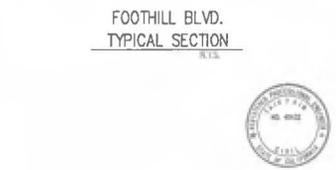
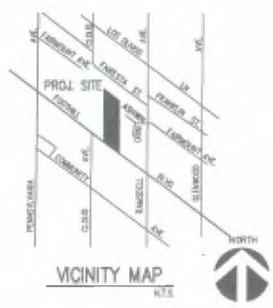
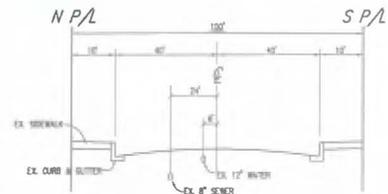
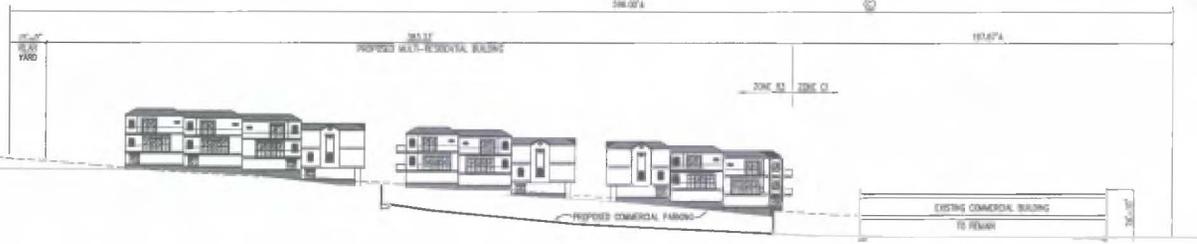
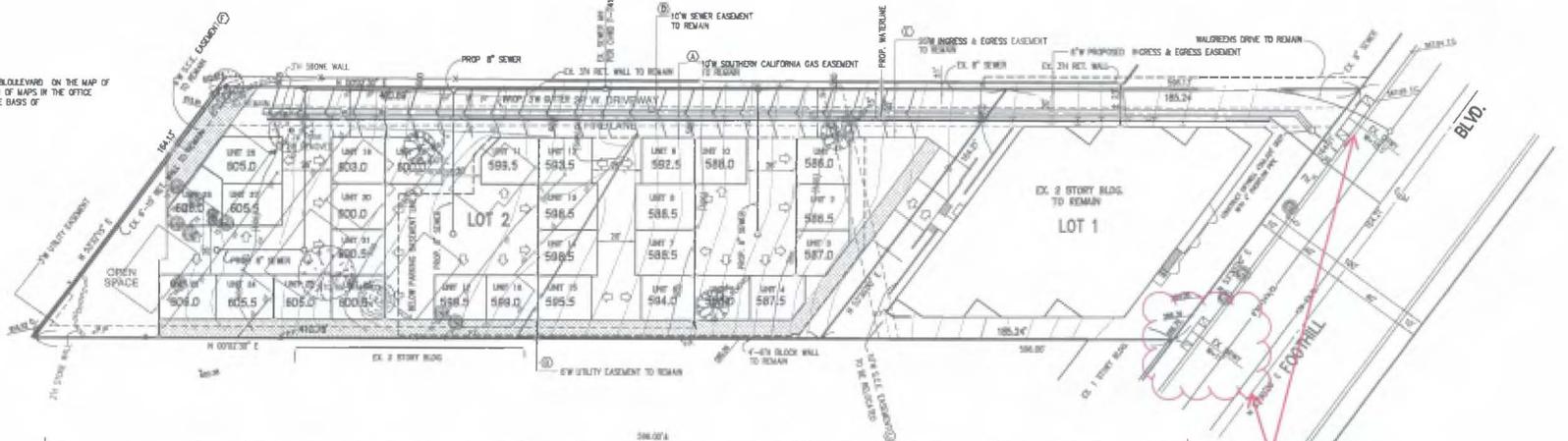
- Ⓐ 10' WIDE TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE  
RECORDED APRIL 29, 1955 AS INSTRUM. NO. 3841 IN BOOK 4783A, PAGE 254 O.R.  
TO REMAIN
- Ⓑ 6' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES  
RECORDED JUNE 3, 1955 AS INSTRUM. NO. 3750 IN BOOK 4796A, PAGE 340 O.R.  
TO REMAIN
- Ⓒ 10' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITY LINE  
RECORDED APRIL 14, 1964 AS INSTRUM. NO. 5637 IN BOOK D-2433, PAGE 855 O.R.  
TO BE RELOCATED
- Ⓓ 10' WIDE TO CRESCENTA HILLY COUNTY WATER DISTRICT FOR SEWER LINE  
RECORDED MAY 1, 1981 AS INSTRUM. NO. 81-440082 O.R.  
TO REMAIN
- Ⓔ 20' WIDE FOR INGRESS & EGRESS  
RECORDED JANUARY 26, 1995 AS INSTRUM. NO. 85-013513 O.R.  
TO REMAIN
- Ⓕ 8' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES  
RECORDED JANUARY 4, 1996 AS INSTRUM. NO. 86-19960018208  
TO REMAIN

