



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./ Andmore Partners

MAP/EXHIBIT DATE:

5/24/16

SCM REPORT DATE:

6/23/16

SCM DATE:

7/7/16

PROJECT OVERVIEW

Tentative Tract Map: To create one commercial lot with 18 residential condominium units and 9,500 sq. ft. commercial unit, and one multi-family lot with 29 attached residential condominium units in six detached buildings.

CUP: For exceeding the maximum density for a mixed-used project.

Oak Tree Permit: For the encroachment into the protected zone of three oak trees.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd 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 General Plan

ZONED DISTRICT

Montrose

SUP DISTRICT

5th

LAND USE DESIGNATION

CG (Major Commercial)
H30 (maximum 30 dwelling units per net acre)

ZONE

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

CSD

La Crescenta-Montrose

PROPOSED UNITS (DU)

Lot 1: 18 res. units and
1 comm. unit
Lot 2: 29 res. units

MAX DENSITY/UNITS (DU)

TBD

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)
28,000 cy cut / 3,800 cy fill / 24,200 cy export

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study is required.

SUBDIVISION COMMITTEE DEPARTMENT

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 lhikichi@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Vicente Banada (626) 430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

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

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Redesign to meet CSD guidelines and requirements (e.g., setback, height, open space, roof pitch, etc.). 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.

Tentative Map:

3. Clearly delineate and label the private driveway and fire lane, and provide the width.
4. Provide the cross-section of the private driveway and fire lane.
5. Ensure to show all existing and proposed easements on the tentative map. Staff is unable to locate easement #8.
6. Indicate whether the existing easement is to remain/relocate/abandon under the Easement Notes Section.
7. Easement #10 is shown as a 20 ft. access easement but stated for %public utilities+under the Notes Section. Clarify the discrepancy.
8. Easement #7 is proposed to be relocated. Provide the relocation.
9. Utility poles are proposed to be relocated. Have you consulted with the utility company regarding the relocation?
10. Provide a lot table with the gross and net information for the entire project and for each proposed lot. Ensure to deduct easements for the net area calculations.
11. Provide the grading information on the tentative map. Ensure the grading information on the application is consistent with the earthwork quantities on the maps/exhibits.
12. A 3 ft. retaining wall is depicted within the existing and proposed private driveway and fire lane. Clarify if this retaining wall is proposed to remain or be removed.

Exhibit Map/Exhibit %A+:

13. Application states a cut of 28,000 cy, fill of 3,800 cy, and export of 24,200 cy. However, the exhibit map shows a cut of 4,700 cy, fill of 3,800 cy, and export of 900 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. Application and floor plans depict a 9,500 sq. ft. commercial unit (first floor of mixed use project), but the exhibit lists this unit as 9000 sq. ft. Clarify the discrepancy.
 15. The exhibit calculates the parking for the commercial unit at 1 space per 400 sq. ft. This is inconsistent with the calculation provided on the Project Summary Site Plan. Clarify the discrepancy.
 16. Clearly label the guest parking spaces on the exhibit.
 17. Clarify Note #7 under the Note Section: ~~There~~ are no potential dangerous areas.+
 18. Ensure to provide the open space and landscaping calculations per the CSD.
 19. Ensure to provide the lot coverage calculations per the CSD.
 20. Ensure the project meets the standards and guidelines of the CSD (e.g., roof pitch, one ft. setback for two ft. of additional height for structures exceeding 25 feet, yard setback requirements, driveway location, etc.). Modification of the requirements will either require a CUP or a variance.
 21. Remove the topo lines on the Exhibit ~~to~~+

Plan Amendment:

22. If you would like the project to be reviewed under the new General Plan Update, submit a letter requesting to withdraw the Plan Amendment request and for the project to be reviewed under the new General Plan Update. A refund for the Plan Amendment request may be included in the same letter.

Conditional Use Permit:

23. Pending upon review of Burden of Proof.
24. The proposed residential building exceeds the maximum height of 35 feet. A variance may be required for exceeding the maximum height.

Oak Tree Permit:

25. Review of the oak tree report is pending. Upon review of the report, additional materials may be required.
26. The oak tree report is based on the previous project design. Additional comments will be provided by the departmental biologist.

Parking Permit:

27. Based on 29 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. Provide the path of travel for the accessible parking spaces.
 - c. 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.
28. Based on the proposed project, Lot #1 requires a total of 79 spaces and Lot #2 requires at least 7 guest parking spaces. Lot #1 provides a total of 76 spaces and Lot #2 provides 3 guest parking spaces. A parking permit is required for the shortage of parking spaces. Indicate a request for the parking permit on the Land Divisions application and submit a parking permit burden of proof and additional fee of \$8,966.
29. Provide the dimensions for the parking spaces.
30. Specify the residential and commercial spaces.
31. Number the parking spaces.

32. A minimum of 4 accessible parking spaces are required for Lot 1.
33. Provide long-term and short-term bicycle parking for the townhouses and the mixed use development.
34. Provide one Type A loading space for the commercial use.
35. Clarify if the 9,500 sq. ft. commercial unit includes the 1,100 sq. ft. gym. If not, additional parking spaces will be required.

Community Standards District:

36. The proposed project is subject to all guidelines and standards of the CSD.
37. Ensure to provide the open space calculations, lot coverage calculations, etc.
38. Ensure the proposed project meets the 1:3 pitched roofline requirement.
39. 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.).
40. Ensure the project meets the landscaping requirements.
41. Ensure the project meets the setback requirements.

Healthy Design Ordinance (HDO):

42. Ensure the proposed project meets the applicable HDO requirements related to bicycle parking, parking lot walkways, pedestrian walkways (primary and secondary), landscaping, etc.
43. Residential units #18-23 do not seem to have a pedestrian walkway. Ensure all portions of the development meets the HDO requirements.
44. 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:

45. The signature on the Articles of Incorporation does not match the signature on the Member List. Clarify the discrepancy.
46. A release letter from the previous engineer is required.
47. The stairs for the mixed use development exceeds the maximum 35 feet. Redesign to meet the maximum height requirement.
48. 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.
49. As previously requested, provide copies of the recorded easement documents. Depending on the types of easements, construction of structures/buildings may not be permitted.
50. Clearly specify and provide the square footage of the amenity.
51. 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.
52. The residential units need to be renumbered on the floor plans (second floor of Lot #1).
53. Ensure to depict all existing and proposed walls/fences, and provide the height information.
54. Provide elevations for the existing and proposed fences/walls.
55. A street frontage waiver may be required.
56. A flag lot analysis may be required.
57. A reciprocal access easement will be required for the proposed project.
58. Research may be required for the legality of the subject parcels. Have you consulted the Land Division Research Section?

59. Please notify the Town Council of the proposed development/project.
60. Ensure all depictions are accurate, consistent, and drawn to scale.
61. Ensure to specify the types of trees proposed to be removed.

