



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6433

**PROJECT NO. TR 065062-(5)**  
**VESTING TENTATIVE TRACT MAP NO. 065062**  
**LOCAL PLAN AMENDMENT NO. 200500012-(5)**  
**ZONE CHANGE NO. 200500023-(5)**  
**CONDITIONAL USE PERMIT NO. 200500238-(5)**  
**OAK TREE PERMIT NO. 200500085-(5)**

RPC MEETING DATE <b>11-14-07</b>	CONTINUE TO
AGENDA ITEM(S) <b>6 a,b,c,d,e</b>	
PUBLIC HEARING DATE October 31, 2007	

<b>APPLICANT</b> Altadena Highlands, LLC	<b>OWNER</b> Pasadena Cemetery Association	<b>REPRESENTATIVE</b> Land Design Consultants
---	---	--

**REQUEST**  
Vesting Tentative Tract Map: To create two multi-family lots with a total of 49 condominium units composed of 23 duplexes and 3 detached units on 4.55 gross acres.  
Local Plan Amendment: To amend the Land Use Policy Map of the Altadena Community Plan from "PR" (Public & Private Recreation) and "2" (Low Density) to "3" (Low/Medium Density).  
Zone Change: To change zoning from R-1-7,500 (Single-Family Residence-7,500 Square Feet Minimum Lot Area), R-2 (Two-Family Residence) and C-3 (Unlimited Commercial) to R-2-DP (Two-Family Residence-Development Program).  
Conditional Use Permit: To ensure compliance with the Development Program (-DP) overlay zone.  
Oak Tree Permit: To authorize the removal of one (1) oak tree and the encroachment within the protected zone of six (6) oak trees.

<b>LOCATION/ADDRESS</b> On the west side of Fair Oaks Avenue on both sides of Mountain View Street, Altadena		<b>ZONED DISTRICT</b> Altadena	
<b>ACCESS</b> Fair Oaks Avenue, Ventura Street and Mountain View Street		<b>COMMUNITY</b> Altadena	
<b>SIZE</b> 4.55 gross acres (3.47 net acres)		<b>EXISTING ZONING</b> R-1-7,500, R-2 and C-3	
<b>EXISTING LAND USE</b> Single-family residences, commercial retail, and vacant land	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Flat to gently sloping	

SURROUNDING LAND USES & ZONING			
<b>North</b> : Single-family residences, commercial retail, church/R-1-7,500, C-3 and R-2		<b>East</b> : Cemetery, office, storage, parking and single-family residences/C-3, R-1-7,500 and R-2	
<b>South</b> : Offices, auto repair, storage, single-family residences, two-family residences, apartment, church, and parking/R-1-7,500, R-2, C-3 and C-2 (Neighborhood Business)		<b>West</b> : Park, single-family residences/R-1-7,500	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Altadena Community Plan	PR and 2	25 DU	Yes with plan amendment to 3

**ENVIRONMENTAL STATUS**  
**Mitigated Negative Declaration**: Impacts reduced to less than significant with project mitigation include noise.

**DESCRIPTION OF SITE PLAN**  
 The vesting tentative tract map and exhibit "A", dated May 28, 2007, depict a subdivision of two multi-family lots with a total of 49 condominium units composed of 23 duplexes and 3 detached units on 4.55 gross acres. Proposed Lot 1 will be accessed through a 26' wide private driveway and fire lane from Ventura Street (with one detached unit on the proposed Lot 1 accessed from Mountain View Street). Proposed Lot 2 will be accessible through a 26' private driveway and fire lane from Fair Oaks Avenue. Grading will involve 9,500 c.y. of cut, 2,300 c.y. of fill, and 18,500 c.y. of remedial grading. Project amenities include individual private areas and 15 guest parking spaces. Units range in size from 1,677 to 1,824 square feet, each with a two-car garage. The buildings reach a maximum height of 33 feet. The development requires removal of one (1) oak tree identified as Tree #1 and encroachment within the protected zone of six (6) oak trees identified as Tree Nos. 2 through 7 on the tentative tract map and exhibit "A".

**KEY ISSUES**

- As requested by the Commission, the applicant has submitted the attached additional landscaping and architectural information regarding the gates proposed along Fair Oaks Avenue.

*(If more space is required, use opposite side)*

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL
  DENIAL
- No improvements
 \_\_\_\_\_ 20 Acre Lots
\_\_\_\_\_ 10 Acre Lots
\_\_\_\_\_ 2½ Acre Lots
\_\_\_\_\_ Sect 191.2
- Street improvements
 \_X\_ Paving
\_X\_ Curbs and Gutters
\_X\_ Street Lights
- \_X\_ Street Trees
\_\_\_\_\_ Inverted Shoulder
\_X\_ Sidewalks
\_\_\_\_\_ Off Site Paving
- Water Mains and Hydrants
- Drainage Facilities
- Sewer
  Septic Tanks
 Other: Underground service and utility lines
- Park Dedication "In-Lieu Fee"
  Multiuse Trails
 Offsite Improvements

## ADDITIONAL ISSUES AND ANALYSIS

- The project proposes a plan amendment from "PR" (Public & Private Recreation) and "2" (Low Density) to "3" (Low/Medium Density) with a maximum density of 12 dwelling units per acre or 54 units on the subject property. The project proposes 49 units or 10.77 dwelling units per acre. The subject property is surrounded by a mix of uses including commercial uses, single-family residences, two-family residences and cemetery.
- The project also proposes a zone change from R-1-7,500 (Single-Family Residence-7,500 Square Feet Minimum Lot Area), R-2 (Two-Family Residence) and C-3 (Unlimited Commercial) to R-2-DP (Two-Family Residence-Development Program) with a maximum 17.4 units per net acre or 60 units on the subject property.
- A conditional use permit is requested for the Development Program overlay zone, which is associated with the project's proposed zone change and project design. The applicant also requests modification of the yard requirements to permit reduced setbacks and over-height walls. The requested modifications of the setback requirements are to allow a minimum front yard setbacks of 15 feet along Ventura Street and 13 feet at Mountain View Street, minimum setbacks of five-and-one-half (5½) feet at the corner cutoffs, and a zero side yard setback for the trash enclosure on the proposed Lot 1. The requested modification to the wall height standards are to allow the construction of a six-foot high emergency exit gate as well as walls up to nine-and-seven-tenths (9-7/10) feet in height, including retaining, in various areas along the perimeter of the project to compensate for the change in grade across the site.
- An oak tree permit is requested to authorize the removal of one (1) oak tree identified as Tree #1 and the encroachment within the protected zone of six (6) oak trees identified as Tree Numbers 2 through 7 on the tentative tract map and exhibit "A".
- A letter dated July 11, 2007 indicates the Altadena Town Council's approval of the proposed project.

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RELATING TO LOCAL PLAN (SUB-PLAN) AMENDMENT CASE NO. 2005-00012-(5)**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding Local Plan (Sub-Plan) Amendment Case No. 2005-00012-(5), Zone Change Case No. 2005-00023-(5), Vesting Tentative Tract Map No. 65062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5) on October 31, 2007; and

**WHEREAS**, the Regional Planning Commission ("Commission") finds as follows:

1. The subject site is located on the west side of Fair Oaks Avenue on both sides of Mountain View Street in the Altadena Zoned District.
2. The irregularly-shaped property is 4.55 gross acres (3.47 net acres) in size in an existing graded condition with level topography.
3. Access to the proposed development is provided by Fair Oaks Avenue, a 90-foot wide dedicated street; Mountain View Street, a 60-foot wide dedicated street; and Ventura Street, a 66-foot wide dedicated street. Internal access is provided by 26-foot wide private driveway and fire lanes.
4. Local Plan Amendment Case No. 2005-00012-(5) is a request to amend the Altadena Community Plan ("Plan") Land Use Policy Map to change 4.27 net acres of the site from Low Density Residential ("2"), and 0.27 acres of the site from Public and Private Recreation ("PR") to Low-Medium Density Residential ("3").
5. Local Plan Amendment Case No. 2005-00012-(5) was heard concurrently with Zone Change Case No. 2005-00023-(5), Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5) at the October 31, 2007 public hearing
6. Zone Change Case No. 2005-00023-(5) is a related request to authorize change of zone from 2.87 net acres of C-3 (Unlimited Commercial), 1.115 acres of R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area), and 0.565 net acres of R-2 (Two-Family Residential) to 3.47 net acres of R-2-DP (Two-Family Residential – Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of

the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

7. Vesting Tentative Tract Map No. 065062 is a related request to create two multi-family residential lots with 49 new condominium units within 23 duplexes and three detached units for a total of 26 buildings, on 4.55 gross acres.
8. Conditional Use Permit Case No. 2005-00238-(5) is a related request to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code). The applicant is requesting the following modifications:
  - a. Modification of the required front yard setback from 20 feet to 15 feet along Ventura Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff, as depicted on the tentative tract map and/or Exhibit "A,"
  - b. Modification of the required front yard setback from 20 feet to 13 feet along Mountain View Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff, as depicted on the tentative tract map and/or Exhibit "A,"
  - c. Modification of the yard requirement to allow a trash enclosure within the required five-foot side yard, as depicted on the tentative tract map and/or Exhibit "A,"
  - d. Modification of the maximum permitted wall height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot emergency exit gate, as depicted on the tentative tract map and/or Exhibit "A," and
  - e. Modification of the maximum permitted wall height of six feet within the side, rear, and corner side yard setback to allow a maximum wall height of 9.7 feet, as depicted on the tentative tract map and/or Exhibit "A."
9. Oak Tree Permit Case No. 2005-00085-(5) is a related request to authorize removal of one oak tree, and encroachment into the protected zone of six oak trees.
10. Approval of the vesting tentative tract map, conditional use permit and oak tree permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has approved the proposed local plan

amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

11. The applicant's site plan, labeled as "Exhibit A," depicts a 4.55-acre irregular-shaped parcel developed with 49 condominium units consisting of 46 attached units within 23 duplexes, and three detached units for a total of 26 buildings. Lot No. 1 will contain 39 condominium units (18 duplexes and three detached units) while Lot No. 2 will contain 10 condominium units (five duplexes). The duplexes will be three-story structures with a maximum height of 33 feet, and the detached units will be two-story structures with a maximum height of 24 feet and 10 inches. Two unit floor plans are proposed for the duplexes, each with 1,824 square feet of floor area. Two unit floor plans are also proposed for the detached units, one with 1,677 square feet of floor area and the other with 1,778 square feet of floor area. An attached two-car garage will be provided for each unit with 15 guest parking spaces. Internal access is provided by a 26-foot wide private driveway and fire lane from Ventura Street for Lot No. 1 (except Unit No. 49, which will have direct access from Mountain View Street), along with a 20-foot wide gated entry from Mountain View Street for emergency vehicle access only. A 26-foot wide private driveway and fire lane is also from Fair Oaks Avenue for Lot No. 2. Landscape areas total 0.71 acres of the project site.
12. The property is depicted in the Public and Private Recreation ("PR") and Low Density Residential ("2") land use categories of the Plan, a component of the Los Angeles Countywide General Plan ("General Plan"). While the PR land use category is intended for recreational use and residential development is not permitted, the 2 land use category allows one to six dwelling units per gross acre. The project proposes a plan amendment from PR and 2 to Low-Medium Density Residential ("3") which allows six to 12 dwelling units per gross acre. The proposed 49 dwelling units is consistent with the maximum 54 dwelling units permitted by the proposed 3 land use category for residential development.
13. The project site is currently zoned R-1-7,500, R-2 and C-3 which were established by Ordinance No. 5541 adopted on May 9, 1950, except that the current C-3 zoning on one of the existing lots became effective following the adoption of Ordinance No. 6783 on October 4, 1955, which established Zone Change Case No. 2973 from C-2 to C-3. The project proposes a zone change to R-2-DP.
14. Surrounding zoning includes R-1-7,500, R-2 and C-3 to the north, east and south with C-2 (Neighborhood Business) also to the south, and R-1-7,500 to the west.
15. The subject property is currently improved with three single-family residences, detached garages, and a vacant commercial building all to be removed. Surrounding uses include single-family residences to the north, east, south and

west with commercial retail and church also to the north; cemetery, office, storage, parking lot, and Masonic hall also to the east; offices, auto repair, storage, two-family residences, apartment, church and parking lot also to the south; and park also to the west.

16. The project is consistent with the proposed R-2-DP zoning classification. Two-unit and detached residential units are permitted in the R-2 zone pursuant to Section 22.20.170 of the County Code. The proposed density of 49 dwelling units is consistent with the maximum 60 dwelling units permitted by the R-2-DP zoning. The applicant has also requested a conditional use permit ("CUP") for the development program zone, pursuant to Section 22.40.040 of the County Code.
17. During the October 31, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
18. Five comment letters were submitted to the Commission. Two letters, including one from the Altadena Town Council ("Town Council") were in support of the project; three letters, including one e-mail, were in opposition to the project. Concerns expressed included degradation of Altadena community character, potential removal of oaks, negative impacts to air quality and increased traffic, setting of precedence for other zone changes, negative effects on property value, and overall negative impacts from rental and low-income housing.
19. Eleven (11) persons testified at the public hearing: two representing the applicant, eight in support of the project, and one in opposition to the project. Additional comments given during the public hearing included the applicant's responsiveness in addressing community concerns regarding design and landscaping, project's anticipation to increase development and improve Altadena. Concerns raised included the specific driveway location off of Ventura Drive, the water purveyor for this project considering a moratorium on new water meters, and the need for disclosure and enforcement of the 'good things' promised to the Town Council by the applicant related to school funding.
20. The applicant responded that the project is the highest and best use of the property, with market rate housing to support the community's commercial areas. The project's access point from Ventura Drive was designed based on comments from Los Angeles County Department of Public Works ("Public Works"). The project is already conditioned to provide water, and will not be able to record without a will-serve letter from the water purveyor. The benefits to the community were in reference to the requirements for payment of school fees and other standard fees. The applicant also described the articulation of the wall along Fair Oaks Avenue, and clarified the landscaping as well as gate designs incorporated into the project. The gates will reflect the individual architectural styles of the

detached condominium units. Lastly, the applicant stated that in discussions with the water purveyor, they did not anticipate that this project would be affected.

21. The Commission held discussions regarding graffiti, and the need to provide landscaping that would discourage graffiti on the wall along Fair Oaks Avenue. The Commission also clarified that the gates within the wall should be of different materials to avoid the appearance of one continuous wall along Fair Oaks Avenue. The Commission confirmed that there are no additional benefits beyond that required by law, being offered to the community.
22. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5); and recommend to the Board of Supervisors approval of Local Plan Amendment Case No. 2005-00012-(5) and Zone Change Case No. 2005-00023-(5).
23. The proposed use is required to comply with the development standards of the R-2 and DP zone pursuant to Sections 22.20.210 through 22.20.250, and 22.40.040 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 2005-00238-(5).
24. The plan amendment is consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
25. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.
26. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified by Conditional Use Permit Case No. 2005-00238-(5), as shown on the site plan and Vesting Tentative Tract Map No. 065062.
27. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit, oak tree permit, and environmental conditions.
28. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

29. The recommended plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
30. Approval of the recommended plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.
31. The recommended plan amendment is consistent with the goals, policies and programs of the Plan and General Plan.
32. Approval of the recommended plan amendment will enable implementation of the various land use objectives identified within the Plan.
33. Adoption of the proposed local plan amendment will enable the development of the subject property as proposed.
34. The applicant in this case has satisfied the "Burden of Proof" for the requested Local Plan Amendment which is needed and appropriate.
35. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.
36. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration

reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

37. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
38. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**NOW, THEREFORE BE IT RESOLVED** that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended local plan amendment; and
2. Certify that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and
5. Find that the recommended local plan amendment is consistent with the goals, policies and programs of the Altadena Community Plan, a component of the Los Angeles Countywide General Plan; and
6. Adopt Local Plan Amendment Case No. 2005-00012-(5) amending the Land Use Policy map of the Altadena Community Plan as described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on November 14, 2007.

---

Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RELATING TO ZONE CHANGE CASE NO. 2005-00023-(5)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding Local Plan (Sub-Plan) Amendment Case No. 2005-00012-(5), Zone Change Case No. 2005-00023-(5), Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5) on October 31, 2007; and

**WHEREAS**, the Regional Planning Commission (“Commission”) finds as follows:

1. The subject site is located on the west side of Fair Oaks Avenue on both sides of Mountain View Street in the Altadena Zoned District.
2. The irregularly-shaped property is 4.55 gross acres (3.47 net acres) in size in an existing graded condition with level topography.
3. Access to the proposed development is provided by Fair Oaks Avenue, a 90-foot wide dedicated street; Mountain View Street, a 60-foot wide dedicated street; and Ventura Street, a 66-foot wide dedicated street. Internal access is provided by 26-foot wide private driveway and fire lanes.
4. Zone Change Case No. 2005-00023-(5) is a request to authorize change of zone from 2.87 net acres of C-3 (Unlimited Commercial), 1.115 acres of R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area), and 0.565 net acres of R-2 (Two-Family Residential) to 3.47 net acres of R-2-DP (Two-Family Residential – Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked “Exhibit A.” No other development will be permitted on the property unless a new conditional use permit is first obtained.
5. Zone Change Case No. 2005-00023-(5) was heard concurrently with Local Plan Amendment Case No. 2005-00012-(5), Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5) at the October 31, 2007 public hearing
6. Local Plan Amendment Case No. 2005-00012-(5) is a related request to amend the Altadena Community Plan (“Plan”) Land Use Policy Map to change 4.27 net acres of the site from Low Density Residential (“2”), and 0.27 acres of the site from Public and Private Recreation (“PR”) to Low-Medium Density Residential (“3”).

7. Vesting Tentative Tract Map No. 065062 is a related request to create two multi-family residential lots with 49 new condominium units within 23 duplexes and three detached units for a total of 26 buildings, on 4.55 gross acres.
8. Conditional Use Permit Case No. 2005-00238-(5) is a related request to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code). The applicant is requesting the following modifications:
  - a. Modification of the required front yard setback from 20 feet to 15 feet along Ventura Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff, as depicted on the tentative tract map and/or Exhibit "A,"
  - b. Modification of the required front yard setback from 20 feet to 13 feet along Mountain View Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff, as depicted on the tentative tract map and/or Exhibit "A,"
  - c. Modification of the yard requirement to allow a trash enclosure within the required five-foot side yard, as depicted on the tentative tract map and/or Exhibit "A,"
  - d. Modification of the maximum permitted wall height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot emergency exit gate, as depicted on the tentative tract map and/or Exhibit "A," and
  - e. Modification of the maximum permitted wall height of six feet within the side, rear, and corner side yard setback to allow a maximum wall height of 9.7 feet, as depicted on the tentative tract map and/or Exhibit "A."
9. Oak Tree Permit Case No. 2005-00085-(5) is a related request to authorize removal of one oak tree, and encroachment into the protected zone of six oak trees.
10. Approval of the vesting tentative tract map, conditional use permit and oak tree permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has approved the proposed local plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
11. The applicant's site plan, labeled as "Exhibit A," depicts a 4.55-acre irregular-shaped parcel developed with 49 condominium units consisting of 46 attached

units within 23 duplexes, and three detached units for a total of 26 buildings. Lot No. 1 will contain 39 condominium units (18 duplexes and three detached units) while Lot No. 2 will contain 10 condominium units (five duplexes). The duplexes will be three-story structures with a maximum height of 33 feet, and the detached units will be two-story structures with a maximum height of 24 feet and 10 inches. Two unit floor plans are proposed for the duplexes, each with 1,824 square feet of floor area. Two unit floor plans are also proposed for the detached units, one with 1,677 square feet of floor area and the other with 1,778 square feet of floor area. An attached two-car garage will be provided for each unit with 15 guest parking spaces. Internal access is provided by a 26-foot wide private driveway and fire lane from Ventura Street for Lot No. 1 (except Unit No. 49, which will have direct access from Mountain View Street), along with a 20-foot wide gated entry from Mountain View Street for emergency vehicle access only. A 26-foot wide private driveway and fire lane is also from Fair Oaks Avenue for Lot No. 2. Landscape areas total 0.71 acres of the project site.

