



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

TENTATIVE MAP FINDINGS

Pursuant to the Subdivision Map Act (Gov Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.
The proposed 10-lot land division is consistent with the 1978 Community Plan, the Plan which the project is subject to conformance. The current plan is consistent with zoning requirements for 1 ac. lot minimum (gross), 40,000 sf (net) and 70% open space (based on net). The project is consistent with many of the goals of the 2011 Community plan.
b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.
The proposed 10-lot land division is consistent with the 1978 Community Plan, the Plan which the project is subject to conformance. The plan fits the hill side, does not request additional density, or relaxation of open space requirement.
The project meets geologic, hydrologic, water, and sewer goals in addition to providing increased fire access for the hillside and surrounding areas.

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c) The site is physically suitable for the type of development.

The site is physically suitable for residential development with significant open space and land management. The project will have large lots, conducive to hillside development with infrastructure, landscape, and architecture that complement the sites topography. As shown on the submittal documents, the building sites will be constructed to fit within the hillside and promote multi-level architecture and reduce exterior/neighbor-facing large retaining walls, compared to the adjacent existing developments.

d) The site is physically suitable for the proposed density of development.

The site is physically suitable for low density (1 du/ac) development, subject to additional slope density constraints of which the project also conforms, especially on the upper/higher sections of the development where the slope is considerable. Along the lower sections (lots 4,5,6), the project could reasonably support additional homes without impact to the hillside.

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

While the project completely is not within Dept Fish and Game jurisdiction and is not adjacent to a Significant Environmental Area, the project provides open space that will allow for wildlife habitat and passage through. Additionally, the project is designed with significant open space, land management, and hydrologic controls to minimize and eliminate effects on wildlife and potential adjacent and downstream habitats.

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The proposed development will not have negative impact on the public health of existing nor future residents. The project will provide basic access to water, public sewer, and fire services, and provide increased landscaping and aesthetic value, compared to the maintained rural land.

g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.

All existing easements and encumbrances are depicted on the Map. The proposed subdivision identifies those proposed for removal and/or to be added. The site will provide new easements for drainage, sewer, water, access, infrastructure, to allow for the project to be built and maintained while providing betterment for the site and the public at large. Adjacent properties, serviced by facilities that traverse the property (such as undocumented SCE line) will continue to be served, albeit through alternative routings.

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the

subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

The project is within a Very High Fire Severity Zone. The project will improve water distribution and fire-fighting access for both the subject site as well as adjacent properties. Additionally, the project is subject to and will conform with "fuel management" planning as part of the Final Map phase and subsequent construction phase. Los Angeles County Fire has previously conditioned the project for approval, and the proposed map meets and/or exceeds said conditions.

- i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

The proposed residences will be serviced by the San Gabriel Valley Water Company (SGVWC) and Los Angeles County Fire Department. The project and proposed residences will be subject to, and will conform with any requirements for structural/building-specific fire suppression (sprinkler) requirements. The project meets or exceeds previously stated conditions of both Los Angeles County Fire and SGVWC. Additionally, because of the grade throughout the site, hydrants have been placed for reasonable accomodation for fire-fighting needs, beyond the minimum number required.



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CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>The proposed 10-lot land division is consistent with the 1978 Community Plan, the Plan which the project is subject to conformance. The current plan is consistent with zoning requirements for 1 ac. lot minimum (gross), 40,000 sf (net) and 70% open space (based on net). The project is consistent with many of the goals of the 2011 Community plan.. The plan fits the hill side, does not request additional density, or relaxation of open space requirement. The project meets geologic, hydrologic, water, and sewer goals in addition to providing increased fire access for the hillside and surrounding areas. Overheight walls are proposed to allow for maintenance of existing open areas without wholesale mass grading</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>A) The proposed development will not have negative impact on the public health of existing nor future residents as the project will have a similar character to existing neighboring properties, while walls will be screened with proposed landscaping; B) the project will reduce traffic on local streets (Via Cielo), and reduce cross-lot drainage, while the walls will reduce the construction-phase impacts upon the neighbors; C) the project will improve water and fire flow and fire access, the project is not expected to be materially detrimental to property or persons residing or working in the vicinity of the project and will improve public health and safety.</p>
<p>B.3 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>The proposed development with 1du/ac (max) is consistent with existing neighboring properties and appropriate for the site. Planned open space and conservation areas will provide for natural landscaping and integrate with the surrounding area. Proposed residences will be stepped into the hillside, and conform to County design criteria for innovative design approaches to reduce grading, enhance view potential, and maximize open space - all of which will benefit the site and the community.</p>

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Walls will be minimized where possible, but because of the nature of the site, any development muchless as

proposed will require walls, softened with landscaping, to maintain safe travel ways for the residents, general

public safety and emergency vehicles.

B.4 The proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

b. By other public or private service facilities as are required.

The proposed development is served by streets of sufficient width and improved, and will reduce traffic impacts to local

streets. The project will improve the public water system, will be incorporated into the County Sanitation district and be

served by public sewer, and will improve storm water drainage facilities within and adjacent to the site. The site will also

conform to the County's future Vallecito widening (no ETA) via dedication only, which will allow the County to eventually

pursue that effort (for reference, Vallecito was resurfaced in January 2020). The walls, as proposed, will allow for these

benefits to be realized for onsite travel ways.



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Lot Frontage Waiver

FINDINGS
~~**RENEWABLE ENERGY PROJECTS**~~
MODIFICATION OF DEVELOPMENT STANDARDS

Pursuant to Zoning Code Section 22.140.510, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project on the subject property.

Lot frontage waiver is requested as the proposed project has limited frontage along Vallecito Drive (174'±). To provide reasonable frontage (even as little as 20-ft) for each of the proposed 8 new homes plus the 1 existing home along Vallecito, this would require 180'. Additionally, this arrangement would cause the condition of numerous "flag lots" with potentially reduced access for emergency vehicles. Creation of a public road, instead of the fire lane, could negate the flag lot condition, but would add infrastructure that the County and taxpayers would need to maintain, with little to no benefit for the additional annual costs. The private fire lane, where lots have sufficient frontage solves both issues.

B. That the requested modification would not be contrary to the purpose of Section 22.140.510.

N/A

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OAK TREE PERMIT FINDINGS

Please identify the number of oak trees proposed for:

Removal Encroachment To Remain Total existing oak trees

Pursuant to Section 22.174.060 (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

The Tentative Trace Map which depicts several of the encroachments, has been engineered to reduce impacts to the trees, eliminate the need for removals, and fit the project's hillside nature. The grading exhibits, which depict several additional proposed encroachments, depict maximum building areas for the type and size of the proposed hillside development. The actual homes are subject to downsizing which may ultimately reduce the number of impacts. At all times, where road or home construction would encroach, measures and methods of construction would comply with the project Arborist's and the County's guidance to reduce impact to the trees.

B.2 The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

There are no proposed removals or relocations.

B.3 In addition to the above facts, at least one of the following findings apply:

- a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
- b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or
- c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

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There are no proposed removals or relocations.

B.4 The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

There are no proposed removals or relocations.