RESUBMITTAL INSTRUCTIONS

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

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit %A,+
- A digital (CD or flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), 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. Provide evidence that Department of Regional Planning is prepared to recommend waiving the street frontage requirement for Lot 2. Add a General Note to request waiving the street frontage on Lot 2.
2. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for comments and requirements.
3. Please see attached Grading review sheet (Comments 3 and 4) for comments and requirements.
4. As previously requested, 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. As previously requested, 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 is required to show the following additional items:
 - a. Depict the location of Easement Note No. 8 on the plan. Label easements as "to remain", "to be relocated", or "to be abandoned" on the general notes.
 - b. Label the existing (E) 3' retaining wall in the vicinity along the easterly property as "to remain" or "to be removed".
 - c. As previously requested, add a note to request waiving street frontage on Lot 2.
 - d. Please see attached Subdivision checked print for comments and requirements.
 - e. Please see attached Grading review sheet (Comment 1) for comments and requirements.

- f. Please see attached Road review sheet and checked print for comments and requirements.
 - g. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
7. A revised exhibit "A" is required to show the following additional items:
- a. Provide signature of the civil engineer.
 - b. Depict the location of Easement Note No. 8 on the plan. Label easements as "to remain", "to be relocated", or "to be abandoned" on the general notes.
 - c. Label the existing (E) 3' retaining wall in the vicinity along the easterly property as "to remain" or "to be removed".
 - d. Please see attached Subdivision checked print for comments and requirements.
 - e. Please see attached Grading review sheet (Comment 2) for comments.
 - f. Please see attached Road review sheet and checked print for comments and requirements.
 - g. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
8. As previously requested, a revised "Land Division Application" is required to include the updated grading quantities to match the earthwork volume shown on the exhibit "A". Please see attached Grading review sheet (Comment 5) for requirements.

HW



Prepared by Aissa Carrillo
tr73310L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073310/>

Phone (626) 458-3126

Date 06-20-2016



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

TRACT MAP NO. 73310

TENTATIVE MAP DATED 05/24/16
EXHIBIT MAP 05/24/16

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 comments for the hydrology study were sent to the engineer on 10/05/15. There have been no resubmittals since.
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>).

ACTR

Reviewed by  Date 06/15/16 Phone (626) 458-4921
Vihong Truong

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 how to handle off-site tributary drainage – be sure not to block it from entering the site.
 - c. As previously requested, earthwork volume, including cut, fill, over-excavation import, and export, as applicable.
 - d. As previously requested, pad elevations for all proposed rough grading.
 - e. As previously requested, drainage facilities and indicate maintenance responsibilities for all drainage devices.
2. A revised Exhibit A map is required to show the following additional items:
 - a. Pad elevation for all proposed rough 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.
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. A revised subdivision application that discloses the correct earthwork quantities 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 (CY) of cut and export but the map says there will be 4,700 CY of cut, 3,800 CY of fill, and 900 CY of export.

DGR

Name Diego G. Rivera Date 6-15-2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\73310g-rev2.doc

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. Obtain a will serve letter from the Crescenta Valley County Water District for the discharge of sewer into the sewer system.
2. A revised tentative map and a revised exhibit map are required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.


Prepared by Imelda Ng

tr73310s-rev2

Phone (626) 458-4921

Date 06-15-2016

TENTATIVE MAP DATED 05-24-2016
EXHIBIT MAP DATED 05-24-2016

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

1. 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.



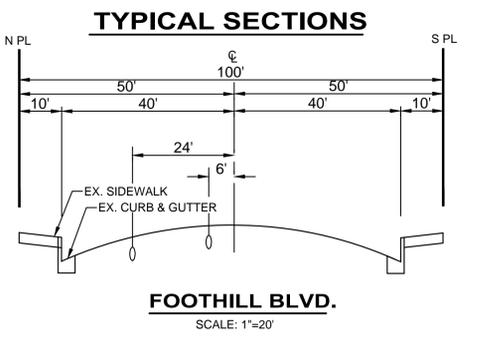
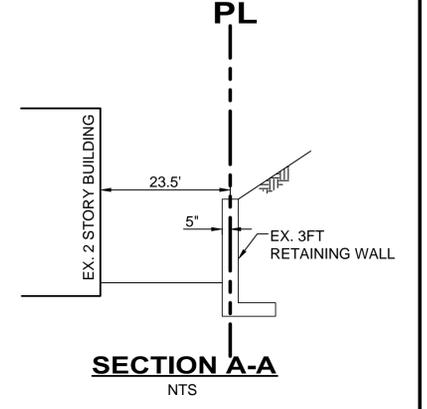
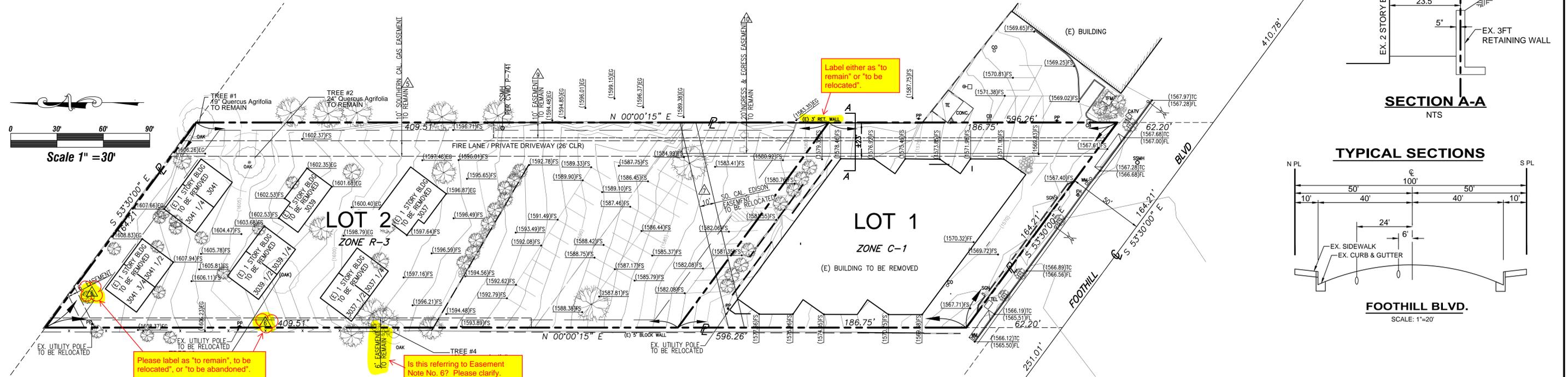
Prepared by Tony Khalkhali
tr73310w-rev2.doc

Phone (626) 458-4921

Date 06-16-2016

"MAJOR LAND DIVISION" TENTATIVE TRACT NUMBER 073310

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



LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA CRESCENTA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 1 IN BLOCK "G" 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; 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 EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE DEED TO LEO J. BECK AND WIFE, RECORDED ON DECEMBER 4, 1945 AS INSTRUMENT NO. 342, IN BOOK 22561, PAGE 67 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 17251, AS PER MAP RECORDED IN BOOK 646, 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 164.208 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED BY MYRTLE A. BECK, A WIDOW, IN DEED RECORDED FEBRUARY 27, 1963 AS INSTRUMENT NO. 1691 IN BOOK 01933, PAGE 942 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, RESERVED BY FRED J. FRIEDMEYER AND HOPE M. FRIEDMEYER, HUSBAND AND WIFE, RECORDED JUNE 11, 1979 AS INSTRUMENT NO. 79-627527 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER: 5802-011-009

PARCEL 2:
THAT PORTION OF LOT 1 IN BLOCK "G" 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.