12. The property is depicted in the Public and Private Recreation ("PR") and Low Density Residential ("2") land use categories of the Plan, a component of the Los Angeles Countywide General Plan ("General Plan"). While the PR land use category is intended for recreational use and residential development is not permitted, the 2 land use category allows one to six dwelling units per gross acre. The project proposes a plan amendment from PR and 2 to Low-Medium Density Residential ("3") which allows six to 12 dwelling units per gross acre. The proposed 49 dwelling units is consistent with the maximum 54 dwelling units permitted by the proposed 3 land use category for residential development.
13. The project site is currently zoned R-1-7,500, R-2 and C-3 which were established by Ordinance No. 5541 adopted on May 9, 1950, except that the current C-3 zoning on one of the existing lots became effective following the adoption of Ordinance No. 6783 on October 4, 1955, which established Zone Change Case No. 2973 from C-2 to C-3. The project proposes a zone change to R-2-DP.
14. Surrounding zoning includes R-1-7,500, R-2 and C-3 to the north, east and south with C-2 (Neighborhood Business) also to the south, and R-1-7,500 to the west.
15. The subject property is currently improved with three single-family residences, detached garages, and a vacant commercial building all to be removed. Surrounding uses include single-family residences to the north, east, south and west with commercial retail and church also to the north; cemetery, office, storage, parking lot, and Masonic hall also to the east; offices, auto repair, storage, two-family residences, apartment, church and parking lot also to the south; and park also to the west.

16. The project is consistent with the proposed R-2-DP zoning classification. Two-unit and detached residential units are permitted in the R-2 zone pursuant to Section 22.20.170 of the County Code. The proposed density of 49 dwelling units is consistent with the maximum 60 dwelling units permitted by the R-2-DP zoning. The applicant has also requested a conditional use permit ("CUP") for the development program zone, pursuant to Section 22.40.040 of the County Code.
17. During the October 31, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
18. Five comment letters were submitted to the Commission. Two letters, including one from the Altadena Town Council ("Town Council") were in support of the project; three letters, including one e-mail, were in opposition to the project. Concerns expressed included degradation of Altadena community character, potential removal of oaks, negative impacts to air quality and increased traffic, setting of precedence for other zone changes, negative effects on property value, and overall negative impacts from rental and low-income housing.
19. Eleven (11) persons testified at the public hearing: two representing the applicant, eight in support of the project, and one in opposition to the project. Additional comments given during the public hearing included the applicant's responsiveness in addressing community concerns regarding design and landscaping, project's anticipation to increase development and improve Altadena. Concerns raised included the specific driveway location off of Ventura Drive, the water purveyor for this project considering a moratorium on new water meters, and the need for disclosure and enforcement of the 'good things' promised to the Town Council by the applicant related to school funding.
20. The applicant responded that the project is the highest and best use of the property, with market rate housing to support the community's commercial areas. The project's access point from Ventura Drive was designed based on comments from Los Angeles County Department of Public Works ("Public Works"). The project is already conditioned to provide water, and will not be able to record without a will-serve letter from the water purveyor. The benefits to the community were in reference to the requirements for payment of school fees and other standard fees. The applicant also described the articulation of the wall along Fair Oaks Avenue, and clarified the landscaping as well as gate designs incorporated into the project. The gates will reflect the individual architectural styles of the detached condominium units. Lastly, the applicant stated that in discussions with the water purveyor, they did not anticipate that this project would be affected.
21. The Commission held discussions regarding graffiti, and the need to provide landscaping that would discourage graffiti on the wall along Fair Oaks Avenue.

The Commission also clarified that the gates within the wall should be of different materials to avoid the appearance of one continuous wall along Fair Oaks Avenue. The Commission confirmed that there are no additional benefits beyond that required by law, being offered to the community.

22. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5); and recommend to the Board of Supervisors approval of Local Plan Amendment Case No. 2005-00012-(5) and Zone Change Case No. 2005-00023-(5).
23. The proposed use is required to comply with the development standards of the R-2 and DP zone pursuant to Sections 22.20.210 through 22.20.250, and 22.40.040 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 2005-00238-(5).
24. The zone change is consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
25. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.
26. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 065062, except as otherwise modified.
27. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit, oak tree permit, and environmental conditions.
28. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
29. Modified conditions warrant a revision in the zoning plan as it pertains to the subject property as residential housing is needed.

30. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses.
31. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification will implement a project that provides needed housing.
32. Adoption of the proposed zone change will enable the development of the subject property as proposed.
33. The applicant in this case has satisfied the "Burden of Proof" for the requested Zone Change which is needed and appropriate.
34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.
35. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

36. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
37. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**NOW, THEREFORE BE IT RESOLVED** that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended zone change; and
2. Certify that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and
5. Find that the proposed change of zone are consistent with the goals, policies and programs of the Altadena Community Plan, a component of the Los Angeles Countywide General Plan; and
6. Adopt Zone Change Case No. 2005-00023-(5) changing the zoning classification on the property as described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on November 14, 2007.

---

Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR CONDITIONAL USE PERMIT CASE NO. 2005-00238-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 2005-00238-(5) on October 31, 2007. Conditional Use Permit Case No. 04-031-(3) was heard concurrently with Local Plan Amendment Case 2005-00012-(5), Zone Change Case No. 2005-00023-(5), Vesting Tentative Tract Map No. 065062 and Oak Tree Permit Case No. 2005-00085-(5).
2. The applicant, Altadena Highlands, is proposing a 49-unit condominium project consisting of 23 duplexes and three detached units.
3. A conditional use permit ("CUP") is required to ensure compliance with the Development Program zone pursuant to Section 22.20.040 of the Los Angeles County Code ("County Code").
4. The subject site is located on the west side of Fair Oaks Avenue on both sides of Mountain View Street in the Altadena Zoned District.
5. The irregularly-shaped property is 4.55 gross acres (3.47 net acres) in size in an existing graded condition with level topography.
6. Access to the proposed development is provided by Fair Oaks Avenue, a 90-foot wide dedicated street; Mountain View Street, a 60-foot wide dedicated street; and Ventura Street, a 66-foot wide dedicated street. Internal access is provided by 26-foot wide private driveway and fire lanes.
7. The project site is currently zoned R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area), R-2 (Two-Family Residential) and C-3 (Unlimited Commercial) which were established by Ordinance No. 5541 adopted on May 9, 1950, except that the current C-3 zoning on one of the existing lots became effective following the adoption of Ordinance No. 6783 on October 4, 1955, which established Zone Change Case No. 2973 from C-2 to C-3. The project proposes a zone change to R-2-DP (Two-Family Residential – Development Program).
8. Surrounding zoning includes R-1-7,500, R-2 and C-3 to the north, east and south with C-2 (Neighborhood Business) also to the south, and R-1-7,500 to the west.
9. The subject property is currently improved with three single-family residences, detached garages, and a vacant commercial building all to be removed. Surrounding uses include single-family residences to the north, east, south and west with commercial retail and church also to the north; cemetery, office, storage, parking lot, and Masonic hall also to the east; offices, auto repair, storage, two-

family residences, apartment, church and parking lot also to the south; and park also to the west.

10. The project is consistent with the proposed R-2-DP zoning classification. Two-unit and detached residential units are permitted in the R-2 zone pursuant to Section 22.20.170 of the County Code. The proposed density of 49 dwelling units is consistent with the maximum 60 dwelling units permitted by the R-2-DP zoning. The applicant has also requested a conditional use permit ("CUP") for the development program zone, pursuant to Section 22.40.040 of the County Code .
11. The property is depicted in the Public and Private Recreation ("PR") and Low Density Residential ("2") land use categories of the Altadena Community Plan ("Altadena Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). While the PR land use category is intended for recreational use and residential development is not permitted, the 2 land use category allows one to six dwelling units per gross acre. The project proposes a plan amendment from PR and 2 to Low-Medium Density Residential ("3") which allows six to 12 dwelling units per gross acre. The proposed 49 dwelling units is consistent with the maximum 54 dwelling units permitted by the proposed 3 land use category for residential development.
12. Local Plan Amendment Case No. 2005-00012-(5) is a related request to amend the Altadena Plan Land Use Policy Map to change 4.27 net acres of the site from Low Density Residential ("2"), and 0.27 acres of the site from Public and Private Recreation ("PR") to Low-Medium Density Residential ("3").
13. Zone Change Case No. 2005-00023-(5) is a related request to authorize change of zone from 2.87 net acres of C-3, 1.115 acres of R-1-7,500, and 0.565 net acres of R-2 to 3.47 net acres of R-2-DP. The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.
14. Vesting Tentative Tract Map No. 065062 is a related request for a residential development of two multi-family lots with 49 new condominium units within 23 duplexes and three detached units for a total of 26 buildings, on 4.55 gross acres..
15. Oak Tree Permit Case No. 2005-00085-(5) is a related request to authorize removal of one oak tree, and encroachment into the protected zone of six oak trees .

16. The applicant's site plan, labeled as "Exhibit A," depicts a 4.55-acre irregular-shaped parcel developed with 49 condominium units consisting of 46 attached units within 23 duplexes, and three detached units for a total of 26 buildings. Lot No. 1 will contain 39 condominium units (18 duplexes and three detached units) while Lot No. 2 will contain 10 condominium units (five duplexes). The duplexes will be three-story structures with a maximum height of 33 feet, and the detached units will be two-story structures with a maximum height of 24 feet and 10 inches. Two unit floor plans are proposed for the duplexes, each with 1,824 square feet of floor area. Two unit floor plans are also proposed for the detached units, one with 1,677 square feet of floor area and the other with 1,778 square feet of floor area. An attached two-car garage will be provided for each unit with 15 guest parking spaces. Internal access is provided by a 26-foot wide private driveway and fire lane from Ventura Street for Lot No. 1 (except Unit No. 49, which will have direct access from Mountain View Street), along with a 20-foot wide gated entry from Mountain View Street for emergency vehicle access only. A 26-foot wide private driveway and fire lane is also from Fair Oaks Avenue for Lot No. 2. Landscape areas total 0.71 acres of the project site.
17. During the October 31, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
18. Five comment letters were submitted to the Commission. Two letters, including one from the Altadena Town Council ("Town Council") were in support of the project; three letters, including one e-mail, were in opposition to the project. Concerns expressed included degradation of Altadena community character, potential removal of oaks, negative impacts to air quality and increased traffic, setting of precedence for other zone changes, negative effects on property value, and overall negative impacts from rental and low-income housing.
19. Eleven (11) persons testified at the public hearing: two representing the applicant, eight in support of the project, and one in opposition to the project. Additional comments given during the public hearing included the applicant's responsiveness in addressing community concerns regarding design and landscaping, project's anticipation to increase development and improve Altadena. Concerns raised included the specific driveway location off of Ventura Drive, the water purveyor for this project considering a moratorium on new water meters, and the need for disclosure and enforcement of the 'good things' promised to the Town Council by the applicant related to school funding.
20. The applicant responded that the project is the highest and best use of the property, with market rate housing to support the community's commercial areas. The project's access point from Ventura Drive was designed based on comments

from Los Angeles County Department of Public Works ("Public Works"). The project is already conditioned to provide water, and will not be able to record without a will-serve letter from the water purveyor. The benefits to the community were in reference to the requirements for payment of school fees and other standard fees. The applicant also described the articulation of the wall along Fair Oaks Avenue, and clarified the landscaping as well as gate designs incorporated into the project. The gates will reflect the individual architectural styles of the detached condominium units. Lastly, the applicant stated that in discussions with the water purveyor, they did not anticipate that this project would be affected.