**RECORD OWNER & SUBDIVIDER**

YST INVESTMENT, LLC  
4502 OYER STREET # 101  
LA CRESCENTA, CA 91214  
(818) 245-5222

**CIVIL ENGINEER:**

TKM ENGINEERS  
2500 WILSHIRE BLVD. #1122  
LOS ANGELES, CA 90007  
TEL: 213-487-3636  
TAK KM, R.C.E. 40432



**EXHIBIT "A" MAP  
TENTATIVE TRACT NO. 073310**  
3037-3043 FOOTHILL BLVD  
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
**TKM ENGINEERS**  
2500 WILSHIRE BLVD. #1122  
LOS ANGELES, CA 90007  
TEL: (213) 487-3636  
FAX: (213) 487-3666

DEC 2014  
SCALE 1"=30'  
W/O 2014-013

01/20/2014  
 2500 WILSHIRE BLVD., #1122  
 LOS ANGELES, CALIFORNIA 90057  
 TEL. (213) 487-3636  
 FAX. (213) 487-3666



# GRADING PLAN TENTATIVE TRACT NO. 073310

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

### EASEMENT NOTES:

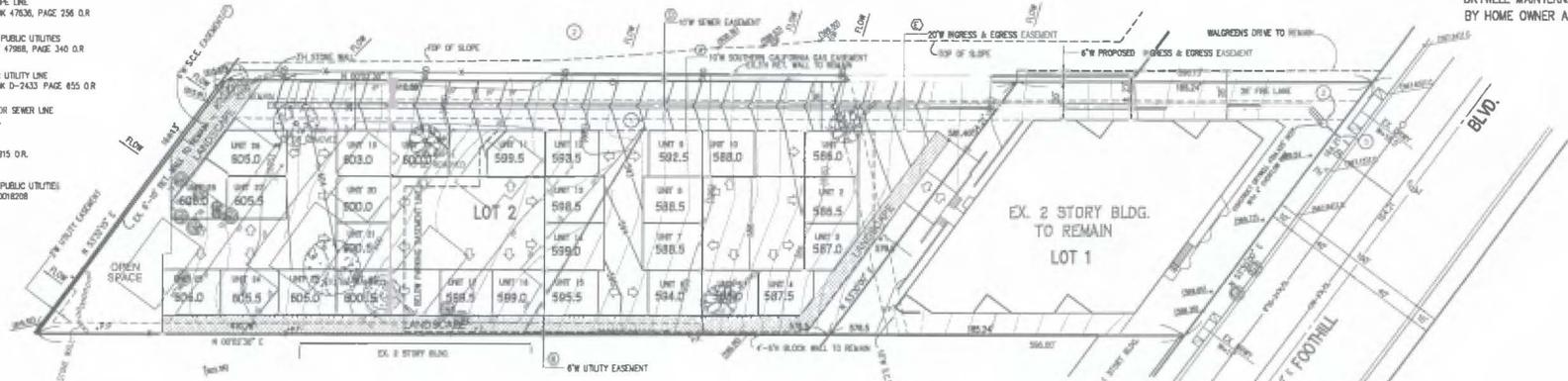
THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY #13085429 PREPARED BY LAWYERS TITLE COMPANY DATED NOVEMBER 4, 2013 :