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 EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE DEED TO LEO J. BECK AND WIFE, RECORDED ON DECEMBER 4, 1945 AS INSTRUMENT NO. 342, IN BOOK 22561, PAGE 67 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 17251, AS PER MAP RECORDED IN BOOK 646, 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 53° 30' 00" WEST 164.208 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 THEREFROM 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 5, 1953 AS INSTRUMENT NO. 3087 IN BOOK 43095, PAGE 398 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED BY MYRTLE A. BECK, A WIDOW, IN DEED RECORDED FEBRUARY 27, 1963 AS INSTRUMENT NO. 1691 IN BOOK 01933, PAGE 942 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, RESERVED BY FRED J. FRIEDMEYER AND HOPE M. FRIEDMEYER, HUSBAND AND WIFE, RECORDED JUNE 11, 1979 AS INSTRUMENT NO. 79-627527 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER: 5802-011-010

SCHEDULE B EXCEPTION

ITEMS 1, 2 & 3 ARE TAXES AND LIEN RELATED
ITEM 4 IS WATER RIGHT RELATED
ITEMS 8 & 15 ARE AGREEMENT RELATED
ITEM 12 IS UNRECORDED LEASE RELATED
ITEMS 13 & 17 ARE DEED RELATED
ITEMS 14 & 16 ARE FINANCE RELATED
ITEM 18 IS JUDGEMENT RELATED
ITEM 19 IS RIGHT RELATED

⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPE LINES
RECORDING DATE: APRIL 29, 1955
RECORDING NO. 3941, BOOK 47636 PAGE 256, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPE LINES
RECORDING DATE: JUNE 3, 1955
RECORDING NO. 3750, BOOK 47968 PAGE 340, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 14, 1964
RECORDING NO. 5037, BOOK D-2433 PAGE 655, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: CONSTRUCT, MAINTAIN, OPERATE AND USE, A SEWER LINE AND APPURTENANT
RECORDING DATE: MAY 1, 1981
RECORDING NO. 81-440005, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ANNA MARY MALIZIA AND MAMIE PARK MCMANN, AS TENANTS IN COMMON AND ROBERT C. MOKAY AS LESSEE OF 3033 FOOTHILL BOULEVARD
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: JANUARY 26, 1995
RECORDING NO.: 95-1365915, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2

⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 4, 1996
RECORDING NO.: 96-18208, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2

AREA SUMMARY

TOTAL AREA	78,711 SF	1.807 AC
PROPOSED LOT 1	24,653 SF	0.566 AC
PROPOSED LOT 2	54,058 SF	1.241 AC

BASIS OF BEARING
THE CENTERLINE OF FOOTHILL BOULEVARD BEARING N 53°30'00" W PER TRACT NO. 43595 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 BEARING AS SHOWN ON THIS MAP

BENCH MARK
B.M. Y4478 ELEV. = 1570.507 (2005 ADJ.)
B.N. WIRE SPK. NR. C/L CONC. HDWL. DRAINAGE CHANNEL 5FT N/O OF FOOTHILL BLVD. 48FT N/O OF FOOTHILL BLVD. 46FT N/O C/L & E/O C/L RAMSDELL AVE.

LEGEND

- CENTER LINE
- PROPERTY LINE
- WROUGHT IRON FENCE
- WOODEN FENCE
- GAS LINE
- SEWER LINE
- WATER LINE
- ASPHALT CONCRETE
- AREA DRAIN
- BOLLARD
- CATCH BASIN
- CENTERLINE
- CHAIN LINK FENCE
- CLEAN OUT
- CONC.
- DI DRAINAGE INLET
- DO DRAINAGE OUTLET
- DR DOOR
- SS STREET SIGN/STOP SIGN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MAN HOLE
- SGN SIGN
- TC TOP OF CURB
- TW TOP OF WALL
- TE TRASH ENCLOSURE
- TFM TRANSFORMER
- WB WATER BIB
- WM WATER METER
- WV WATER VALVE
- (100.00) RECORD DISTANCE
- 100.00(m) MEASURED DISTANCE
- 100.00(c) CALCULATED DISTANCE
- DRWY DRIVEWAY
- DS DOWNSPOUT
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- FL FLOW LINE
- FH FIRE HYDRANT
- FP FLAGPOLE
- FS FINISH SURFACE
- GM GAS METER
- LS LANDSCAPE
- LP LIGHT POLE
- MH MANHOLE
- MB MAIL BOX
- PL PROPERTY LINE
- PP POWER POLE
- PB PULL BOX
- SMH SANITARY SEWAGE MANHOLE

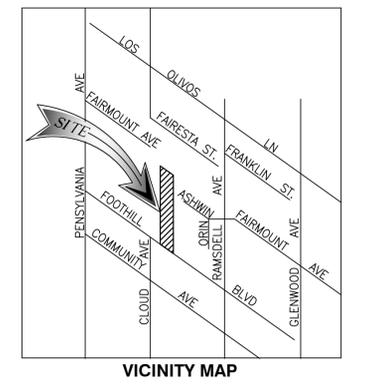
- MONUMENTS**
- MONUMENT FD. (AS NOTED)

NOTE:

- GROSS AREA = 86,932 SF (1.996 AC), NET AREA = 78,711 SF (1.807 AC)
- PROPOSED DEVELOPMENT:
LOT 1 MIXED USE (1 COMMERCIAL CONDO ON GROUND FLOOR + 18 RESIDENTIAL CONDO)
LOT 2 29 TOWNHOUSES CONDO
- EXISTING ZONE AND PROPOSED ZONE : C1 & R3
- EXISTING USE: 1- COMMERCIAL BUILDING AND 6 SINGLE FAMILY UNITS
- STREET ADDRESS: 3037-3043 FOOTHILL BLVD. LA CRESCENTA, CA 91214.
- ALL UTILITIES ARE AVAILABLE
- THERE ARE NO POTENTIAL DANGEROUS AREAS.
- APN NO: 5802-011-009, 5802-011-010

LIST OF UTILITIES

- SOUTHERN CALIFORNIA GAS COMPANY (213) 244-1234
- SOUTHERN CALIFORNIA EDISON COMPANY (800) 227-2600
- AT&T (800) 729-5323
- CV WATER & SEWER (800) 248-3925



