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**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	HOLD	Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
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Parks & Recreation	See Parks report.	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
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**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:  Reschedule for Subdivision Committee Meeting:   
Exhibit Map/Exhibit "A" Revision Required:  Reschedule for Subdivision Committee Reports Only:   
Revised Application Required:  Other Holds (see below):

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**REGIONAL PLANNING COMMENTS**

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. Please see below comments.*

Revised Map/Exhibit "A"

1. Revise Note 19 to indicate that Oak 18 will be removed and Oak 22 will be encroached upon.
2. Request to use the alternate section (Note 21 on Sheet 1) is denied. (Also, please further explain, as the use of the alternate street section in 21.24.090, i.e., sidewalk on the curb, is not depicted for any of the street sections shown on map sheet 2 of 6. This seems inconsistent with Note 21. In any event, staff would not support use of the alternate section for the project.)
3. Revise Note 29 to indicate a 3-foot elevation change.
4. Please explain Note 42.
5. Add a number to Lot 498 on Sheets 1 and 4 of the map and Exhibit "A".
6. Provide and depict pedestrian cul-de-sac thru-connections for G Street and Q Street.
7. Depict all cul-de-sac thru-connections as fee strips and not easements.
8. Indicate Oak 18 to be removed and Oak 22 to be encroached upon.
9. Remove the recreation center building footprint from the tentative map (ok to leave on the Exhibit "A"), and delete Note 31. Only depict existing structures on the tentative map.
10. On the wall cross sections, indicate the wall heights. Wall heights that exceed code requirements within the required yard setbacks may be requested to be added to the CUP application and burden of proof.
11. On the Sheet 2, in the recreational lot usage note, further explain what uses can be expected to be included in the "pocket parks". Also, clarify the "agricultural use" and further explain. Lot 510 on the map is labeled as "recreational area" not "agricultural". (Is a vineyard still proposed here?)

Other:

1. For clarity, staff recommends providing a separate "recreational use summary" booklet that lists and describes all the recreational areas and uses to be provided in the Los Valles tract. Color photos of anticipated recreational and aesthetic features, and examples of architecture, would be helpful. Descriptions of features such as community gardens and vineyards should also be included. The summary should indicate whether these features will be open to the public or for invited guests only, general hours of operation, and any other useful information. This booklet would ultimately be provided to the Regional Planning Commission for the public hearing.
2. Explain the reason for the grading increase of 102,300 cy of cut and 602,300 cy of fill material (9% overall

increase), and describe the location(s) of the grading increase.

3. Please provide a hard copy of the revised open space exhibit.
4. Revise the oak tree report and exhibit as needed to indicate the oak encroachment (Oak 22).
5. Project subject to OVOV and the policies contained therein.
6. Project subject to the Healthy Design Ordinance (HDO). On a separate sheet, demonstrate and list compliance with all applicable HDO measures.
7. Provide scaled street sections per the HDO (Section 21.40.040.26).
8. Project on hold pending review and completion of an EIR.
9. Project on hold pending review of burdens of proof for a Variance, CUP and Oak Tree Permit.
10. Project on hold pending Forester and County biologist review of a revised Oak Tree Report.