21. The Commission held discussions regarding graffiti, and the need to provide landscaping that would discourage graffiti on the wall along Fair Oaks Avenue. The Commission also clarified that the gates within the wall should be of different materials to avoid the appearance of one continuous wall along Fair Oaks Avenue. The Commission confirmed that there are no additional benefits beyond that required by law, being offered to the community.
22. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5); and recommend to the Board of Supervisors approval of Local Plan Amendment Case No. 2005-00012-(5) and Zone Change Case No. 2005-00023-(5).
23. The proposed use is required to comply with the development standards of the R-2 and DP zone pursuant to Sections 22.20.210 through 22.20.250, and 22.40.040 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 2005-00238-(5).
24. Section 22.20.220 of the County Code provides that in the R-2 zone, the front yard shall be not less than 20 feet in depth. The Commission has granted approval of a minimum front yard depth of 15 feet along Ventura Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff.
25. Section 22.20.220 of the County Code provides that in the R-2 zone, the front yard shall be not less than 20 feet in depth. The Commission has granted approval of a minimum front yard depth of 13 feet along Mountain View Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff.
26. Section 22.48.150 of the County Code provides that a trash enclosure may only be permitted in required rear yard. The Commission has granted approval of a trash enclosure within the required side yard.

27. Section 22.48.160 of the County Code provides that a fence within the required front yard shall not exceed a height of three-and-one-half (3½) feet. The Commission has granted approval of an emergency exit gate with a maximum height of six feet within the required front yard.
28. Section 22.48.160 of the County Code provides that a fence within a required side, rear and corner side yard shall not exceed a height of six feet. The Commission has granted approval of a perimeter wall with a maximum height of 9.7 feet within the required side, rear and corner side yard.
29. Section 22.20.230 of the County Code requires parking to be provided as required by Part 11 of Chapter 22.52 of the County Code. Section 22.52.1180 of Part 11 requires two covered standard automobile parking spaces for each single-family residence. The Exhibit "A" (dated May 28, 2007) submitted by the permittee depicts minimum two covered parking spaces for each single-family unit for a minimum total of 98 covered parking spaces. The proposed project also provides 15 guest parking spaces. The project is in compliance with the parking requirement of the R-2 zone.
30. The applicant has submitted a development program pursuant to Section 22.40.050 of the County Code.
31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.
32. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a

significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

33. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
34. Approval of this subdivision is conditioned on the permittee’s compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 065062, Oak Tree Permit Case No. 2005-00085-(5) and the Mitigation Monitoring Program.
35. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

- A. That the proposed use with the attached conditions and restrictions will be consistent with the Plan, a component of the General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Conditional Use Permit Case No. 2005-00238-(5) subject to the attached conditions.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR OAK TREE PERMIT CASE NO. 2005-00085-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Oak Tree Permit Case No. 2005-00085-(5) on October 31, 2007. Oak Tree Permit Case No. 2005-00085-(5) was heard concurrently with Local Plan Amendment Case 2005-00012-(5), Zone Change Case No. 2005-00023-(5), Conditional Use Permit Case No. 2005-00238-(5) and Vesting Tentative Tract Map No. 065062.
2. Oak Tree Permit Case No. 2005-00085-(5) requests authorization for the removal of one oak tree and encroachment into the protected zone of six oak trees, pursuant to Section 22.56.2060 of the Los Angeles County Code ("County Code").
3. The subject site is located on the west side of Fair Oaks Avenue on both sides of Mountain View Street in the Altadena Zoned District.
4. The irregularly-shaped property is 4.55 gross acres (3.47 net acres) in size in an existing graded condition with level topography.
5. The Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"), Forestry Division, has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester and Fire Warden has recommended approval of the requested oak tree removal and encroachment, subject to recommended conditions of approval, including replacement trees to be provided on a two-to-one (2:1) for each non-heritage oak tree. Therefore, the total mitigation planting shall include two specimen oak trees.
6. Local Plan Amendment Case No. 2005-00012-(5) is a related request to amend the Altadena Plan Land Use Policy Map to change 4.27 net acres of the site from Low Density Residential ("2"), and 0.27 acres of the site from Public and Private Recreation ("PR") to Low-Medium Density Residential ("3").
7. Zone Change Case No. 2005-00023-(5) is a related request to authorize change of zone from 2.87 net acres of C-3, 1.115 acres of R-1-7,500, and 0.565 net acres of R-2 to 3.47 net acres of R-2-DP. The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained

**Findings**

8. Vesting Tentative Tract Map No. 065062 is a related request for a residential development of two multi-family lots with 49 new condominium units within 23 duplexes and three detached units for a total of 26 buildings, on 4.55 gross acres.
9. Conditional Use Permit Case No. 2005-00238-(5) is a related request to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code). The applicant is requesting the following modifications:
  - a. Modification of the required front yard setback from 20 feet to 15 feet along Ventura Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff, as depicted on the tentative tract map and/or Exhibit "A,"
  - b. Modification of the required front yard setback from 20 feet to 13 feet along Mountain View Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff, as depicted on the tentative tract map and/or Exhibit "A,"
  - c. Modification of the yard requirement to allow a trash enclosure within the required five-foot side yard, as depicted on the tentative tract map and/or Exhibit "A,"
  - d. Modification of the maximum permitted wall height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot emergency exit gate, as depicted on the tentative tract map and/or Exhibit "A," and
  - e. Modification of the maximum permitted wall height of six feet within the side, rear, and corner side yard setback to allow a maximum wall height of 9.7 feet, as depicted on the tentative tract map and/or Exhibit "A."
10. During the October 31, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
11. Five comment letters were submitted to the Commission. Two letters, including one from the Altadena Town Council ("Town Council") were in support of the project; three letters, including one e-mail, were in opposition to the project. Concerns expressed included degradation of Altadena community character, potential removal of oaks, negative impacts to air quality and increased traffic, setting of precedence for other zone changes, negative effects on property value, and overall negative impacts from rental and low-income housing.
12. Eleven (11) persons testified at the public hearing: two representing the applicant, eight in support of the project, and one in opposition to the project. Additional comments given during the public hearing included the applicant's

responsiveness in addressing community concerns regarding design and landscaping, project's anticipation to increase development and improve Altadena. Concerns raised included the specific driveway location off of Ventura Drive, the water purveyor for this project considering a moratorium on new water meters, and the need for disclosure and enforcement of the 'good things' promised to the Town Council by the applicant related to school funding.

13. The applicant responded that the project is the highest and best use of the property, with market rate housing to support the community's commercial areas. The project's access point from Ventura Drive was designed based on comments from Los Angeles County Department of Public Works ("Public Works"). The project is already conditioned to provide water, and will not be able to record without a will-serve letter from the water purveyor. The benefits to the community were in reference to the requirements for payment of school fees and other standard fees. The applicant also described the articulation of the wall along Fair Oaks Avenue, and clarified the landscaping as well as gate designs incorporated into the project. The gates will reflect the individual architectural styles of the detached condominium units. Lastly, the applicant stated that in discussions with the water purveyor, they did not anticipate that this project would be affected.
14. The Commission held discussions regarding graffiti, and the need to provide landscaping that would discourage graffiti on the wall along Fair Oaks Avenue. The Commission also clarified that the gates within the wall should be of different materials to avoid the appearance of one continuous wall along Fair Oaks Avenue. The Commission confirmed that there are no additional benefits beyond that required by law, being offered to the community.
15. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5); and recommend to the Board of Supervisors approval of Local Plan Amendment Case No. 2005-00012-(5) and Zone Change Case No. 2005-00023-(5).
16. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based

**Findings**

on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

17. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

- A. That construction of the proposed land use may be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
- B. That the removal of one oak tree and encroachment of six oak trees are necessary as it interferes with grading and subdivision design within the subject property and no reasonable alternative to such interference exists other than removal of the tree;
- C. That the removal of one oak tree and encroachment of six oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That the removal of one oak tree and encroachment of six oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

**THEREFORE**, in view of the findings of fact and conclusions presented above, the information submitted by the applicant and presented at the public hearing may not substantiate the required findings for an oak tree permit as set forth in Section 22.56.2100 of the County Code, and Oak Tree Permit Case No. 2005-00085-(5) is **APPROVED**.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR VESTING TENTATIVE TRACT MAP NO. 065062**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 065062 on October 31, 2007. Vesting Tentative Tract Map No. 065062 was heard concurrently with Local Plan Amendment Case 2005-00012-(5), Zone Change Case No. 2005-00023-(5), Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5).
2. Vesting Tentative Tract Map No. 065062 proposes a residential development of two multi-family lots with 49 new condominium units within 23 duplexes and three detached units for a total of 26 buildings, on 4.55 gross acres.
3. The subject site is located on the west side of Fair Oaks Avenue on both sides of Mountain View Street in the Altadena Zoned District.
4. The irregularly-shaped property is 4.55 gross acres (3.47 net acres) in size in an existing graded condition with level topography.
5. Access to the proposed development is provided by Fair Oaks Avenue, a 90-foot wide dedicated street; Mountain View Street, a 60-foot wide dedicated street; and Ventura Street, a 66-foot wide dedicated street. Internal access is provided by 26-foot wide private driveway and fire lanes.
6. The project site is currently zoned R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area), R-2 (Two-Family Residential) and C-3 (Unlimited Commercial) which were established by Ordinance No. 5541 adopted on May 9, 1950, except that the current C-3 zoning on one of the existing lots became effective following the adoption of Ordinance No. 6783 on October 4, 1955, which established Zone Change Case No. 2973 from C-2 to C-3. The project proposes a zone change to R-2-DP (Two-Family Residential – Development Program).
7. Surrounding zoning includes R-1-7,500, R-2 and C-3 to the north, east and south with C-2 (Neighborhood Business) also to the south, and R-1-7,500 to the west.
8. The subject property is currently improved with three single-family residences, detached garages, and a vacant commercial building all to be removed. Surrounding uses include single-family residences to the north, east, south and west with commercial retail and church also to the north; cemetery, office, storage, parking lot, and Masonic hall also to the east; offices, auto repair, storage, two-family residences, apartment, church and parking lot also to the south; and park also to the west.