RECORD OWNER/ SUBDIVIDER:
YST INVESTMENT, LLC
4502 DYER STREET #101, LA CRESCENTA, CA 91214
TEL: (818) 249-5222

SOIL ENGINEER:
PACIFIC GEOTECH, INC
15038 CLARK AVE, HACIENDA HEIGHTS, CA 91745
TEL (626) 333-8507
Paul Kim, RGE 2066

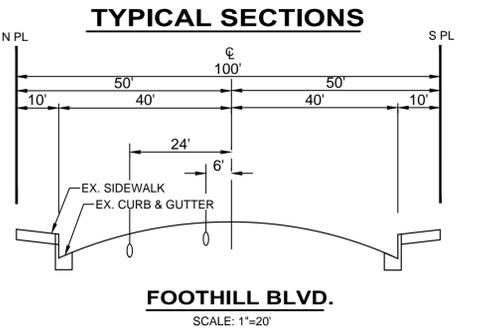
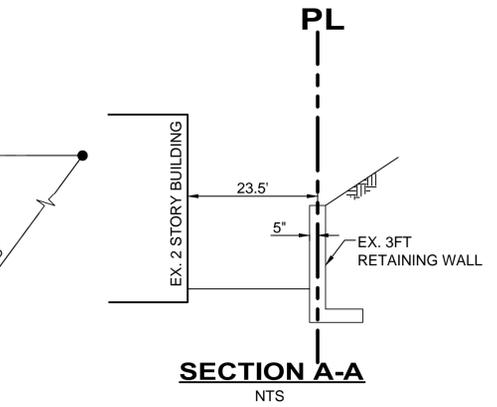
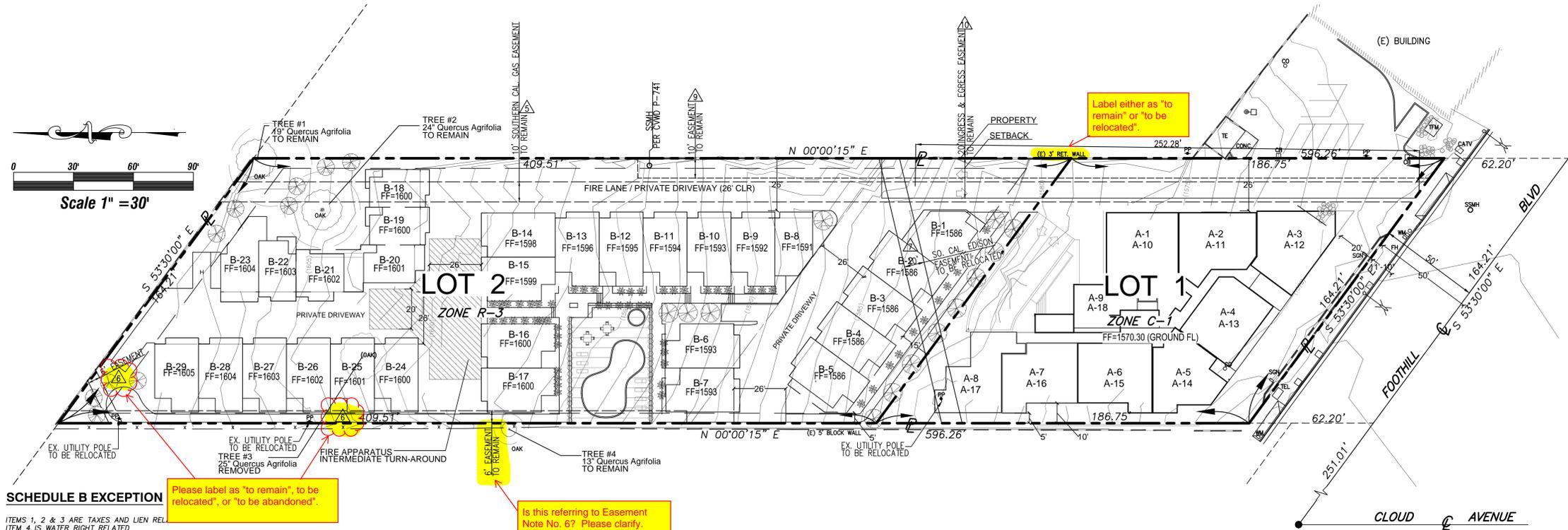
SUBDIVIDER ENGINEER:
JP CIVIL ENGINEERS
1000 S. COAST DR., SUITE A204, COSTA MESA, CA 92626
TEL (714) 723-9703 | EMAIL: jchunhacha@yahoo.com
REPRESENTATIVE: JIRAYUS PUKKANASUT

PREPARED UNDER THE DIRECTION OF
Andrew J. Koltavary
ANDREW J. KOLTAVARY, No. 26571
CIVIL ENGINEER
STATE OF CALIFORNIA

MAJOR LAND DIVISION EXHIBIT "A" MAP

TENTATIVE TRACT NUMBER 073310

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



SCHEDULE B EXCEPTION

- ITEMS 1, 2 & 3 ARE TAXES AND LIEN REL.
- ITEM 4 IS WATER RIGHT RELATED
- ITEMS 8 & 15 ARE AGREEMENT RELATED
- ITEM 12 IS UNRECORDED LEASE RELATED
- ITEMS 13 & 17 ARE DEED RELATED
- ITEMS 14 & 16 ARE FINANCE RELATED
- ITEM 18 IS JUDGEMENT RELATED
- ITEM 19 IS RIGHT RELATED

Please label as "to remain", "to be relocated", or "to be abandoned".

Is this referring to Easement Note No. 6? Please clarify.

- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPE LINES
RECORDING DATE: APRIL 29, 1955
RECORDING NO: 3941, BOOK 47636 PAGE 256, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPE LINES
RECORDING DATE: JUNE 3, 1955
RECORDING NO: 3750, BOOK 47968 PAGE 340, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 14, 1964
RECORDING NO: 5037, BOOK D-2433 PAGE 655, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: CONSTRUCT, MAINTAIN, OPERATE AND USE, A SEWER LINE AND APPURTENANT
RECORDING DATE: MAY 1, 1981
RECORDING NO: 81-440005, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ANNA MARY MALIZIA AND MAMIE PARK MCMANN, AS TENANTS IN COMMON AND ROBERT C. MCKAY AS LESSEE OF 3033 FOOTHILL BOULEVARD
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: JANUARY 26, 1995
RECORDING NO: 95-1365915, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 4, 1996
RECORDING NO: 96-18208, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2