- ① 10' WIDE TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE RECORDED APRIL 29, 1955 AS INSTRUM. NO. 2841 IN BOOK 47636, PAGE 256 O.R. TO REMAIN
- ② 6' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED JUNE 3, 1955 AS INSTRUM. NO. 3750 IN BOOK 47888, PAGE 340 O.R. TO REMAIN
- ③ 10' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITY LINE RECORDED APRIL 14, 1964 AS INSTRUM. NO. 5037 IN BOOK D-2433 PAGE 855 O.R. TO BE RELOCATED
- ④ 10' WIDE TO CRESCENTA VALLEY COUNTY WATER DISTRICT FOR SEWER LINE RECORDED MAY 1, 1988 AS INSTRUM. NO. 81-440005 O.R. TO REMAIN
- ⑤ 20' WIDE FOR INGRESS & EGRESS RECORDED JANUARY 28, 1995 AS INSTRUM. NO. 85-013915 O.R. TO REMAIN
- ⑥ 8' WIDE TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED JANUARY 4, 1996 AS INSTRUM. NO. 896-19960018208 TO REMAIN

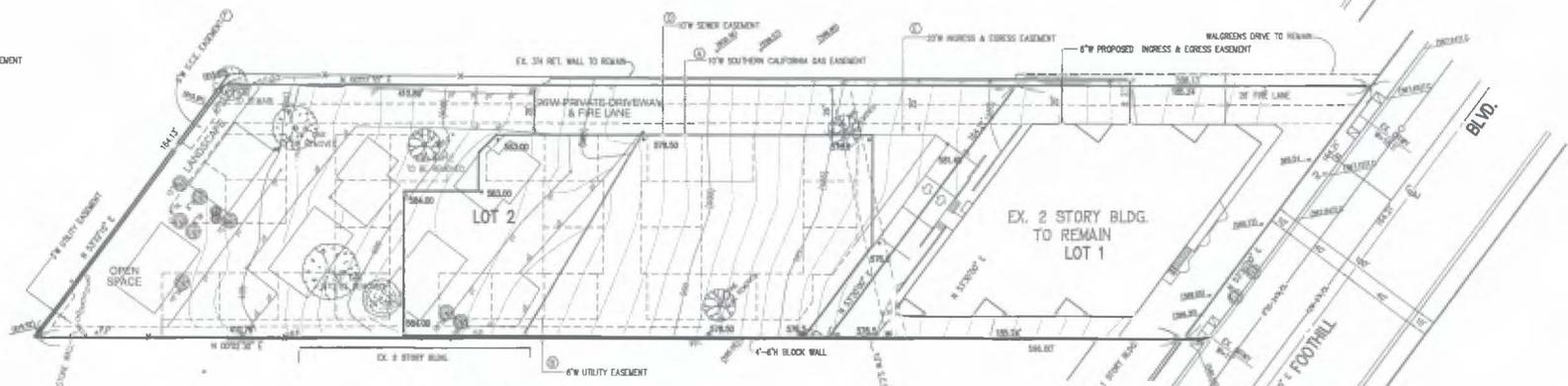
DRYWELL MAINTENANCE TO BE DONE BY HOME OWNER ASSOCIATION.

### LEGENDS:

- CENTERLINE
- ▭ RETAINING WALL
- FH FIRE HYDRANT
- TC TOP OF CURB
- (580)— EXISTING CONTOUR
- (600)— PROPOSED CONTOUR
- (580.21) EXISTING SPOT ELEVATION
- 578.25— PROPOSED SPOT ELEVATION
- P.P. POWER POLE
- G.W. GUY WIRE
- ▬ BLOCK WALL
- ▬ WOODEN FENCE
- ▬ CHAIN LINK FENCE
- ▬ EDGE OF ASPHALT PAVEMENT
- ↔ GARAGE ENTRANCE



SITE PLAN



BASEMENT PLAN

### BENCH MARK

B.M. NO. Y4478 ELEV=1570.507 (2005 ADA)  
 WIRE SPK. NR C/A, CONC HOVL. DRAINAGE CHANNEL,  
 SFT N/O OF FOOTHILL BLVD. 46 FTW/O C/A. & C/D  
 C/A, RAMSDELL AVE.