9. The project is consistent with the proposed R-2-DP zoning classification. Two-unit and detached residential units are permitted in the R-2 zone pursuant to Section 22.20.170 of the County Code. The proposed density of 49 dwelling units is consistent with the maximum 60 dwelling units permitted by the R-2-DP zoning. The applicant has also requested a conditional use permit ("CUP") for the development program zone, pursuant to Section 22.40.040 of the County Code.
10. The property is depicted in the Public and Private Recreation ("PR") and Low Density Residential ("2") land use categories of the Altadena Community Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). While the PR land use category is intended for recreational use and residential development is not permitted, the 2 land use category allows one to six dwelling units per gross acre. The project proposes a plan amendment from PR and 2 to Low-Medium Density Residential ("3") which allows six to 12 dwelling units per gross acre. The proposed 49 dwelling units is consistent with the maximum 54 dwelling units permitted by the proposed 3 land use category for residential development.
11. Local Plan Amendment Case No. 2005-00012-(5) is a related request to amend the Plan Land Use Policy Map to change 4.27 net acres of the site from Low Density Residential ("2"), and 0.27 acres of the site from Public and Private Recreation ("PR") to Low-Medium Density Residential ("3").
12. Zone Change Case No. 2005-00023-(5) is a related request to authorize change of zone from 2.87 net acres of C-3, 1.115 acres of R-1-7,500, and 0.565 net acres of R-2 to 3.47 net acres of R-2-DP. The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.
13. Conditional Use Permit Case No. 2005-00238-(5) is a related request to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code). The applicant is requesting the following modifications:
  - a. Modification of the required front yard setback from 20 feet to 15 feet along Ventura Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff, as depicted on the tentative tract map and/or Exhibit "A,"

- b. Modification of the required front yard setback from 20 feet to 13 feet along Mountain View Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff, as depicted on the tentative tract map and/or Exhibit "A,"
  - c. Modification of the yard requirement to allow a trash enclosure within the required five-foot side yard, as depicted on the tentative tract map and/or Exhibit "A,"
  - d. Modification of the maximum permitted wall height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot emergency exit gate, as depicted on the tentative tract map and/or Exhibit "A," and
  - e. Modification of the maximum permitted wall height of six feet within the side, rear, and corner side yard setback to allow a maximum wall height of 9.7 feet, as depicted on the tentative tract map and/or Exhibit "A."
14. Oak Tree Permit Case No. 2005-00085-(5) is a related request to authorize removal of one oak tree, and encroachment into the protected zone of six oak trees.
15. During the October 31, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
16. Five comment letters were submitted to the Commission. Two letters, including one from the Altadena Town Council ("Town Council") were in support of the project; three letters, including one e-mail, were in opposition to the project. Concerns expressed included degradation of Altadena community character, potential removal of oaks, negative impacts to air quality and increased traffic, setting of precedence for other zone changes, negative effects on property value, and overall negative impacts from rental and low-income housing.
17. Eleven (11) persons testified at the public hearing: two representing the applicant, eight in support of the project, and one in opposition to the project. Additional comments given during the public hearing included the applicant's responsiveness in addressing community concerns regarding design and landscaping, project's anticipation to increase development and improve Altadena. Concerns raised included the specific driveway location off of Ventura Drive, the water purveyor for this project considering a moratorium on new water meters, and the need for disclosure and enforcement of the 'good things' promised to the Town Council by the applicant related to school funding.

18. The applicant responded that the project is the highest and best use of the property, with market rate housing to support the community's commercial areas. The project's access point from Ventura Drive was designed based on comments from Los Angeles County Department of Public Works ("Public Works"). The project is already conditioned to provide water, and will not be able to record without a will-serve letter from the water purveyor. The benefits to the community were in reference to the requirements for payment of school fees and other standard fees. The applicant also described the articulation of the wall along Fair Oaks Avenue, and clarified the landscaping as well as gate designs incorporated into the project. The gates will reflect the individual architectural styles of the detached condominium units. Lastly, the applicant stated that in discussions with the water purveyor, they did not anticipate that this project would be affected.
19. The Commission held discussions regarding graffiti, and the need to provide landscaping that would discourage graffiti on the wall along Fair Oaks Avenue. The Commission also clarified that the gates within the wall should be of different materials to avoid the appearance of one continuous wall along Fair Oaks Avenue. The Commission confirmed that there are no additional benefits beyond that required by law, being offered to the community.
20. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5) and Oak Tree Permit Case No. 2005-00085-(5); and recommend to the Board of Supervisors approval of Local Plan Amendment Case No. 2005-00012-(5) and Zone Change Case No. 2005-00023-(5).
21. The proposed use is required to comply with the development standards of the R-2 and DP zone pursuant to Sections 22.20.210 through 22.20.250, and 22.40.040 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 2005-00238-(5).
22. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
23. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection

- needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.
24. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
  25. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
  26. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
  27. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.
  28. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
  29. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
  30. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
  31. This tract map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
  32. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document

Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

33. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
34. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
35. Approval of this subdivision is conditioned on the subdivider’s compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 2005-00238-(5), Oak Tree Permit Case No. 2005-00085-(5) and the Mitigation Monitoring Program.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Vesting Tentative Tract Map No. 065062 subject to the attached conditions and recommendations of the Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONAL USE PERMIT CASE NO. 2005-00238-(5) Exhibit "A" Date: 5-28-2007**

**CONDITIONS:**

1. This grant authorizes the use of the 4.55 gross-acre subject property for a development program of a maximum total of 49 condominium units consisting of 23 duplexes and three detached units on two multi-family lots, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until:
  - a. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9 and 47;
  - b. The Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted Local Plan Amendment Case No. 2005-00012-(5); and
  - c. An ordinance changing the zoning of the property from R-1-7,500, R-2 and C-3 to R-2-DP, as recommended in Zone Change Case No. 2005-00023-(5), has been adopted by the Board of Supervisors and has become effective.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation

**Conditions**

applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. TR065062-(5), which includes Local Plan Amendment Case No. 2005-00012-(5), Zone Change Case No. 2005-00023-(5), Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5), and Oak Tree Permit Case No. 2005-00085-(5). The project is found to not have no effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees associated with the Notice of Determination established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1,850.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to

**Conditions**

bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Tract Map No. 065062. In the event that Vesting Tentative Tract Map No. 065062 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by Regional Planning.
14. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map. An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 065062 may, at the discretion of the Director of Regional Planning ("Director of Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
15. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval.
17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 065062.
18. The following modifications to the development standards shall apply:
  - a. Modification of the required front yard setback from 20 feet to 15 feet along Ventura Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff.

**Conditions**

- b. Modification of the required front yard setback from 20 feet to 13 feet along Mountain View Street, with the exception of minimum five-and-one-half (5½) feet setback at the corner cutoff.
  - c. Modification of the yard requirement to allow a trash enclosure within the required five-foot side yard.
  - d. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high emergency exit gate, as depicted on the approved Exhibit "A."
  - e. Modification of the maximum permitted wall height of six feet in the side, rear and corner side yard setback to allow a maximum wall height of 9.7 feet, as depicted on the approved Exhibit "A."
19. No structure shall exceed 33 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
  20. A minimum of 113 automobile parking spaces, as depicted on the approved Exhibit "A" (dated May 28, 2007) or on an approved revised Exhibit "A," shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each dwelling unit. There shall be at least 15 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated May 28, 2007) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.
  21. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
  22. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
  23. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
  24. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 8:00 a.m. and 7:00 p.m. No Sunday or holiday operations are permitted. All stationary

**Conditions**

construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

25. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
26. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
27. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
28. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
29. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
30. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
31. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
32. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
33. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
34. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services ("Health

**Conditions**

Services”). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

35. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the California Regional Water Quality Control Board.
36. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
37. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
38. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
39. During construction, the permittee shall use best efforts to limit peak commute period (7am-9am and 5pm-7pm) traffic trips from the project site during construction through the scheduling of construction activities and coordination with project contractors and materials suppliers. Prior to issuance of a grading and/or building permit, the permittee shall provide the Director of Planning with a peak period traffic mitigation program plan. The plan shall identify the protocols that will be implemented to minimize peak period construction traffic.
40. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
41. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.
42. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit “A,” shall be submitted to and approved by the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as “bubblers” or drip irrigation.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning. No invasive species are permitted.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

43. The following development program conditions shall apply:
  - a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
  - b. No existing building or structure which under the program is to be demolished shall be used.
  - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
  - d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
  - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
44. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Planning for approval.
45. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
46. Within 15 days of the approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with the Department of Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

**DEPARTMENT OF REGIONAL PLANNING  
OAK TREE PERMIT NO. 2005-00085-(5)**

**CONDITIONS:**

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("County Forester") at either 818-890-5719 or 323-881-2481)

1. This grant authorizes the removal of one (1) tree of the Oak Genus (*Quercus agrifolia*) identified as Tree No.1 on the applicant's site plan and Oak Tree Report, subject to all of the following conditions of approval. This grant also authorizes encroachment within the protected zone of six trees of the Oak genus identified as Tree Nos. 2 through 7 on the applicant's site plan and Oak Tree Report.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective until:
  - a. The permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition No. 9 and 10; and
  - b. The Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted Local Plan Amendment Case No. 2005-00012-(5); and
  - c. An ordinance changing the zoning of the property from R-1-7,500, R-2 and C-3 to R-2-DP, as recommended in Zone Change Case No. 2005-00023-(5), has been adopted by the Board of Supervisors and has become effective.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
9. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. TR065062-(5), which includes Local Plan Amendment Case No. 2005-00012-(5), Zone Change Case No. 2005-00023-(5), Vesting Tentative Tract Map No. 065062, Conditional Use Permit Case No. 2005-00238-(5), and Oak Tree Permit Case No. 2005-00085-(5). The project is found to not have no effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees associated with the Notice of Determination established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1,850.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of \$500.00. Such fees shall be used to compensate the County Forester \$100.00 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and four (4) subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director of Planning") and the County Forester shall retain the right to make regular and unannounced site inspections.
11. The term "Oak Tree Report" refers to the update document on file at the Department of Regional Planning by L. Newman Design Group, Inc., the consulting arborist, dated December 16, 2005.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forestry Division of

the Fire Department stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates

13. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Vesting Tentative Tract Map No. 065062.
14. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. Specifically, Tree No. 6 shall be fenced.
15. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.
16. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less accordance with the guidelines published by the national Arborist Association. Copies of these guidelines are available from the Forestry Division of the County of Los Angeles Fire Department. In no case shall more than 20% of the tree canopy of any one tree be removed.
17. Except as otherwise expressly authorized by this grant, the remaining Oak tree shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.

