



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

PROJECT NUMBER **HEARING DATE**
R2015-00826 TBD

REQUESTED ENTITLEMENTS
Tentative Tract Map No. 073411
CSD Modification RPPL2016001047
Environmental Assessment No. R2015-00826

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
2222 Montrose, L.P./Hayk Martirosian	02/17/16	03/17/16	03/24/16

PROJECT OVERVIEW

Subdivision – Conversion of an eight unit residential apartment building under construction, into eight residential condominium units.

CSD Modification – To allow a driveway width of 28 feet instead of 26 feet as required by the La Crescenta-Montrose CSD. The 28 foot driveway is being required by Fire.

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

2226 Montrose Avenue, La Crescenta-Montrose

ACCESS

Montrose Avenue

ASSESSORS PARCEL NUMBER(S)

5807-004-047

SITE AREA

17,610 square feet (gross)/12,289 square feet (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Montrose

SUP DISTRICT

5th

LAND USE DESIGNATION

3 (Medium Density Residential – 12-22 du/ac)

ZONE

R-3 (Limited Multiple Residence Zone)

CSD

La Crescenta-Montrose

PROPOSED UNITS

8

MAX DENSITY/UNITS

8

GRADING

None Proposed

ENVIRONMENTAL DETERMINATION (CEQA)

The project is categorically exempt from CEQA reporting requirements (Class 1 – Existing Facilities)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Cleared	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

TR069997 – Withdrawn

CUP200600103 – Approved

PP201100356 – Approved

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative tract map. Please read below for further details.

1. As previously stated, provide elevations that match the elevations DRP approved through Plot Plan 201100356.
2. Please notify the La Crescenta-Montrose Town Council about the proposed project. Provide evidence the town council has reviewed the project.

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 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.

The following reports consisting of 9 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/parcel 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 conversion 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. Prior to final map approval, occupancy permits must be approved from the Building and Safety office for all condominium conversion units to the satisfaction of Public Works.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073411 (Rev.)

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TENTATIVE MAP DATED 02-17-2016
EXHIBIT MAP DATED 02-17-2016

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HC
Prepared by *A* Aissa Carrillo
tr73411L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073411/>

Phone (626) 458-3126

Date 03-15-2016



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

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

TRACT NO.: 073411

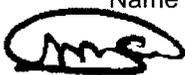
TENTATIVE MAP DATE: 02/17/16

EXHIBIT MAP DATE: 02/17/16

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

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 03/14/2016 Phone (626) 458-4921
 VILONG TRUONG

Tentative Parcel Map	73411	Tentative Map Dated	2/17/16 (Map/Exhibit)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	1,530_yd ³	Location	Montrose	APN	
Geologist	-----	Subdivider	2222 Montrose, L.P.		
Soils Engineer	-----	Engineer/Arch.	Techna Land Co. Inc.		

Review of:

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

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

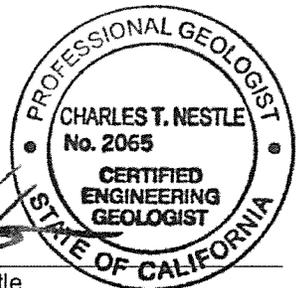
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) 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>.
- At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by



Jeremy Wan
Soils Section



Charles Nestle
Geology Section

Date 2/23/16

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT 073411

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TENTATIVE MAP DATED 02/17/2016
EXHIBIT MAP DATED 02/17/2016

1. Approval of this map pertaining to grading is recommended with no condition since the project application requires no grading.

Name Nazem Said  Date 03/15/2016 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073411\GP\2016-02-17 TTR 073411 SUBMITTAL

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

1. Construct driveway approaches at the site to meet current Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Please note the proposed driveway near the easterly property line must be constructed in such a way that there is at least a two-foot intervening distance between the proposed driveway and the adjacent existing driveway. This intervening distance is so that the existing adjacent driveway apron can be reconstructed in the future with a 4-foot side taper (commonly referred to as the "X" dimension) while remaining in compliance with Section 16.16.080 of the Los Angeles County Code.
2. Close any unused driveways with standard curb, gutter, and sidewalk (or graded area as appropriate) to the satisfaction of Public Works. This includes the removal of the existing asphalt curb fronting the existing power pole located approximately 50 feet west of the easterly property line.
3. Plant street trees on Montrose Avenue, along property frontage, to the satisfaction of Public Works.
4. Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of said devices to the satisfaction of Public Works.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 073411 (Rev.)

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TENTATIVE MAP DATE SUBMITTED 02-17-2016
EXHIBIT MAP DATE SUBMITTED 02-17-2016

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

1. Financial arrangement must be made with the Crescenta Valley County Water District before the filing of this land division map.


Prepared by Teni Mardirosian
tr73411s-rev2.doc

Phone (626) 458-4910

Date 03-09-2016

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

TK

Prepared by Tony Khalkhali
tr073411w-rev2.doc

Phone (626) 458-4921

Date 03-10-2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73411

MAP DATE: February 17, 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.

HOLDS TENTATIVE/EXHIBIT MAP

1. Submit a current fire flow availability from, FORM 196, to our office for the existing public fire hydrant located west of the property on Montrose Avenue. Submit fire flow information prior to Tentative Map clearance.
2. The required fire flow for this development at this time is **2000** gallons per minute at 20 psi for a duration of 2 hours. Submit architectural plans indicating the total square footage and construction type of the building to calculate the actual required fire flow.

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 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.

Reviewed by: Juan Padilla

Date: March 15, 2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73411

MAP DATE: February 17, 2016

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5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

PROJECT CONDITIONS OF APPROVAL

1. The Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures as approved by the Fire Department during the building permit review process.
2. The on-site private driveways shall provide a minimum paved unobstructed width of 28 feet, clear to the sky as approved by the Fire Department during the building permit review process.
3. The proposed 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 a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall as approved by the Fire Department during the building permit review process.
4. The required fire flow from the public fire hydrant for this development can be up to **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand as approved by the Fire Department during the building permit review process.
5. 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.
6. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.



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 73411

MAP DATE: February 17, 2016

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7. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 8. The 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 #	73411	DRP Map Date:	02/17/2016	SCM Date:	03/24/2016	Report Date:	03/15/2016
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:	0.06
IN-LIEU FEES:	\$25,220

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$25,220 in-lieu fees.

Trails:

No trails.

Comments:

This map proposes one multi-family lot with eight (8) condominium 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 #	73411	DRP Map Date:	02/17/2016	SMC Date:	03/24/2016	Report Date:	03/15/2016
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)eople x (0.003) Ratio x (U)nits = (X) acres obligation

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.01	0.0030	0	0.00
M.F. < 5 Units	2.41	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	8	0.06
Mobile Units	1.90	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.06

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.06	\$420,328	\$25,220

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
0.06	0.00	0.00	0.06	\$420,328	\$25,220



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

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

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Mark Ridley-Thomas
Second District

Sheila Kuehl
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Don Knabe
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March 15, 2016

Tentative Tract Map No. 073411

Vicinity: Montrose

Tentative Tract Map Date: February 17, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073411** 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:

V.C.
Vicente C. Bañada
Environmental Health Specialist IV
Land Use Program
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Baldwin Park, California 91706
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TEL (626) 430-5381 • FAX (626) 813-3016