### NOTE

ADD 1000 FEET IN ORDER TO OBTAIN ACTUAL ELEVATION.

### EARTH WORK:

CUT: 11,622 C.Y.  
 FILL: 0 C.Y.  
 EXPERT: 11,622 C.Y.



1 LONGITUDINAL GUTTER  
 NOT TO SCALE

### CONSTRUCTION NOTES:

- ① CONSTRUCT 3" LONGITUDINAL GUTTER PER DETAIL HEREON — 510 LF
- ② CONSTRUCT DRYWELL — 1 E.A.
- ③ INSTALL 4" OP FOR OVERFLOW — 20 LF.



GRADING PLAN  
 TENTATIVE TRACT NO. 073310  
 3037-3043 FOOTHILL BLVD  
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
**TKIM ENGINEERS**

2500 WILSHIRE BLVD., #1122  
 LOS ANGELES, CA 90057  
 TEL. (213) 487-3636  
 FAX. (213) 487-3666

DEC. 2014  
 SCALE: 1"=30'  
 W.D. 2014-013

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

Page 1/1

TRACT NO. 073310 (Rev)

TENTATIVE MAP DATED 07-29-2015  
EXHIBIT "A" MAP DATED 07-29-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 08-25-2015

tr73310L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073310/>

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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing buildings in Lot 2 as shown on the tentative map prior to final map approval. Demolition permits and final sign offs from the inspector are required from the Building and Safety office.
12. The street frontage requirement for Lot 2 needs to be waived by the Department of Regional Planning.
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.

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

TM

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 08-25-2015

tr73310L-rev1.doc

<http://planning.lacounty.gov/case/view/tr073310/>

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	73310	Tentative Map Dated	7/29/15 (Rev)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	5,000 yd <sup>3</sup>	Location	La Crescenta	APN	
Geologist	---	Subdivider	YST Investment, LLC		
Soils Engineer	---	Engineer/Arch.	Tkim Engineers		

Review of:

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: \_\_\_\_\_

Geotechnical Report(s) Dated: \_\_\_\_\_

References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

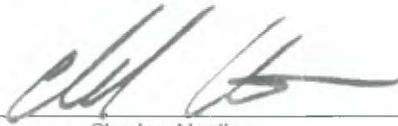
**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- G1. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- 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>.

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

Prepared by

  
  
 Olga Cruz  
 Soils Section

  
 Charles Nestle  
 Geology Section

Date 8/19/15

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

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

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

PRELIMINARY CONDITIONS

1. Reconstruct all driveways along the property frontages on Foothill Boulevard to meet current Americans with Disabilities Act (ADA). The existing brick-wall and bushes at the northerly driveway may have to be depressed and trimmed below 30 inches or removed within ten feet of the driveway.
2. Plant street trees along the property frontage on Foothills Boulevard. Existing trees in the public right of way shall be replaced if not accepted as street trees.
3. Repair any improvements damaged during construction.
4. Street lights are not required. The project area will be required to be annexed to the County Lighting Maintenance District 1687. Submit a street lighting plan showing existing street lights for the annexation process.

Upon submittal of street lighting plan, the applicant shall comply with conditions of annexation listed below for the lighting districts to pay for the future operation and maintenance of the street lights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. 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.

CONDITIONS OF ANNEXATION

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for street lights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.
5. Underground all new utility lines. Contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

TENTATIVE MAP DATED 07-29-2015  
EXHIBIT MAP DATED 07-29-2015

6. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated.