**MITIGATION TREES:**

18. As agreed, the permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for the oak tree removed for a total of two (2) mitigation trees. In addition, the permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
19. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
20. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source and be of high-quality.
21. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.
22. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the County Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted off-site at an approved location, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
23. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The three-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start

anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

24. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.
25. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance, once the trees have survived the required maintenance period.
26. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the County Forester and the Department of Regional Planning.
27. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
28. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
29. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
30. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in its injury or death within two years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
31. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
32. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
33. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.

34. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
35. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.
36. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
37. The permittee shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
38. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

39. The cost for collection and duplication of records and other related documents will be paid by permittee in accordance with Section 2.170.010 of the Los Angeles County Code.
40. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
41. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 065062. In the event that Vesting Tentative Tract Map No. 065062 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
41. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Fire Warden, Forestry Division, and Regional Planning.

**CONDITIONS:**

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-2-DP (Two-Family Residence – Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 200500238-(5), Oak Tree Permit Case No. 200500085-(5), the Altadena Community Standards District ("CSD") and the Mitigation Monitoring Program ("MMP").
2. Recordation of the final map is contingent upon approval of Local Plan Amendment Case No. 200500012-(5) by the Board of Supervisors, and the effectuation of an ordinance changing the zoning of the subject property from R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Lot Area), R-2 (Two-Family Residence) and C-3 (Unlimited Commercial) to R-2-DP (Two-Family Residence – Development Program).
3. Label the interior driveway as "Private Driveway and Fire Lane" on the final map.
4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit Map, dated May 28, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.
5. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 200500238-(5) and Oak Tree Permit Case No. 200500085-(5) have been recorded.
6. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.
7. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
8. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
9. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated May 28, 2007.
10. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a

**Conditions**

total of 49 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.

11. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Planning Director as required by Conditional Use Permit 200500238-(5).
12. The subdivider or successor in interest shall plant at least 25 trees of a non-invasive species within the residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
13. The period to appeal this project and its environmental determination lasts 10 calendar days beginning on the day after vesting tentative map approval. Within five (5) days from the approval date, remit processing fees of \$1,850.00 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
14. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount of \$37,387.00 and provide proof of payment to Regional Planning.
15. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached MMP. Record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.
16. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
17. Within 30 days of the vesting tentative map approval, as provided in the MMP, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of

**Conditions**

reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

18. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Planning.
19. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense.
20. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 2005-00238-(5), Oak Tree Permit Case No. 2005-00085-(5), the attached MMP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

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

TRACT NO. 65062 (Rev.)

TENTATIVE MAP DATED 05-28-2007  
EXHIBIT MAP DATED 05-28-2007

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/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.

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

TRACT NO. 65062 (Rev.)

TENTATIVE MAP DATED 05-28-2007  
EXHIBIT MAP DATED 05-28-2007

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. 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.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

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

TRACT NO. 65062 (Rev.)

TENTATIVE MAP DATED 05-28-2007  
EXHIBIT MAP DATED 05-28-2007

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

JMS

Prepared by Juan M Sarda  
tr65062L-rev2.doc

Phone (626) 458-4921

Date 07-05-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 065062

REVISED TENTATIVE MAP DATED 5/28/2007  
EXHIBIT MAP 5/28/2007

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.
2. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 5/31/2007 to the satisfaction of Public Works.

=====

GRADING CONDITIONS:

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

*AK*

Name \_\_\_\_\_

*Elaine Kunitake*

ELAINE KUNITAKE

Date 6/27/07 Phone (626) 458-4921

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT 65062  
SUBDIVIDER Altadena Highlands, LLC  
ENGINEER MDS Consultants  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER Albus-Keefe

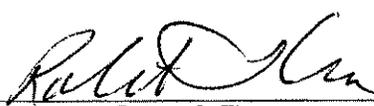
TENTATIVE MAP DATED 03-21-07, 1st Revision and Exhibit  
LOCATION Altadena  
REPORT DATE \_\_\_\_\_  
REPORT DATE 10-14-05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- The Soils Engineering review dated \_\_\_\_\_ is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- The Soils Engineering review dated 4-18-07 is attached.

Prepared by  Reviewed by  Date 04-16-07  
Robert O. Thomas



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

1. Dedicate right of way 50 feet from centerline along the property frontage on Fair Oaks Avenue. Ten feet of additional right of way is required, if not already dedicated
2. Dedicate right of way 30 feet from centerline on Mountain View Street. Five feet of additional right of way is required along portion of the property frontage where the 30 feet of right of way has not been dedicated.
3. Dedicate right of way 30 feet from centerline on Ventura Street. Ten feet of additional right of way is required along the property frontage.
4. Dedicate additional right of way along the property frontage on Kellogg Court shown as "Future Street" per Tract No. 37065 to the satisfaction of Public Works.
5. Provide property line return radii of 27 feet at the intersection of local streets with Fair Oaks Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
6. Dedicate vehicular access right on Fair Oaks Avenue along the property frontage of Lot 1.
7. Dedicate the right to restrict vehicular access on Fair Oaks Avenue along the property frontage of Lot 2.
8. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Fair Oaks Avenue, Mountain View Street, Ventura Street, and Kellogg Court to the satisfaction of Public Works.
9. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on Fair Oaks Avenue, Kellogg Court, Mountain View Street, and Ventura Street.
10. Provide a striped left-turn lane on Ventura Street at Fair Oaks Avenue to the satisfaction of Public Works.
11. If needed, construct on-site street widening along the property frontage on Ventura Street to provide a left-turn lane at Fair Oaks Avenue to the satisfaction of Public Works.

12. Construct on-site frontage transition improvements on Ventura Street using reverse curves to join with the existing improvements in the vicinity of the westerly property line to the satisfaction of Public Works.
13. Construct sidewalk (5 feet sidewalk adjacent to the back of curb or adjacent to the property line) along the property frontage on Mountain View Street (north side) to the satisfaction of Public Works. Permission is granted to use the alternate street section. Construct additional sidewalk pop-out along the property frontage in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.
14. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Fair Oaks Avenue, Kellogg Court, Mountain View Street, and Ventura Street to the satisfaction of Public Works.
15. Construct full width sidewalk at the walk return at the north corner of Fair Oaks Avenue and Kellogg Court to the satisfaction of Public Works.
16. Remove the existing block wall in the vicinity of the north corner of Fair Oaks Avenue and Kellogg Court from proposed right of way.
17. Plant street trees along the property frontage on Fair Oaks Avenue, Mountain View Street, and Ventura Street to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
18. Locate the emergency entry gate on Private Driveway and Fire Lane "F" a minimum of 20 feet from the curb face of Mountain View Street as approved by Fire Department. If swing gates are provided, they shall open inward.
19. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Fair Oaks Avenue, Mountain View Street, and Ventura Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of “as-built” plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.
20. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
21. 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 to the satisfaction of Public Works.
22. Provide detailed 40-foot-scale signing and striping plan for Ventura Street and Fair Oaks Avenue to the satisfaction of Public Works.
23. Provide detailed 20-foot-scale traffic signal plan for the intersection of Ventura Street and Fair Oaks Avenue to the satisfaction of Public Works.

*HCW*

Prepared by Allan Chan

Phone (626) 458-4915

Date 06-28-2007

tr65062r-rev2

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12017AS, dated 05-30-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Provide a digital copy (PDF Format) of the approved area study PC 12017AS.

*HW*  
Prepared by Imelda Ng  
tr65062s-rev2.doc

Phone (626) 458-4921

Date 07-02-2007

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.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

*HW*  
Prepared by Lana Radle  
tr65062w-rev1.doc

Phone (626) 458-4921

Date 07-03-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP. Tina

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 65062 Map Date May 28, 2007 - EX. A

C.U.P. Map Grid 4116B

- Fire Department Hold on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date July 9, 2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 65062 Tentative Map Date May 28, 2007 - EX. A

Revised Report YES

- Checkboxes for fire hydrant requirements: flow rates (1500 gpm), fire hydrant counts (1 public, 2 upgrade), and installation details.

Comments: This project is within the jurisdiction of 2 water companies. Lincoln Water Company will be the water purveyor for this subdivision. Due to a fire flow test perform by Lincoln Water Company dated 02-12-07, the existing fire hydrants DO NOT meet the minimum fire flow requirements. The existing fire hydrants and/or water system are required to be upgraded. Install one new public fire hydrant.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date July 9, 2007



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



**PARK OBLIGATION REPORT**

Tentative Map #	65062	DRP Map Date: 05/28/2007	SCM Date: / /	Report Date: 07/11/2007
Park Planning Area #	40	ALTADENA		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:	0.40
IN-LIEU FEES:	\$136,856

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$136,856 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 46 condominium units (23 duplexes) and 3 single family units, with credit for 2 existing houses to be removed, net density increase of 47 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:   
James Barber, Developer Obligations/Land Acquisitions



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	65062	DRP Map Date: 05/28/2007	SMC Date: / /	Report Date: 07/11/2007
Park Planning Area #	40	ALTADENA		Map Type: REV. (REV RECD)

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

$$(P)\text{people} \times (0.003)\text{ Goal} \times (U)\text{nits} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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.
  - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.86	0.0030	1	0.01
M.F. < 5 Units	2.80	0.0030	46	0.39
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	4.08	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.40

Park Planning Area = 40 ALTADENA

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	\$342,141	\$136,856

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
0.40	0.00	0.00	0.40	\$342,141	\$136,856



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JOHN F. SCHUNHOFF, Ph.D.**  
Chief Deputy

Environmental Health  
**TERRANCE POWELL, R.E.H.S.**  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Land Use Program  
5050 Commerce Drive, Baldwin Park, CA 91708-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)

**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Yvonne B. Burke**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

July 3, 2007

RFS No.07-001443.1

Tract Map No. 065062

Vicinity: Altadena

Tentative Tract Map Date: May 28, 2007 (2<sup>nd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 065062** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Lincoln Avenue Water Company**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #17** as proposed.
3. Existing septic systems shall be emptied of effluent and removed or filled with approved materials.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

  
\_\_\_\_\_  
Becky Valenti, E.H.S. IV  
Land Use Program



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

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

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

July 18, 2007



Tina Fung, Regional Planning Assistant  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Fung:

### **REVISION - OAK TREE PERMIT #2005-00085, PROJECT #06062, 2415 FAIR OAKS, ALTADENA**

We have reviewed the "Request for Oak Tree Permit #2005-00085." The project is located at 2415 Fair Oaks Avenue in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by L. Newman Design Group, Inc., the consulting arborist, dated December 16, 2005.