AREA SUMMARY

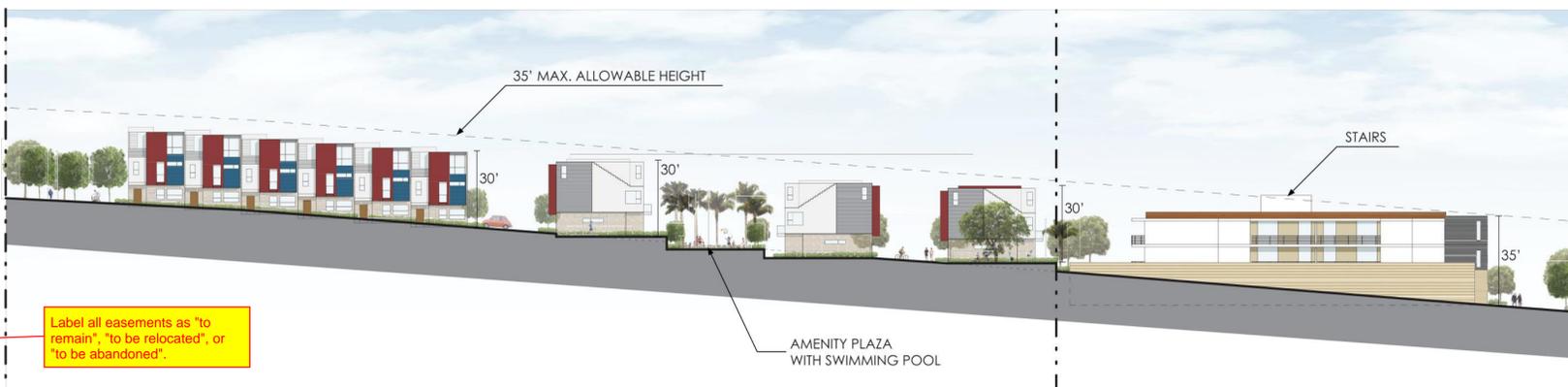
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PROPOSED LOT 1	24,653 SF	0.566 AC
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BASIS OF BEARING

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BENCH MARK

B.M. Y4478 ELEV.= 1570.507 (2005 ADJ.)
B.N. WIRE SPK. NR. C/L CONC. HDWL. DRAINAGE CHANNEL 5FT N/O OF FOOTHILL BLVD. 48FT N/O OF C/F FOOTHILL BLVD. 46FT N/O C/L & E/O C/L RAMSDELL AVE.



LEGEND

—	CENTER LINE	WB	WATER BIB	●	TREE
---	PROPERTY LINE	WM	WATER METER	●	BUSH
-x-x-	WROUGHT IRON FENCE	WV	WATER VALVE	○	OAK TREE
—x—	WOODEN FENCE	(100.00)	RECORD DISTANCE	○	POWER POLE
—G—	GAS LINE	100.00(m)	MEASURED DISTANCE	○	SIGN
—S—	SEWER LINE	100.00(c)	CALCULATED DISTANCE	○	CATCH BASIN
—W—	WATER LINE	DRWY	DRIVEWAY	○	FIRE HYDRANT
—AC—	ASPHALT CONCRETE	DS	DOWNSPOUT	○	STREET LIGHT
AD	AREA DRAIN	EB	ELECTRIC BOX	○	
CB	CATCH BASIN	EP	EDGE OF PAVEMENT	○	
CL	CENTERLINE	ET	ELECTRIC TRANSFORMER	○	
CLF	CHAIN LINK FENCE	EV	ELECTRIC VAULT	○	
CO	CONC.	FL	FLOW LINE	○	
DI	DRAINAGE INLET	FH	FIRE HYDRANT	○	
DO	DRAINAGE OUTLET	FP	FLAGPOLE	○	
DR	DR	FS	FINISH SURFACE	○	
SS	STREET SIGN/STOP SIGN	GM	GAS METER	○	
SOCB	STORM DRAIN CATCH BASIN	LS	LANDSCAPE	○	
SDMH	STORM DRAIN MAN HOLE	LP	LIGHT POLE	○	
SGN	SGN	MH	MANHOLE	○	
TC	TOP OF CURB	MB	MAIL BOX	○	
TW	TOP OF WALL	PL	PROPERTY LINE	○	
TE	TRASH ENCLOSURE	PP	POWER POLE	○	
TFM	TRANSFORMER	PB	PULL BOX	○	
		SMH	SANITARY SEWAGE MANHOLE	○	

MONUMENTS

● MONUMENT FD. (AS NOTED)

EARTHWORK QUANTITIES

CUT	= 4,700 CY
FILL	= 3,800 CY
EXPORT	= 900 CY

NOTE:

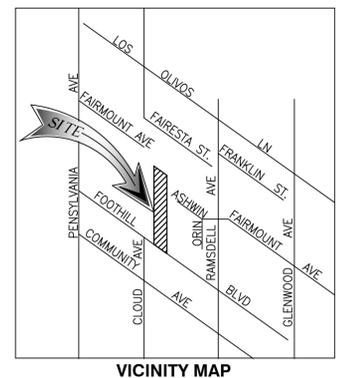
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LIST OF UTILITIES

SOUTHERN CALIFORNIA GAS COMPANY	(213) 244-1234
SOUTHERN CALIFORNIA EDISON COMPANY	(800) 227-2600
AT&T	(800) 729-5323
CV WATER & SEWER	(800) 248-3925

PARKING

LOT 1	
RESIDENTIAL	36 SPACES (18 UNITS X 2)
GUEST	5 SPACES + 3 SPACES (FROM LOT 02)
COMMERCIAL	23 SPACES (9000 SF/400)
TOTAL	67 SPACES
LOT 2	
RESIDENTIAL	2 STANDARD PARKING PER UNIT
GUEST	5 SPACES (INCLUDING 1 VAN ACCESS)



RECORD OWNER/ SUBDIVIDER:

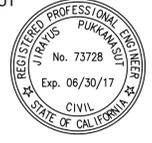
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CIVIL ENGINEER:

JP CIVIL ENGINEERS
1000 S. COAST DR., SUITE A204, COSTA MESA, CA 92626
TEL (714) 723-9703 | EMAIL: jchunhacha@yahoo.com
REPRESENTATIVE: JIRAYUS PUKKANASUT



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

Page 1/1

TENTATIVE MAP DATED 05-24-2016
EXHIBIT MAP DATED 05-24-2016

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

A revised tentative map and exhibit map are required. See additional road comments as shown in the attached files (2016-06-16 TR 73310r 3rd ck JN.pdf) which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%2073310/>

Prepared by Joseph Nguyen 

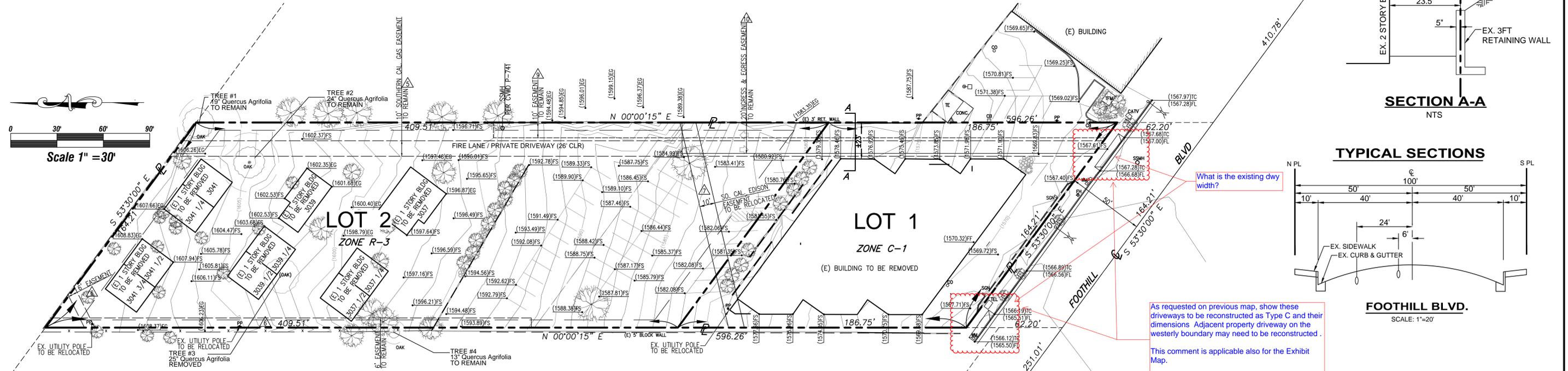
tr72939r-rev1

Phone (626) 458-4921

Date 06-16-2016

"MAJOR LAND DIVISION" TENTATIVE TRACT NUMBER 073310

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



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA CRESCENTA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 1 IN BLOCK "G" 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; 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 EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE DEED TO LEO J. BECK AND WIFE, RECORDED ON DECEMBER 4, 1945 AS INSTRUMENT NO. 342, IN BOOK 22561, PAGE 67 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 17251, AS PER MAP RECORDED IN BOOK 646, 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 164.208 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED BY MYRTLE A. BECK, A WIDOW, IN DEED RECORDED FEBRUARY 27, 1963 AS INSTRUMENT NO. 1691 IN BOOK 01933, PAGE 942 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, RESERVED BY FRED J. FRIEDMEYER AND HOPE M. FRIEDMEYER, HUSBAND AND WIFE, RECORDED JUNE 11, 1979 AS INSTRUMENT NO. 79-627527 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER: 5802-011-009

PARCEL 2:
THAT PORTION OF LOT 1 IN BLOCK "G" 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.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 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 EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL A, IN THE DEED TO LEO J. BECK AND WIFE, RECORDED ON DECEMBER 4, 1945 AS INSTRUMENT NO. 342, IN BOOK 22561, PAGE 67 OF OFFICIAL RECORDS OF SAID COUNTY; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF TRACT NO. 17251, AS PER MAP RECORDED IN BOOK 646, 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 53° 30' 00" WEST 164.208 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 THEREFROM 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 5, 1953 AS INSTRUMENT NO. 3087 IN BOOK 43095, PAGE 398 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, GAS, OIL, HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN, UPON OR HEREAFTER EXTRACTED FROM SAID PREMISES, HOWEVER, NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OF SAID LAND OR THAT PORTION OF THE SURFACE OR SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED BY MYRTLE A. BECK, A WIDOW, IN DEED RECORDED FEBRUARY 27, 1963 AS INSTRUMENT NO. 1691 IN BOOK 01933, PAGE 942 OF OFFICIAL RECORDS.

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ASSESSOR PARCEL NUMBER: 5802-011-010

SCHEDULE B EXCEPTION

ITEMS 1, 2 & 3 ARE TAXES AND LIEN RELATED
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PURPOSE: INGRESS AND EGRESS
RECORDING DATE: JANUARY 26, 1995
RECORDING NO.: 95-1365915, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2

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- S-S- SEWER LINE
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- AD AREA DRAIN
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- FS FINISH SURFACE
- GM GAS METER
- LS LANDSCAPE
- LP LIGHT POLE
- MH MANHOLE
- MB MAIL BOX
- PL PROPERTY LINE
- PP POWER POLE
- PB PULL BOX
- SMH SANITARY SEWAGE MANHOLE

MONUMENTS

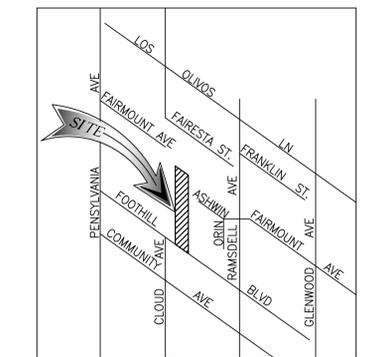
- MONUMENT FD. (AS NOTED)
- TREE
- BUSH
- OAK TREE
- POWER POLE
- SIGN
- CATCH BASIN
- FIRE HYDRANT
- STREET LIGHT

NOTE:

- GROSS AREA = 86,932 SF (1.996 AC), NET AREA = 78,711 SF (1.807 AC)
- PROPOSED DEVELOPMENT:
LOT 1 MIXED USE (1 COMMERCIAL CONDO ON GROUND FLOOR + 18 RESIDENTIAL CONDO)
LOT 2 29 TOWNHOUSES CONDO
- EXISTING ZONE AND PROPOSED ZONE : C1 & R3
- EXISTING USE: 1- COMMERCIAL BUILDING AND 6 SINGLE FAMILY UNITS
- STREET ADDRESS: 3037-3043 FOOTHILL BLVD. LA CRESCENTA, CA 91214.
- ALL UTILITIES ARE AVAILABLE
- THERE ARE NO POTENTIAL DANGEROUS AREAS.
- APN NO: 5802-011-009, 5802-011-010

LIST OF UTILITIES

- SOUTHERN CALIFORNIA GAS COMPANY (213) 244-1234
- SOUTHERN CALIFORNIA EDISON COMPANY (800) 227-2600
- AT&T (800) 729-5323
- CV WATER & SEWER (800) 248-3925



VICINITY MAP

RECORD OWNER/ SUBDIVIDER:
YST INVERSTMENT, LLC
4502 DYER STREET #101, LA CRESCENTA, CA 91214
TEL: (818) 249-5222

SOIL ENGINEER:
PACIFIC GEOTECH, INC
15038 CLARK AVE, HACIENDA HEIGHTS, CA 91745
TEL (626) 333-8507
Paul Kim, RGE 2066

SUBDIVIDER ENGINEER:
JP CIVIL ENGINEERS
1000 S. COAST DR., SUITE A204, COSTA MESA, CA 92626
TEL (714) 723-9703 | EMAIL: jchunhacha@yahoo.com
REPRESENTATIVE: JIRAYUS PUKKANASUT

PREPARED UNDER THE DIRECTION OF

Andrew J. Koltavary
ANDREW J. KOLTAVARY, No. 26571
CIVIL ENGINEER
STATE OF CALIFORNIA

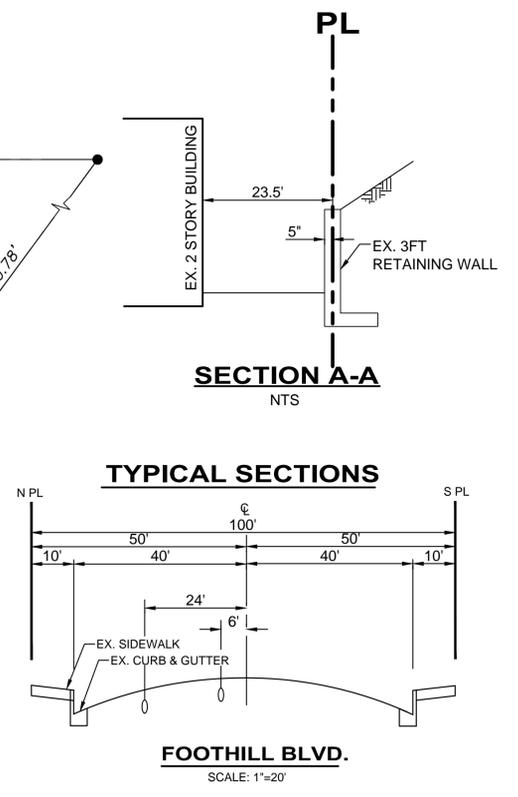
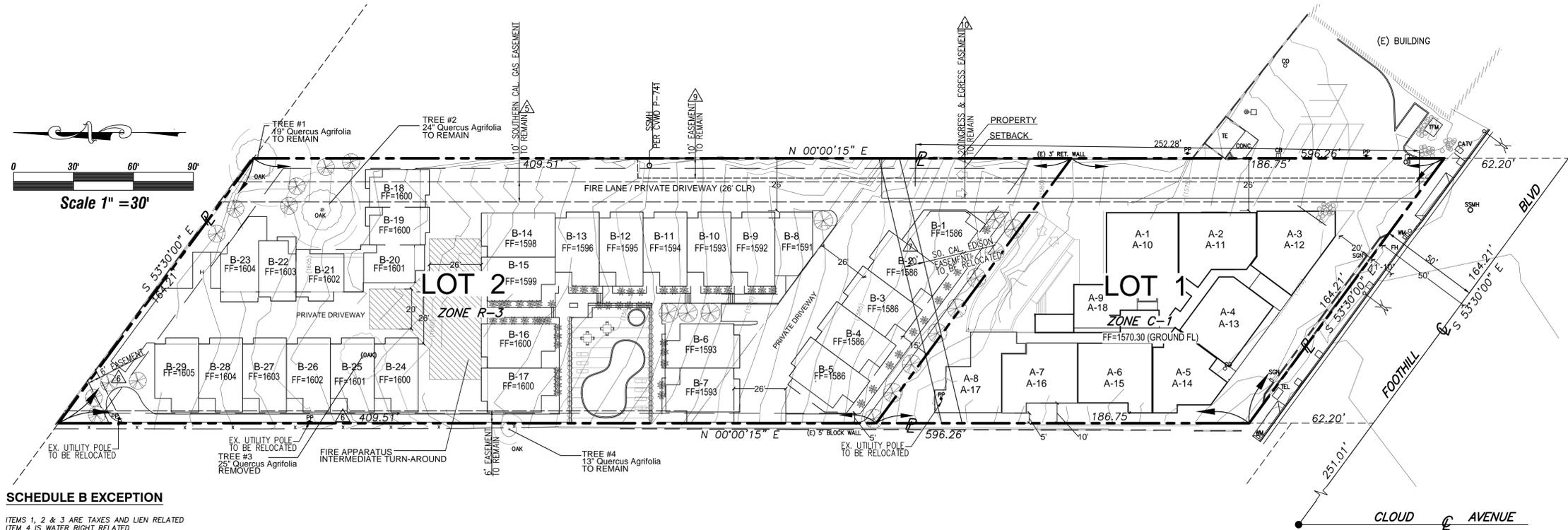


ROAD

EXHIBIT "A" MAP

TENTATIVE TRACT NUMBER 073310

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



SCHEDULE B EXCEPTION

- ITEMS 1, 2 & 3 ARE TAXES AND LIEN RELATED
- ITEM 4 IS WATER RIGHT RELATED
- ITEMS 8 & 15 ARE AGREEMENT RELATED
- ITEM 12 IS UNRECORDED LEASE RELATED
- ITEMS 13 & 17 ARE DEED RELATED
- ITEMS 14 & 16 ARE FINANCE RELATED
- ITEM 18 IS JUDGEMENT RELATED
- ITEM 19 IS RIGHT RELATED

- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPE LINES
RECORDING DATE: APRIL 29, 1955
RECORDING NO: 3941, BOOK 47636 PAGE 256, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPE LINES
RECORDING DATE: JUNE 3, 1955
RECORDING NO: 3750, BOOK 47968 PAGE 340, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 14, 1964
RECORDING NO: 5037, BOOK D-2433 PAGE 655, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: CONSTRUCT, MAINTAIN, OPERATE AND USE, A SEWER LINE AND APPURTENANT
RECORDING DATE: MAY 1, 1981
RECORDING NO: 81-440005, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ANNA MARY MALIZIA AND MAMIE PARK MCMANN, AS TENANTS IN COMMON AND ROBERT C. MCKAY AS LESSEE OF 3033 FOOHILL BOULEVARD
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: JANUARY 26, 1995
RECORDING NO: 95-1365913, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2
- ⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 4, 1996
RECORDING NO.: 96-18208, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2

AREA SUMMARY

TOTAL AREA	78,711 SF	1.807 AC
PROPOSED LOT 1	24,653 SF	0.566 AC
PROPOSED LOT 2	54,058 SF	1.241 AC

BASIS OF BEARING
THE CENTERLINE OF FOOHILL BOULEVARD BEARING N 53°30'00" W PER TRACT NO. 43595 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 BEARING AS SHOWN ON THIS MAP

BENCH MARK
B.M. Y4478 ELEV.= 1570.507 (2005 ADJ.)
B.N. WIRE SPK. NR. C/L CONC. HDWL. DRAINAGE CHANNEL 5FT N/O OF FOOHILL BLVD. 48FT N/O OF FOOHILL BLVD. 46FT N/O C/L & E/O C/L RAMSDLELL AVE.



LEGEND

---	CENTER LINE	WB	WATER BIB	○	TREE
---	PROPERTY LINE	WM	WATER METER	○	BUSH
---	WROUGHT IRON FENCE	WV	WATER VALVE	○	OAK TREE
---	WOODEN FENCE	(100.00)	RECORD DISTANCE	○	POWER POLE
---	GAS LINE	100.00(m)	MEASURED DISTANCE	○	SIGN
---	SEWER LINE	100.00(c)	CALCULATED DISTANCE	○	CATCH BASIN
---	WATER LINE	DRWY	DRIVEWAY	○	FIRE HYDRANT
---	ASPHALT CONCRETE	DS	DOWNSPOUT	○	STREET LIGHT
---	AREA DRAIN	EB	ELECTRIC BOX	○	
---	BOLLARD	EP	EDGE OF PAVEMENT	○	
---	CATCH BASIN	ET	ELECTRIC TRANSFORMER	○	
---	CENTERLINE	EV	ELECTRIC VAULT	○	
---	CHAIN LINK FENCE	FL	FLOW LINE	○	
---	CONC.	FH	FIRE HYDRANT	○	
---	DI DRAINAGE INLET	FP	FLAGPOLE	○	
---	DO DRAINAGE OUTLET	FS	FINISH SURFACE	○	
---	DR DOOR	GM	GAS METER	○	
---	SS STREET SIGN/STOP SIGN	LS	LANDSCAPE	○	
---	SDCB STORM DRAIN CATCH BASIN	LP	LIGHT POLE	○	
---	SDMH STORM DRAIN MAN HOLE	MH	MANHOLE	○	
---	SGN SIGN	MB	MAIL BOX	○	
---	TC TOP OF CURB	PL	PROPERTY LINE	○	
---	TW TOP OF WALL	PP	POWER POLE	○	
---	TE TRASH ENCLOSURE	PB	PULL BOX	○	
---	TFM TRANSFORMER	SMH	SANITARY SEWAGE MANHOLE	○	

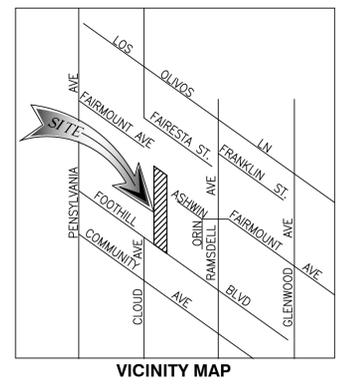
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LIST OF UTILITIES

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SOUTHERN CALIFORNIA EDISON COMPANY	(800) 227-2600
AT&T	(800) 729-5323
CV WATER & SEWER	(800) 248-3925

PARKING

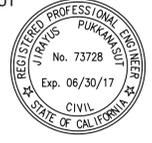
LOT 1	
RESIDENTIAL	36 SPACES (18 UNITS X 2)
GUEST	5 SPACES + 3 SPACES (FROM LOT 02)
COMMERCIAL	23 SPACES (9000 SF/400)
TOTAL	67 SPACES
LOT 2	
RESIDENTIAL	2 STANDARD PARKING PER UNIT
GUEST	5 SPACES (INCLUDING 1 VAN ACCESS)



RECORD OWNER/ SUBDIVIDER:
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4502 DYER STREET# 101, LA CRESCENTA, CA 91214
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SOIL ENGINEER:
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TEL (714) 723-9703 | EMAIL: jchunhacha@yahoo.com
REPRESENTATIVE: JIRAYUS PUKKANASUT



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

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TRACT NO. 073310 (Rev)

TENTATIVE MAP DATED 05-24-2016

EXHIBIT "A" DATED 05-24-2016

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

Prepared by Aissa Carrillo
tr73310L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073310/>

Phone (626) 458-3126

Date 06-20-2016

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

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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 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. Demolition permits and final sign off from the building inspector are required from the Building and Safety office.
13. The street frontage requirement for Lot 2 needs to be waived by the Advisory Agency.
14. 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.
15. 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.

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

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TENTATIVE MAP DATED 05-24-2016
EXHIBIT "A" DATED 05-24-2016

16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

+HW *A*
Prepared by Aissa Carrillo
tr73310L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073310/>

Phone (626) 458-3126

Date 06-20-2016

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	5/24/16 (Rev)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	28,000 yd ³	Location	La Crescenta	APN	
Geologist	---	Subdivider	YST Investment, LLC		
Soils Engineer	---	Engineer/Arch.	Tkim Engineers		

Review No. 3:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: _____

References: _____

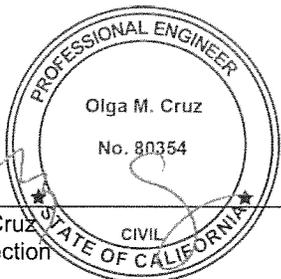
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

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 6/16/16

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:

1. Reconstruct the two existing 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 or trimmed below 30 inches or removed for the first ten feet from the property line. Affected utilities and existing improvements (driveways) may need to be relocated, modified and/or reconstructed.
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.

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

Page 2/2

TENTATIVE MAP DATED 05-24-2016
EXHIBIT MAP DATED 05-24-2016

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
tr73310r-rev2

Phone (626) 458-4921

Date 06-16-2016

dn



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: May 24, 2016

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

TENTATIVE/EXHIBIT MAP - HOLDS

1. The driveways intended for fire apparatus access shall be clearly delineated and 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. The 90 degree turn within the fire lane shall provide and maintain a 32 feet centerline turning radius. Indicate compliance prior to Tentative Map clearance.
3. Provide the proposed grade of the fire lane. 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 on the Tentative and Exhibit Maps prior to Tentative Map clearance.
4. Provide a detail elevation plan for each building type. Submit to our office for review prior to Tentative Map clearance.
5. The maximum setback from the building to the northerly curb face on Foothill Boulevard is 30 feet. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
6. 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.
7. 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
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Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73310

MAP DATE: May 24, 2016

8. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. 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.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.
7. 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.



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: May 24, 2016

PROJECT CONDITIONS OF APPROVAL

1. 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.
2. 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.
3. The proposed mixed use and high density residential buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide minimum fire lane width of 28 feet and shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. 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.
5. 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 foot 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.
6. Install **2** private fire hydrant(s). As noted on the tentative map or the Exhibit A. Location: AS PER MAP FILED IN OUR OFFICE.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73310

MAP DATE: May 24, 2016

7. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
8. 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.
9. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
10. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
11. 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.
12. 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.
13. 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.

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 #	73310	DRP Map Date:	05/24/2016	SCM Date:	06/30/2016	Report Date:	06/21/2016
Park Planning Area #	38		LA CRESCENTE / MONTROSE / UNIVERSAL CITY			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:	0.31
IN-LIEU FEES:	\$130,302

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$130,302 in-lieu fees.

Trails:

No trails.

Comments:

Project proposes 47 new attached condominium units. Building permit exists for two (2) existing single family dwelling units. Net increase of 45 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 #	73310	DRP Map Date:	05/24/2016	SMC Date:	06/30/2016	Report Date:	06/21/2016
Park Planning Area #	38		LA CRESCENTE / MONTROSE / UNIVERSAL CITY			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	3.01	0.0030	0	0.00
M.F. < 5 Units	2.41	0.0030	2	0.01
M.F. >= 5 Units	2.32	0.0030	43	0.30
Mobile Units	1.90	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.31

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.31	\$420,328	\$130,302

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
0.31	0.00	0.00	0.31	\$420,328	\$130,302



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

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

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June 20, 2016

Tentative Tract Map No. 073310

Vicinity: Montrose

Tentative Tract Map Date: May 24, 2016

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

Prepared by:

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