Prepared by Joseph Nguyen *JN*  
tr73310r-rev1

Phone (626) 458-4921

Date 08-17-2015



## 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 73310

MAP DATE: July 29, 2015

---

**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. The driveways intended for fire apparatus access shall be labeled as "Private Driveway and Fire Lane" on the Tentative and Exhibit Map. Provide a cross section of all Private Driveway and Fire Lanes. Indicate compliance prior to Tentative Map clearance.
2. Clearly delineate the fire lane limits and the Fire Department turnaround on the Tentative and Exhibit Map. Indicate compliance prior to Tentative Map clearance.
3. The fire lane transition from Lot 1 to Lot 2 shall be clearly delineated to maintain a 32 feet centerline turning radius. Indicate compliance prior to Tentative Map clearance.
4. Provide the proposed grade of the fire lane on the Exhibit Map and Grading Plan. The gradient shall not exceed 15 percent, any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Indicate compliance prior to Tentative Map clearance.
5. Based on the existing public fire hydrant information, **2** new private fire hydrants will be required on-site for this development. Location of the required fire hydrants pending access approval.
6. The required fire flow for this development at this time is **8000** gallons per minute at 20 psi for a duration of 4 hours. The required fire flow may be reduced when detail information on the construction type and total square footage of each building is provided.



## 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 73310

MAP DATE: July 29, 2015

---

### CONDITIONS OF APPROVAL ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all weather access surface to be clear to sky.
2. A reciprocal access agreement is required for the portion of the driveway being shared by the future homeowners and adjacent property owners. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. The on-site private driveways shall provide a minimum paved unobstructed width of 26 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.
6. Commercial and high density residential buildings being served by a 26 feet wide fire lane will have a height restriction due to the fire lane width indicated on the Exhibit Map. Such buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road or the building is more than three stories. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall.



## 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 73310

MAP DATE: July 29, 2015

- 
7. 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.
  8. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
  9. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  10. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  11. 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.
  12. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



## 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 73310

MAP DATE: July 29, 2015

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### CONDITIONS OF APPROVAL - WATER

1. Install **2** private fire hydrant(s). As noted on the tentative map or the Exhibit A. 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 is **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Prevention Engineering Section during the architectural plan review process prior to building permit issuance.
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.
7. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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

Reviewed by: Juan Padilla

Date: August 25, 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 73310

MAP DATE: July 29, 2015

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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73310</b>	DRP Map Date:	<b>07/29/2015</b>	SCM Date:	<b>09/10/2015</b>	Report Date:	<b>08/25/2015</b>
Park Planning Area #	<b>38</b>	<b>LA CRESCENTE / MONTROSE / UNIVERSAL CITY</b>			Map Type: <b>REV. (REV RECD)</b>		

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:	<b>0.18</b>
IN-LIEU FEES:	<b>\$75,659</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$75,659 in-lieu fees.

**Trails:**

No trails.

**Comments:**

**Project proposes 28 new attached condominium units. Building permit exists for two (2) existing single family dwelling units. Net increase of 26 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

Supv D 5th  
August 17, 2015 11:52:44  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73310</b>	DRP Map Date:	<b>07/29/2015</b>	SMC Date:	<b>09/10/2015</b>	Report Date:	<b>08/25/2015</b>
Park Planning Area #	<b>38</b>	<b>LA CRESCENTE / MONTROSE / UNIVERSAL CITY</b>				Map Type:	<b>REV. (REV RECD)</b>

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	3.01	0.0030	0	0.00
M.F. < 5 Units	<b>2.41</b>	<b>0.0030</b>	<b>1</b>	<b>0.01</b>
M.F. >= 5 Units	<b>2.32</b>	<b>0.0030</b>	<b>25</b>	<b>0.17</b>
Mobile Units	1.90	0.0030	0	0.00
Exempt Units			<b>2</b>	
Total Acre Obligation =				<b>0.18</b>

Park Planning Area = **38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.18	\$420,328	<b>\$75,659</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.18	0.00	0.00	0.18	\$420,328	<b>\$75,659</b>



**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

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Fifth District

August 21, 2015

Tentative Tract Map No. 073310

Vicinity: La Crescenta

Tentative Tract Map Date: July 29, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073310** based on the use of public water (La Crescenta Valley Water District) and public sewer (La Crescenta Valley Sewer District) as proposed. A copy of a current original signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA** (M.T.)  
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