**We recommend the following as conditions of approval:**

#### **OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER

BRADBURY  
CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA

CUDAHY  
DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDDORA  
HAWAIIAN GARDENS

HAWTHORNE  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and four (4) subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.
3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. Specifically, Tree Number 6 shall be fenced.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

7. This grant allows the removal of one (1) trees of the Oak genus (*Quercus agrifolia*) identified as Tree #1 on the applicant's site plan and Oak Tree Report.

This grant allows encroachment within the protected zone of six (6) trees of the Oak genus identified as Tree Numbers 2, 3, 4, 5, 6, and 7 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed for a total of two (2) trees.

The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

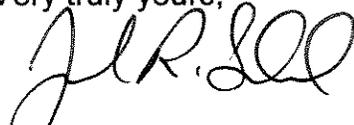
16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

**Tina Fung, Regional Planning Assistant**  
**July 18, 2007**  
**Page 5**

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



JOHN R. TODD, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JRT:ac

Enclosure



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

August 2, 2007

**PROJECT MITIGATION MEASURES  
DUE TO ENVIRONMENTAL EVALUATION**

**Project: TR065062**

**Case: RENV T200500208; RCUP T200500238; RPA T200500012;  
RZC T200500023; ROAK T200500085**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of permit approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Noise impacts shall be mitigated for the proposed construction of the 49 unit condominium housing development, in the placement of appurtenant service equipment for the dwelling units, and in the utilization of fixtures to protect the inhabitants from the effects of noise along Fair Oaks Avenue.
2. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.
3. The construction should include at least a 6 ft. concrete block wall along all property lines of existing housing or housing properties they may be affected by construction, with the exception of such boundaries within the protective zone of an ordinance size oak tree. Noise protective screening in these areas shall be implemented at the discretion of the County Forester, the Department of Regional Planning and Public Health. Any screening within the protective zone of an oak tree must be in compliance with the approved Oak Tree Permit for this project, or may require a revision to the existing Oak Tree Permit upon further review by the County Forester and Regional Planning. The boundary walls should

be constructed, if feasible, before construction of the proposed structures. The walls can serve to reduce some of the noise generated during construction.

4. All compressors, air conditioning units and other noise generating equipment should be placed as far away as possible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration equipment should not exceed 55 dBA at any point on the neighboring residential property line.
5. Interior noise levels in buildings should not exceed 45 dBA; therefore we recommend that the apartment units facing Fair Oaks Avenue be provided with windows with upgraded glazing consisting of dual pane assemblies.
6. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as changed/conditioned.

  
\_\_\_\_\_  
Applicant

8/2/07  
\_\_\_\_\_  
Date

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

MITIGATION MONITORING PROGRAM

PROJECT NO. TR065062, RCUP T200500238, RPA T200500012, RZC T200500023, ROAK T200500085

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Noise</b></p> <p>1. Noise impacts shall be mitigated for the proposed construction of the 49 unit condominium housing development, in the placement of appurtenant service equipment for the dwelling units, and in the utilization of fixtures to protect the inhabitants from the effects of noise along Fair Oaks Avenue.</p> <p>2. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.</p> <p>3. The construction should include at least a 6 ft. concrete block wall along all property lines of existing housing or housing properties that may be affected by construction, with the exception of such boundaries within the protective zone of an ordinance size oak tree. Noise protective screening in these areas shall be</p>	<p>Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Public Health and County Forester</p>

MITIGATION MONITORING PROGRAM  
 PROJECT NO. TR065062, RCUP T200500238, RPA T200500012, RZC T200500023, ROAK T200500085

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>implemented at the discretion of the County Forester, the Department of Regional Planning and Public Health. Any screening within the protective zone of an oak tree must be in compliance with the approved Oak Tree Permit for this project, or may require a revision to the existing Oak Tree Permit upon further review by the County Forester and Regional Planning. The boundary walls should be constructed, if feasible, before construction of the proposed structures. The walls can serve to reduce some of the noise generated during construction.</p> <p>4. All compressors, air conditioning units and other noise generating equipment should be placed as far away as possible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration equipment should not exceed 55 dBA at any point on the neighboring residential property line.</p> <p>5. Interior noise levels in buildings should not exceed 45 dBA; therefore we recommend that the apartment units facing Fair Oaks Avenue be provided with windows with upgraded glazing consisting of dual pane assemblies.</p>				

MITIGATION MONITORING PROGRAM

PROJECT NO. TR065062, RCUP T200500238, RPA T200500012, RZC T200500023, ROAK T200500085

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Mitigation Compliance</b></p> <p>6. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p>	<p>Annually</p>	<p>Applicant</p>	<p>Los Angeles County Dept. of Regional Planning</p>

RENV T200500208  
RCUP T200500238  
ROAK T200500085  
RPA T200500012  
RZC T200500023

**CASES:**



**\*\*\*\* INITIAL STUDY \*\*\*\***  
**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**  
**GENERAL INFORMATION**

<b>I.A. Map Date:</b>	<u>5/23/07</u>	<b>Staff Member:</b>	<u>Rudy Silvas</u>
<b>Thomas Guide:</b>	<u>535 H6</u>	<b>USGS Quad:</b>	<u>Pasadena</u>
<b>Location:</b>	<u>2399 and 2415 Fair Oaks Ave., Altadena</u>		
<b>Description of Project:</b>	<p><u>The proposed project is for a zone change to R-2-DP (Two Family Residence, Development Program), a plan amendment to the Altadena Community Plan to allow low-medium density residential development (6-12 units/acre), a conditional use permit with a development program, and a Vesting Tentative Tract Map No. 065062 for construction of 49 residential condominiums in 26 buildings which will have 46 two-story 1400 square foot duplex units and 3 two-story single family units over two lots totaling 3.47 net acres. Every residence will have a two car garage, and 15 additional guest parking spaces will be provided for on site. An oak tree permit has been filed for seven oak trees, one to be removed and the remaining six for encroachment. The two lots are currently located in the R-1-7,500 (Single Family Residence, 7,500 square foot minimum size lot required), R-2 (Two Family Residence), and C-3 (Unlimited Commercial) Zones, in the unincorporated community of Altadena. Proposed Lot 1 of the project will be accessed through a private driveway and fire lane from Mountain View Street on the south which is a public interior collector street, and through a private driveway and fire lane from Ventura Street on the north which is also a public interior collector street. Proposed Lot 2, located on the south side of Mountain View Street, will be accessible through a private driveway and fire lane from Fair Oaks Avenue which is a public secondary highway that runs north and south along the east end property frontage. All units will be served by a common 26' wide private driveway/fire-lane. All existing structures will be removed, and a six to ten foot high block wall is proposed along Fair Oaks Avenue on both lots. Grading will consist of 9,500 cubic yards of cut and 2,300 cubic yards of fill, with 18,500 cubic yards of remedial grading on site.</u></p>		
<b>Gross Area:</b>	<u>4.64 Acres for proposed Lots 1 &amp; 2</u>		

<b>Environmental Setting:</b>	<u>The project site is located 2.0 miles north of the Foothill Freeway (Interstate 210), 2.5 miles east of Devil's Gate Reservoir, and on Fair Oaks Avenue west of Mountain View Cemetery. The project site currently consists of three residences at 2415 Fair Oaks Avenue, and a 3,372 square foot retail store with a parking lot at 2399 Fair Oaks Avenue. Charles White County Park is located west of the project site, abutting the west end of a section of the subject parcel at 2415 Fair Oaks Avenue. Two densely vegetated parcels, tied together, located at 023 and 029 Mountain View Street also abut the parcel at 2415 Fair Oaks Avenue. The project site located at 2399 Fair Oaks Avenue is surrounded by single family residences and duplexes to the south and to the west. The project site is set in a low to medium density suburban neighborhood, with paved streets, sidewalks, curb and gutter, and varying lot sizes consisting of regular and irregular shaped lots. Some of the surrounding lots are flag lots. Topography is relatively flat to gently sloping, and tree canopy cover in the area appears to be medium to heavy density. In 2004, the Pasadena Cemetery Association received authorization to relocate the remains of four unmarked graves on the parcel located at 2415 Fair Oaks Avenue into the Mountain View Cemetery.</u>
<b>Zoning:</b>	<i>R-1-7,500 (Single Family Residence, 7,500 square foot minimum size lot required), R-2 (Two Family Residence), and C-3 (Unlimited Commercial)</i>
<b>General Plan:</b>	<i>Category 1 – Low Density Residential, and Major Commercial</i>
<b>Community/Area Wide Plan</b>	<i>Altadena Community Plan – Low Density Residential 1.0 – 6.0 dwelling units per acre</i>

**Major projects in area:**

<b>Project Number</b>	<b>Description</b>	<b>Status</b>
PKP/IS 02-052	Parking Permit to allow off site parking for restaurant located at 2664 N. Fair Oaks Ave. in Altadena	Parking Permit approved on 11/04/02, environmental determination on 4/18/02 for Initial Study is a Negative Declaration

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- None
- Regional Water Quality Control Board
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans District 7

Trustee Agencies

- None
- State Fish and Game
- State Parks
- \_\_\_\_\_
- \_\_\_\_\_

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- Angeles National Forest
- City of Pasadena
- Resource Conservation District of the Santa Monica Mtns.
- Pasadena Unified School District
- Altadena Town Council
- Native American Heritige Commission
- Tribal Native Representative

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns Area
- \_\_\_\_\_

County Reviewing Agencies

- Subdivision Committee
- DPW: Land Development Division, Waterworks & Sewer Maintenance Division, Traffic & Lighting Division, Geotechnical & Materials Engineering Division
- Health Services: Env. Health, Environmental Hygiene
- Sanitation Districts
- Fire Department: Fire Prevention Division, Forestry Division
- Sheriff Department
- Public Library

		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DEVELOPMENT MONITORING SYSTEM (DMS)**

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Urban: Conservation/Maintenance

2.  Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3.  Yes  No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

**If both of the above questions are answered "yes", the project is subject to a County DMS analysis.**

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

\*EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

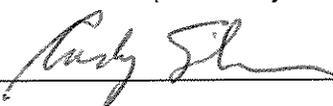
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, in as much as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rudy Silvas  Date: 08/06/07

Approved by: Paul McCarthy  Date: 08/06/07

This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

Yes No Maybe

- a.    Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

State of California Seismic Hazard Zone – Pasadena Quadrangle Map, site not in liquefaction or earthquake induced landslide area; Plate 1 Los Angeles County Fault Rupture Hazards and Historic Seismicity Map - Site approximately 7.0 miles northwest of epicenter  $5.0 \geq M \leq 6.0$ ; 0.75 miles south of Sierra Madre Fault.

- b.    Is the project site located in an area containing a major landslide(s)?

Plate 5 Los Angeles County Landslide Inventory Map

- c.    Is the project site located in an area having high slope instability?

Plate 5 Los Angeles County Landslide Inventory Map

- d.    Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

Not Located in Liquefaction Hazard Zone - Seismic Hazard Zones Map, Pasadena Quadrangle; Plate 4 Los Angeles County Liquefaction Susceptibility Map

- e.    Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f.    Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

Total of 30,300 cubic yards of grading proposed

- g.    Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Near surface soils on site are anticipated to have a very low expansion potential in report by Albus-Keefe & Associates, Inc. Further tests for soil expansion may be necessary. Very low is classified in 0-20 range on Expansion Index of Table.

- h.    Other factors? \_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

### MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size       Project Design       Approval of Geotechnical Report by DPW

Comply with requirements of Geotechnical and Materials Engineering Division of Public Works. Soils engineering reports may be required prior to approval of building and grading plans. Tentative map approved for feasibility on 4/16/07.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?  
USGS quadrangle Pasadena
- b.    Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?  
Plate 6 - Los Angeles County Flood & Inundation Hazards Map
- c.    Is the project site located in or subject to high mudflow conditions?  
Plate 5 - Los Angeles County Land Slide Inventory Map
- d.    Could the project contribute or be subject to high erosion and debris deposition from run off?  
\_\_\_\_\_
- e.    Would the project substantially alter the existing drainage pattern of the site or area?  
\_\_\_\_\_
- f.    Other factors (e.g., dam failure)? \_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

- Building Ordinance No. 2225 C Section 308A                       Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Lot Size                       Project Design

Comply with the requirements of the drainage concept/ Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on 5/31/07 to the satisfaction of Public Works.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact



HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
\_\_\_\_\_
- b.    Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
Verified with Thomas Guide, Los Angeles County
- c.    Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  
\_\_\_\_\_
- d.    Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  
During Construction, operation of earth moving equipment
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

STANDARD CODE REQUIREMENTS

- Title 12 Environmental Protection, Chapter 12.08 Noise Control       Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design       Compatible Use

Comply with mitigation monitoring program.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located in an area having known water quality problems and proposing the use of individual water wells?  
\_\_\_\_\_
- b.    Will the proposed project require the use of a private sewage disposal system?  
\_\_\_\_\_
- If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?  
\_\_\_\_\_
- c.    Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?  
*NPDES Compliance* \_\_\_\_\_
- d.    Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- Industrial Waste Permit                       Health Code Ordinance No. 7583, Chapter 5
- Plumbing Code Ordinance No. 2269                       NPDES Permit Compliance (DPW)

### MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size                       Project Design
- 

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a.    Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?  
\_\_\_\_\_
- b.    Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?  
*Residential Project*  
\_\_\_\_\_
- c.    Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?  
*Project site located in South Coast Air Basin*  
\_\_\_\_\_
- d.    Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?  
*Temporary generation of dust during construction period*  
\_\_\_\_\_
- e.    Would the project conflict with or obstruct implementation of the applicable air quality plan?  
\_\_\_\_\_
- f.    Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  
\_\_\_\_\_
- g.    Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- h.    Other factors: \_\_\_\_\_

STANDARD CODE REQUIREMENTS

Health and Safety Code Section 40506

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Project Design

Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?<br>_____ |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?<br>_____  |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?<br>_____   |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?<br>_____                                   |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?<br><u>Seven oak trees on or adjacent to project site</u>   |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?<br>_____  |
| g. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____<br>_____  |

- MITIGATION MEASURES /  OTHER CONSIDERATIONS
- Lot Size     Project Design     Oak Tree Permit     ERB/SEATAC Review
- \_\_\_\_\_

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?  
Oak trees
- b.    Does the project site contain rock formations indicating potential paleontological resources?  
Plate 2 Los Angeles County: Engineering Geologic Materials Map, Surficial Alluvial Materials: Pc Pleistocene terrace deposits, coarse to very coarse grained.
- c.    Does the project site contain known historic structures or sites?  
\_\_\_\_\_
- d.    Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?  
\_\_\_\_\_
- e.    Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  
\_\_\_\_\_
- f.    Other factors? Former grave sites relocated to Mountain View Cemetery.

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design       Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?  
\_\_\_\_\_
- b.    Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?  
\_\_\_\_\_
- c.    Other factors? \_\_\_\_\_

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Lot Size       Project Design

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  
\_\_\_\_\_
- b.    Would the project conflict with existing zoning for agricultural use, or Williamson Act contract?  
\_\_\_\_\_
- c.    Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  
\_\_\_\_\_
- d.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

a.    Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

\_\_\_\_\_

b.    Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

\_\_\_\_\_

c.    Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? \_\_\_\_\_

\_\_\_\_\_

d.    Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? Most of surrounding use is low density residential, along with Charles White Park and Mountain View Cemetery

e.    Is the project likely to create substantial sun shadow, light or glare problems?

May impact existing residences on the west side of proposed Lot 2

f.    Other factors (e.g., grading or land form alteration): \_\_\_\_\_

\_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Visual Report       Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a.    Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?  
*Project is a 49 residential unit project.*
  - b.    Will the project result in any hazardous traffic conditions?
  - c.    Will the project result in parking problems with a subsequent impact on traffic conditions?
  - d.    Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
  - e.    Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
  - f.    Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
  - g.    Other factors?

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Project Design
- Traffic Report
- Consultation with Traffic & Lighting Division

*Initiate all requirements from Traffic and Lighting Division of Public Works and recorded conditions for tract map.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

Yes No Maybe  
a.    If served by a community sewage system, could the project create capacity problems at the treatment plant?

\_\_\_\_\_

b.    Could the project create capacity problems in the sewer lines serving the project site?

\_\_\_\_\_

c.    Other factors? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

Sanitary Sewers and Industrial Waste Ordinance No. 6130

Plumbing Code Ordinance No. 2269

MITIGATION MEASURES /  OTHER CONSIDERATIONS

*Sewer Area Study approved by Public Works.* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Could the project create capacity problems at the district level?  
Pasadena Unified School District
- b.    Could the project create capacity problems at individual schools which will serve the project site?  
\_\_\_\_\_
- c.    Could the project create student transportation problems?  
\_\_\_\_\_
- d.    Could the project create substantial library impacts due to increased population and demand?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Site Dedication       Government Code Section 65995       Library Facilities Mitigation Fee
- \_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

- Yes No Maybe4
- a.    Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?  
2 miles southwest of Sheriff Station, 1 mile southeast of a County Fire Station
- b.    Are there any special fire or law enforcement problems associated with the project or the general area?  
\_\_\_\_\_
- c.    Other factors? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Fire Mitigation Fees

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

- Potentially significant    Less than significant with project mitigation    Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?  
Domestic Water provided by Foothill Water
- b.    Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?  
\_\_\_\_\_
- c.    Could the project create problems with providing utility services, such as electricity, gas, or propane?  
\_\_\_\_\_
- d.    Are there any other known service problem areas (e.g., solid waste)?  
\_\_\_\_\_
- e.    Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?  
\_\_\_\_\_
- f.    Other factors? \_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

- Plumbing Code Ordinance No. 2269       Water Code Ordinance No. 7834
- MITIGATION MEASURES /  OTHER CONSIDERATIONS
- Lot Size       Project Design
- \_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Will the project result in an inefficient use of energy resources?  
\_\_\_\_\_
- b.    Will the project result in a major change in the patterns, scale, or character of the general area or community?  
Will result in a change to the existing low density neighborhood pattern
- c.    Will the project result in a significant reduction in the amount of agricultural land?  
\_\_\_\_\_
- d.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot size       Project Design       Compatible Use

Requires zone change and plan amendment  
\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? \_\_\_\_\_

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?<br>_____                              |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br>_____  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?<br>_____ |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br>_____                    |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br>_____   |
| j. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? _____  |

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**  
 Toxic Clean up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Can the project be found to be inconsistent with the plan designation(s) of the subject property?  
*Project will require a community plan amendment*
- b.    Can the project be found to be inconsistent with the zoning designation of the subject property?  
*Project will require a zone change*
- c. Can the project be found to be inconsistent with the following applicable land use criteria:  
   Hillside Management Criteria?  
   SEA Conformance Criteria?  
   Other? \_\_\_\_\_
- d.    Would the project physically divide an established community?  
\_\_\_\_\_
- e.    Other factors? *Changing Public/Private Recreation and Low Density Residential (1-6 units per gross acre) designated land use of the Altadena Community Plan to Low/Medium Density Residential (6-12 units per gross acre).*

MITIGATION MEASURES /  OTHER CONSIDERATIONS

*Project is proposing to amend the Altadena Community Plan.*

*Design project for compatibility with surrounding neighborhood.*

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

Yes No Maybe

a.    Could the project cumulatively exceed official regional or local population projections?

b.    Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

c.    Could the project displace existing housing, especially affordable housing?

d.    Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

e.    Could the project require new or expanded recreational facilities for future residents?

f.    Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

g.    Other factors? \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**MANDATORY FINDINGS OF SIGNIFICANCE**

Based on this Initial Study, the following findings are made:

Yes No Maybe  
a.    Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

---

b.    Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Increased density.

---

c.    Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact