

DENIAL DUE TO INACTIVITY REPORT TO THE HEARING OFFICER

DATE ISSUED: January 16, 2025
HEARING DATE: January 28, 2025 AGENDA ITEM: 5
PROJECT NUMBER: TR070647
PERMIT NUMBER: Vesting Tentative Tract Map No. 070647
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 2340 Montrose Avenue, La Crescenta-Montrose
OWNER: Bonita Real Estate Investments
APPLICANT: Hayk Martirosian
CASE PLANNER: Phillip Smith, Senior Planner
psmith@planning.lacounty.gov

Item No. **5** is a denial due to inactivity for an application for a Vesting Tentative Tract Map to create one multi-family lot on 0.76 gross acres with 16 attached condominium units in one building located at 2340 Montrose Avenue, within the unincorporated community of La Crescenta-Montrose.

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

SUGGESTED MOTION:

I, THE HEARING OFFICER, DENY VESTING TENTATIVE TRACT MAP NUMBER 070647 DUE TO INACTIVITY, SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

Vesting Tentative Tract Map No. 070647 ("TR 70647") is a request to create a multi-family lot with 16 condominiums on .76 gross acre parcel. TR 70647 was filed on March 27, 2013, and the County Subdivision Committee ("SC") provided its reports with holds on August 14, 2014.

LA County Planning holds Included:

- Structures proposed exceed allowable height;
- Unlabeled parking stalls;
- Request for building permits for existing structures.

Other SC Department holds included:

- An approved drainage concept and urban stormwater mitigation plan;
- Requested revisions to map to include pad elevations and finished floor elevations;
- Request for a Will Serve letter from the local water district;
- Requested revisions of exhibit map to show location of existing sewer lines.

No subsequent map revisions were submitted to LA County Planning and the project has been inactive since August 14, 2014, for over 10 years.

LA County Planning staff (“Staff”) has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a Vesting Tentative Tract Map. The correspondence dated October 13, 2022, requesting project revisions and additional information, is attached. Additionally, Staff contacted the applicant via phone on September 25, 2024, and informed them that the required materials had not been received. No materials were received on or after the September 30, 2024, deadline. On November 21, 2024, Staff sent a Public Meeting Notice informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity. The letter dated November 21, 2024, directed the subdivider to contact Staff within 30 days for the Project to remain active. Staff did not receive the requested information on or after the required timeframe, and as a result, is unable to process the application.

TR 070647 and the related application materials fail to comply with County Code Sections 21.38.040 (Additional Contents) and 21.38.060 (Vesting on approval of vesting tentative map) for Vesting maps. Staff is unable to determine if TR 070647 complies with the General Plan, Zoning, and development standards. No Information has been received from the applicant since August 2014. Therefore, Staff recommends that **VESTING TENTATIVE TRACT MAP NO. 070647** be denied due to inactivity pursuant to the attached findings.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susie Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Correspondence
EXHIBIT B	Findings
EXHIBIT C	Final Notice
EXHIBIT D	Subdivision Committee Reports (April 25, 2013; February 20, 2014; August 14, 2014)

October 13, 2022

BONITA REAL ESTATE INVESTMENTS, LLC
ATTN: TIMMY MARDIROSSIAN, AGENT FOR SERVICE OF PROCESS
7955 SAN FERNANDO RD.
SUN VALLEY, CA 91352

**NOTICE OF INACTIVE SUBMITTAL: PROJECT NO. TR070647 / TENTATIVE TRACT
MAP NO. 070647: 2340-2346 AND 2348 MONTROSE AVENUE, LA CRESCENTA, APN:
5807-006-132**

Hello,

The subject project has been identified as inactive and is subject to denial due to inactivity. The Subdivision Committee Meeting held on August 14, 2014, provided reports listing deficiencies/corrections to you (these reports are located on the publicly available website https://planning.lacounty.gov/case/view/tr_070647). Staff has not received a follow-up from you regarding these items.

To not have the subject project scheduled for denial, you are required to provide the requested corrections as noted on the Subdivisions Committee Reports within sixty (60) days of the date of this letter, on or before **December 12, 2022**. You may also withdraw the project.

Please send all questions and/or forward all documents to tstapleton@planning.lacounty.gov. If deemed active, the project will be reassigned to another staff member for processing.

Sincerely,

Timothy Stapleton

TIMOTHY STAPLETON, AICP
PRINCIPAL PLANNER
TSTAPLETON@PLANNING.LACOUNTY.GOV

October 13, 2022

BONITA REAL ESTATE INVESTMENTS, LLC
ATTN: TIMMY MARDIROSSIAN, MANAGER/MEMBER
P.O. BOX 30
GLENDALE, CA 91209

**NOTICE OF INACTIVE SUBMITTAL: PROJECT NO. TR070647 / TENTATIVE TRACT
MAP NO. 070647: 2340-2346 AND 2348 MONTROSE AVENUE, LA CRESCENTA, APN:
5807-006-132**

Hello,

The subject project has been identified as inactive and is subject to denial due to inactivity. The Subdivision Committee Meeting held on August 14, 2014, provided reports listing deficiencies/corrections to you (these reports are located on the publicly available website https://planning.lacounty.gov/case/view/tr_070647). Staff has not received a follow-up from you regarding these items.

To not have the subject project scheduled for denial, you are required to provide the requested corrections as noted on the Subdivisions Committee Reports within sixty (60) days of the date of this letter, on or before **December 12, 2022**. You may also withdraw the project.

Please send all questions and/or forward all documents to tstapleton@planning.lacounty.gov. If deemed active, the project will be reassigned to another staff member for processing.

Sincerely,

Timothy Stapleton

TIMOTHY STAPLETON, AICP
PRINCIPAL PLANNER
TSTAPLETON@PLANNING.LACOUNTY.GOV

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. TR070647
VESTING TENTATIVE TRACT MAP NO. 070647

RECITALS

1. **ENTITLEMENT REQUESTED.** The subdivider, Hayk Martirosian ("subdivider"), requests a Vesting Tentative Tract Map to authorize the creation of one multi-family lot with 16 attached condominium units in one building ("Project") on 0.76 gross acres within the unincorporated community of La Crescenta-Montrose ("Project Site") pursuant to County Code Chapter 21.38 (Vesting Maps) and 21.40 (Tentative Maps).
2. **MEETING DATE.** Tuesday, January 28, 2025.
3. **MEETING PROCEEDINGS.** *Reserved.*
4. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LOCATION.** The Project is located at 2340 Montrose Avenue within the Montrose Zoned District and within the West San Gabriel Valley Planning Area ("Project Site").
6. **PROJECT BACKGROUND.** The Project was filed on March 27, 2013. The County Subdivision Committee ("SC") provided its most recent report with holds on August 14, 2014.
7. **PROJECT HOLDS.** LA County Planning Holds included:
 - Structures proposed exceed allowable height;
 - Unlabeled parking stalls;
 - Request for building permits for existing structures.

Other SC Department holds included:

- An approved drainage concept and urban stormwater mitigation plan;
- Requested revisions to map to include pad elevations and finished floor elevations;
- Request for Will Serve letter from local water district;
- Requested revisions of exhibit map to show location of existing sewer lines.

No subsequent map revisions were submitted to LA County Planning and the Project has been inactive since August 14, 2014.

PROJECT NO. TR070647
VESTING TENTATIVE TRACT MAP NO. 070647

CORRESPONDENCE REGARDING DENIAL DUE TO INACTIVITY

8. On October 13, 2022, Staff sent a Notice of Inactive Submittal courtesy email to the applicant requesting additional materials. Staff has not received the requested information or materials to enable further project evaluation.
9. On September 25, 2024, Staff contacted the applicant via phone and informed them that required materials had not been received and that the Project would be scheduled for hearing should they not be submitted by September 30, 2024. No responsive materials or revised maps were received on or after deadline date.
10. On November 21, 2024, Staff sent a **Public Meeting Notice: Subdivision - Denial Due to Inactivity** Letter informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity.
11. The letter dated November 21, 2024, directed the applicant to contact Staff within 30 days for the Project to remain active.
12. The applicant has not contacted Staff and has failed to submit the required materials within the required timeframe.
13. The Project has been inactive for approximately 10 years since August 14, 2024.
14. If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.

GENERAL PLAN AND ZONING CONSISTENCY

15. The Hearing Officer finds that the Project remains incomplete pursuant to County Code Sections 21.38.040 (Additional Contents) and 21.38.060 (Vesting on approval of vesting tentative map) for Vesting maps.
16. The Hearing Officer finds that the Project has not been deemed complete given missing application materials and therefore consistency with the applicable goals and policies of the General Plan remains undetermined.
17. The Hearing Officer finds that the Project has not been deemed complete given missing application materials described herein, and therefore consistency with the applicable zoning requirements remains undetermined.

ENVIRONMENTAL FINDINGS

18. **ENVIRONMENTAL.** The Hearing Officer finds that pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is

PROJECT NO. TR070647
VESTING TENTATIVE TRACT MAP NO. 070647

consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

ADMINISTRATIVE FINDINGS

19. HOUSING ACCOUNTABILITY ACT. The Hearing Officer finds that although the Project is considered a housing development, it is not deemed complete and therefore consistency with the General Plan and Zoning remains undetermined.

20. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County 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 Subdivisions Section, LA County Planning.

THEREFORE, THE HEARING OFFICER:

1. Finds that CEQA does not apply to projects which a public agency rejects or disapproves pursuant to California Public Resources Code section 15270 and therefore qualifies as a Statutory Exemption (Projects Which Are Disapproved) and not subject to CEQA; and
2. Denies **VESTING TENTATIVE TRACT MAP NO. 070647** due to inactivity, subject to the findings of fact and conclusions presented above.

JH:EGA:PS

January 16, 2025

November 21, 2024

Bonita Real Estate Investments LLC
c/o Hayk Martiorian
7955 San Fernando Road
Sun Valley, CA 91352

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. TR070647
PERMIT: Vesting Tentative Tract Map No. 070647
2340-2346 and 2348 Montrose Avenue
APN: 5807-006-132

Dear Applicant:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Vesting Tentative Tract Map to create a 16-unit residential condominium development at the above-referenced location. The most recent correspondence, dated October 13, 2022, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by telephone on September 25, 2024. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on January 28, 2025.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 13th Floor, 320 West Temple Street, Los Angeles, CA 90012, Attention: Phillip Smith. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

Bonita Real Estate Investments LLC

October 29, 2024

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For questions or for additional information, please contact Phillip Smith of the Subdivisions Section at (213) 974-6433, or psmith@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

A handwritten signature in red ink, appearing to read "Joshua Huntington", written over a horizontal line.

Joshua Huntington
Subdivisions

JH:PS

Enclosures: Most recent incomplete Letter, date
Most recent correspondence/email, date

CP_DATE_FILENAME



Los Angeles County
Department of Regional Planning

Director Richard J. Bruckner

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.lacounty.gov



SUBDIVISION COMMITTEE REPORT
MAY 2, 2013

Planner:	Jodie Sackett	E-mail:	jsackett@planning.lacounty.gov
Reports Due Date:	April 25, 2013	Map Date:	March 27, 2013
Tract/Parcel Map No:	TR070647	Project No:	TR070647
Zoned District:	Montrose	Community:	La Crescenta-Montrose
Supervisory District:	5th	APN No.:	5807-006-049, -050, -051

Map Stage: Tentative Amendment Amended Exhibit "A" Revised

Modification to Recorded Map Other:

Map Status: Initial Map 1st Revision 2nd Revision ____ Revision

Proposal: **To subdivide three existing single-family parcels into one multi-family lot with 16 attached condominium units in one building on 0.79 gross (0.57 net) acres. Existing structures on all three parcels are to be demolished.**

Location: **2340-2346 and 2348 Montrose Avenue, La Crescenta**

SUBDIVISION COMMITTEE STATUS

<input checked="" type="checkbox"/> Tentative Map Revision Required	<input type="checkbox"/> Reschedule for Committee Meeting
<input checked="" type="checkbox"/> Exhibit Map/Exhibit "A" Revision Required	<input checked="" type="checkbox"/> Reschedule for Committee Reports Only
<input type="checkbox"/> Revised Application Required	<input checked="" type="checkbox"/> Other Holds (see below)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Hold	Cleared	Contact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Regional Planning: Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works: Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire: Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks & Recreation: Clement Lau (213) 351-5120 clau@parks.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Health: Michelle Tsiebos (626) 430-5581 mtsiebos@ph.lacounty.gov

REGIONAL PLANNING COMMENTS

Regional Planning **does not** recommend approval of the tentative map at this time. Please note the following holds:

Tentative Map:

1. Label the subject property "Lot 1" in bold lettering.

Exhibit Map:

2. Provide a scaled street cross section across Montrose Avenue that depicts the proposed building façade and existing building façade across the street, and depicts existing and future street lights and yard/street tree plantings.
3. Rear stairwell seems to project into the required rear yard area by a distance of two feet. Clarify the design, revise the stairwell design, or file for a Yard Modification.
4. Indoor bicycle parking currently depicted does not meet Code standards. Please redesign the space to accommodate a minimum of 8 long-term bike parking spaces.
5. A minimum of two short-term bike parking spaces are required per Code. Depict a minimum of two spaces in or adjacent to the entrance/lobby area of the proposed building.
6. Minimum two ADA-accessible parking spaces required. Add an additional accessible parking stall and place both adjacent to the elevator.

7. Exhibit map seems to depict a south side yard setback of 9 feet. The CSD requires a minimum of 10 feet. Clarify if the design meets this standard, revise the building design, or file a CSD Modification.
8. Provide a N-S and E-W building cross section.
9. Label and depict all retaining walls, and indicate construction material and height. Provide a cross section of each.
10. Indicate grading amounts on the exhibit map, and clarify where grading will occur on the plan.
11. CSD requires 15-gallon tree plantings in the front and rear yards. Call-out and depict these trees.

Other Comments/Recommendations:


12. Project environmental review pending submittal of map revision and any additional information required.
13. Provide a copy of a grant deed showing ownership of all three parcels.
14. Montrose Ave. is a designated Master Bikeways Plan route. Recommend using the new 5% by-right parking reduction to eliminate one or two guest vehicle parking stalls and add more bike parking.
15. Provide one complete folded set of the same apartment plans submitted to Regional Planning in 2012.
16. Provide building color and texture examples on the elevations.
17. Recommend additional trim for front façade window design.
18. Recommend adding three round decorative windows to the front façade, and adjusting a few of the windows to have a greater proportion of height-to-width (see staff notes on plans).
19. Onsite Tree Obligation: 150 linear feet of applicable street frontage yields six new tree plantings in the front yard/right-of-way area. Depict six (or more) tree plantings on a tree planting plan submitted prior to final map approval.
20. Verify if buildings will be demolished after tentative map approval but prior to final map approval.
21. Verify there are no oak trees onsite.

NOTE: Staff recommends that the site plan review filed in 2012 for the apartment project be revised prior to approval in order to incorporate the applicable changes listed above.

(END)

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

1. An approved hydrology report, Water Quality Plan and Low Impact Development Plan (LID). Please see attached Storm Drain and Hydrology review sheet. The hydrology report, Water Quality Plan and LID shall be submitted directly to Public Works.
2. Please see attached Sewer review sheet (Comments 1 and 2) for requirements.
3. Please see attached Water review sheet (Comments 1 and 2) for requirements.


Prepared by John Chin
tr70647L-rev1.doc
http://planning.lacounty.gov/case/view/tr_070647/

Phone (626) 458-4918

Date 04-23-2013



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREET
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 70647

TENTATIVE MAP DATED 03/27/13

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets and/or driveways. Provide a drainage/grading covenant for any offsite work.
2. A Water Quality Plan* (as part of the hydrology report) is required prior to tentative approval of the map when any of the following conditions exist:
 - Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area;
 - Industrial parks with 10,000 square feet or more square-feet of surface area;
 - Commercial malls with 10,000 square feet or more square-feet of surface area;
 - Retail gasoline outlets with 5,000 square feet or more of surface area;
 - Restaurant facilities with 5,000 square feet or more of surface area;
 - Parking lot with 5,000 square feet or more of surface area or with 25 or more parking spaces;
 - Street and/or road construction of 10,000 square feet or more of surface area;
 - Automotive service facilities with 5,000 square feet or more of surface area;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;
 - Locations within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface;
 - Single-family hillside homes

* Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85th percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page: http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml

3. A Low Impact Development (LID) Plan (as part of the hydrology report) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

By Ernesto J Rivera Date 04/17/13 Phone (626) 458-4921
Ernesto J Rivera

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

1. Submit a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system, that financial arrangements have been made, and that the sewer system will be allowed to connect to the Crescenta Valley Water District.
2. Obtain a will serve letter from the Crescenta Valley County Water District for the discharge of sewer into the sewers trunk line.



Prepared by Tony Khalkhali

tr70647s-rev1.doc

Phone (626) 458-4921

Date 04-22-2013

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

1. Provide "Will Serve Letter" 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.
2. Provide "Verification Letter" from the water purveyor indicating that the recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.



Prepared by Tony Khalkhali

tr70647w-rev1.doc

Phone (626) 458-4921

Date 04-22-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 70647 (Rev.)

Page 1/1

TENTATIVE MAP DATED 03-27-2013
EXHIBIT MAPDATED 03-27-2013

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



Prepared by John Chin

Phone (626) 458-4918

Date 04-03-2013

tr70647L-rev1.doc

http://planning.lacounty.gov/case/view/tr_070647/

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

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

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

7. 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.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. 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.
12. Remove existing buildings 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.

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.



Prepared by John Chin

tr70647L-rev1.doc

http://planning.lacounty.gov/case/view/tr_070647/

Phone (626) 458-4918

Date 04-03-2013

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
___ Soils Engineer
1 GMED File
1 Subdivision

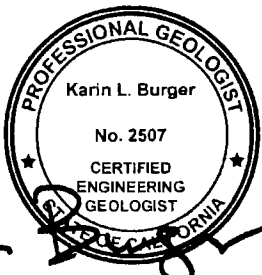
TENTATIVE TRACT MAP 70647
SUBDIVIDER Bonita Real Estate Investments, LLC
ENGINEER Techna Land Co. Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 3/27/13 (revision) & exhibit
LOCATION La Crescenta/Montrose
GRADING BY SUBDIVIDER [Y] (Y or N) [1265 c.y.]
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 4/15/13 is attached.



Reviewed by Karin Burger Date April 22, 2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 70647
Location Montrose/La Crescenta
Developer/Owner Montrose 5 View, LLC
Engineer/Architect Matirosian
Soils Engineer ---
Geologist ---

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 3/27/13 (rev.)
Previous Review Sheet Dated 7/25/08

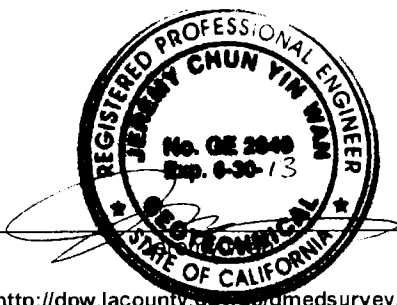
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>

Prepared by _____



Date 4/15/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\amepub\Soils Review\Jeremy\TR 70647, Montrose, TTM-A 2.doc

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest hydrology report/Water Quality Plan/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

 Name Tony Hui Date 04/22/2013 Phone (626) 458-4921

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

1. Dedicate the right to restrict vehicular access on Montrose Avenue.
2. Provide adequate landing area with three percent grade on the subterranean driveway exit and provide adequate sight distance from the subterranean driveway exit to the sidewalk (both directions) to the satisfaction of Public Works. Line of sight shall not be impaired by any proposed wall and/or landscaping adjacent to the driveway exit and line of sight easement dedication may be required.
3. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Montrose Avenue to the satisfaction of Public Works.
4. Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Repair or replace any street or parkway improvements damaged during construction along the property frontage on Montrose Avenue.
6. Plant street trees along the property frontage to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. 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.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Montrose Avenue to the satisfaction of the Department of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed undergrounding utilities plan as soon as possible to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. 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. The transfer of billing could be delayed one or more years if the above conditions are not met.

 Prepared by Patricia Constanza
Tr70647r-rev1.doc

Phone (626) 458-4921

Date 04-01-2013

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 Crescenta Valley County Water District, with appurtenant facilities to serve all buildings in the subdivision. The system shall include fire hydrants of the type and location as determined by the Los Angeles County 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 Crescenta Valley County Water District indicating that there is adequate water capacity in the existing water system, that financial arrangements have been made, and that the water system will be operated by Crescenta Valley County Water District, and that under normal conditions, the system will meet the requirements for the subdivision.
3. If needed, 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 the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Install a separate water irrigation systems for recycled water use per landscape plans.
6. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Works.
7. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 70647 Map Date: March 27, 2013 - Ex. A

C.U.P. _____ Vicinity: 3983D

- 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 503 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: **Provide a minimum width of 28 feet for the Private Driveway and Fire Lane due to the height of building, clear to the sky, indicate compliance on the Exhibit Map.**
Provide a cross section of the Private Driveway and Fire Lane on the Exhibit Map.
Submit architectural plans for review and approval.

By Inspector: Juan C. Padilla Date April 23, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 70647 Map Date: March 27, 2013 - Ex. A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 2750 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing 1 public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, FORM 196, to our office prior to Tentative Map clearance.**
An approved fire sprinklers system is required in order to receive a fire flow reduction up to 2000gpm minimum.
Show all existing public fire hydrants within 300ft of the lot frontage.

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 April 23, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

Tentative Map #	70647	DRP Map Date:	03/27/2013	SCM Date:	05/02/2013	Report Date:	04/03/2013
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				Map Type: REV. (REV RECD)	

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.07
IN-LIEU FEES:	\$28,602

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$28,602 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes a 16-unit residential condominium project. Credit is given for three (3) single-family residences and a duplex (2 units) to be demolished because the two housing types have higher average household size figures than for multi-family, 5 or more units.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70647	DRP Map Date:	03/27/2013	SMC Date:	05/02/2013	Report Date:	04/03/2013
Park Planning Area #	38		LA CRESCENTE / MONTROSE / UNIVERSAL CITY			Map Type:	REV. (REV RECD)

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	0	0.00
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	11	0.07
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			5	
Total Acre Obligation =				0.07

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.07	\$408,607	\$28,602

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
0.07	0.00	0.00	0.07	\$408,607	\$28,602

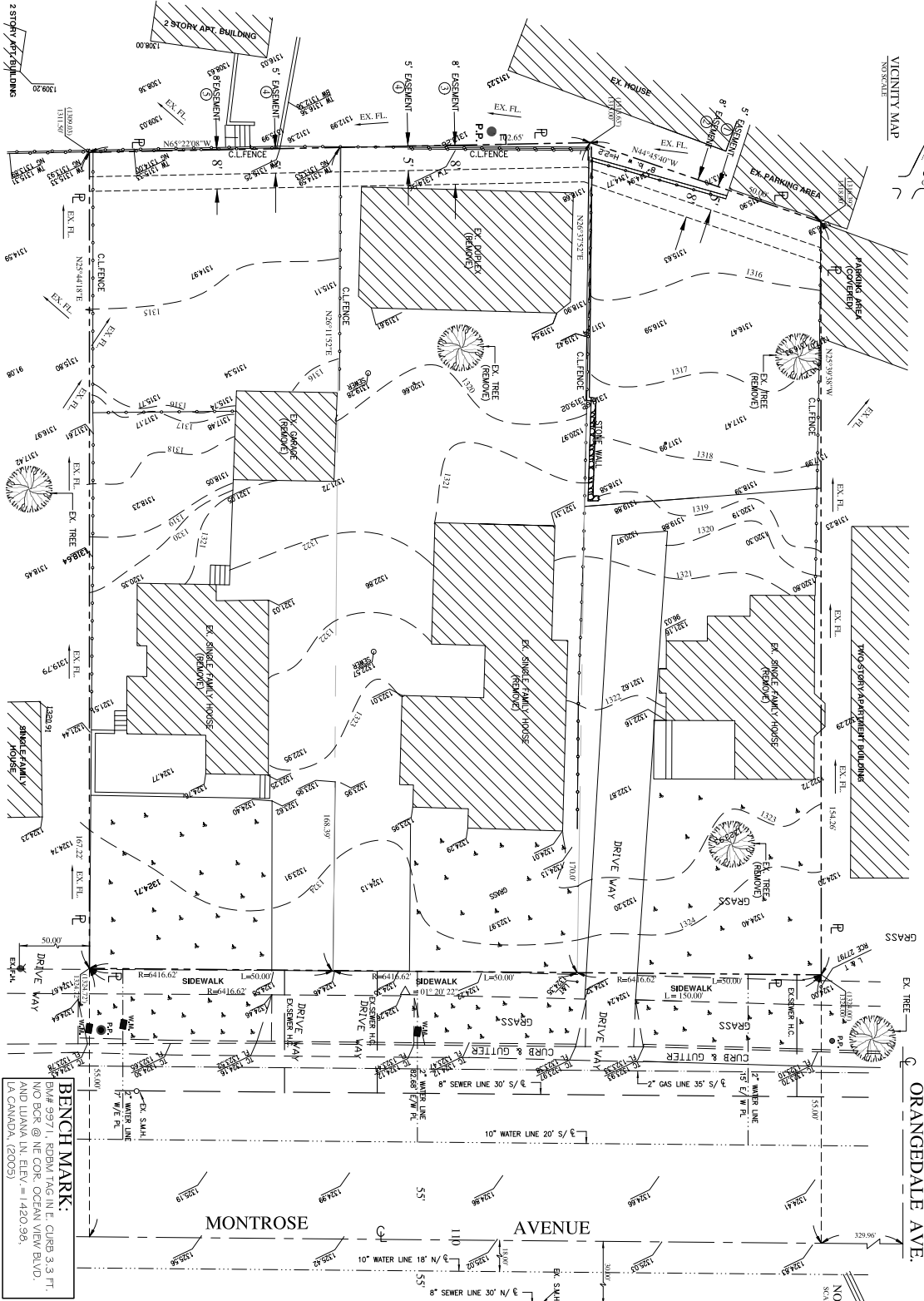
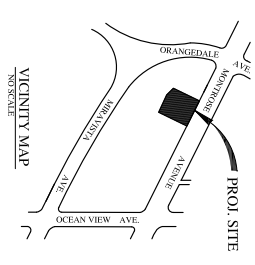
DEPT OF REGIONAL PLANNING
TR070647 TENT 27 MAR 2013

DATE: MAY 27, 2008
MARCH 15, 2013

**"MAJOR LAND DIVISION"
TENTATIVE TRACT MAP NO. 70647**
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR NEW CONDOMINIUM PURPOSES

EARTHWORK QUANTITY
SHEET 1 OF 1 SHEET

REPORT: CR = 625
CUT: CR = 1265
FILL: CR = 640



- EASEMENTS**
- TO: PUBLIC UTILITY
PURPOSE: PACIFIC BELL TELEPHONE CO.
RECORDED: 9-11-1939
AFFECTS: 544 BK 3404-28 OR
PURPOSE: LAY AND MAINTAIN WATER PIPE
TO: MARK S. COLLINS AND BETTE T. COLLINS
THEIR SUCCESSORS AND/OR ASSIGNS
INST. #: 544 BK 3404-28 OR
KEY: 426-1924
AFFECTS: 544 BK 3404-28 OR
PURPOSE: CONDUIT KETCHAM
RECORDED: IN BK 5957 PG. 4 OF O.R.
EFFECTS: REAR 5 (TO REMAIN)
PURPOSE: POLE LINES
TO: 50. CALIFORNIA TELEPHONE CO.
RECORDED: IN BK 16885 PG. 164 OF O.R.
EFFECTS: REAR 5 (TO REMAIN)
PURPOSE: PIPE LINES
TO: AND AGUIC KETCHAM
RECORDED: IN BK 106 PG. 50 OF DEEDS
EFFECTS: REAR 8 (TO REMAIN)

OWNER / SUBDIVIDER ENGINEER
BOUNTA REAL ESTATE INVESTMENTS, LLC
P.O. BOX 304, 91209
TLE (618) 649-7575
TEL (618) 649-7575

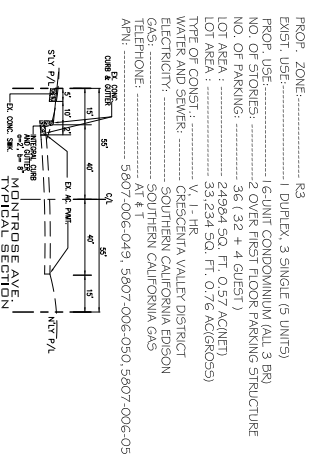
PROJECT ADDRESS
2340, 2346 & 2348 MONTROSE AVE.
MONTROSE, CA 91020

LEGAL DESCRIPTION
2340 MONTROSE AVE TR. NO. 1701, WB. 22, FCS. 1784, 179 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 THERE, NW, ON NLY LINE OF SAID LOT 50 FT. THENCE SW. TO SWAY LINE THERE, THENCE SE. THEREON S1.33 FT. TO MOST SW. CORNER, THENCE NE. 167.22 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT. APN. 5807-006-031

2346 MONTROSE AVE. TR. NO. 1701, WB. 22, FCS. 1784, 179 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 THERE, NW, ON NLY LINE OF SAID LOT 50 FT. THENCE SW. TO SWAY LINE THERE, THENCE NE. 167.22 FT. TO MOST SW. CORNER, THENCE NE. 170 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT. APN. 5807-006-030

2348 MONTROSE AVE. TR. NO. 1701, WB. 22, FCS. 1784, 179 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 THERE, NW, ON NLY LINE OF SAID LOT 50 FT. THENCE SW. TO SWAY LINE THERE, THENCE NE. 167.22 FT. TO MOST SW. CORNER, THENCE NE. 170 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT. APN. 5807-006-049

PROJECT DATA
EXIST. ZONE: R3
PROP. USE: 1-DUPLEX, 3 SINGLE (5 UNITS)
NO. OF STORIES: 1-COMMERCIAL/RESIDENTIAL (R1, R2)
NO. OF PARKING: 361 (32 + 4 GUEST)
LOT AREA: 24994 SQ. FT. (0.57 ACRES)
TYPE OF CONSL: V-1-HR
WATER AND SEWER: CRESCENTIA VALLEY DISTRICT
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS
TELEPHONE: 5807-006-049, 5807-006-030, 5807-006-051

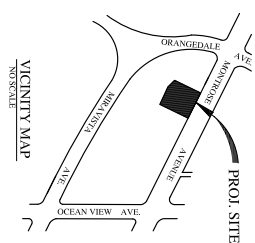


BENCHMARK:
BM# 9971, RDBM TAG IN E, CURB 3.3 FT. NHD BCR @ NE COR, OCEAN VIEW BLVD. AND LUANA LN. ELEV. = 1420.96. LA CANADA, (2005)

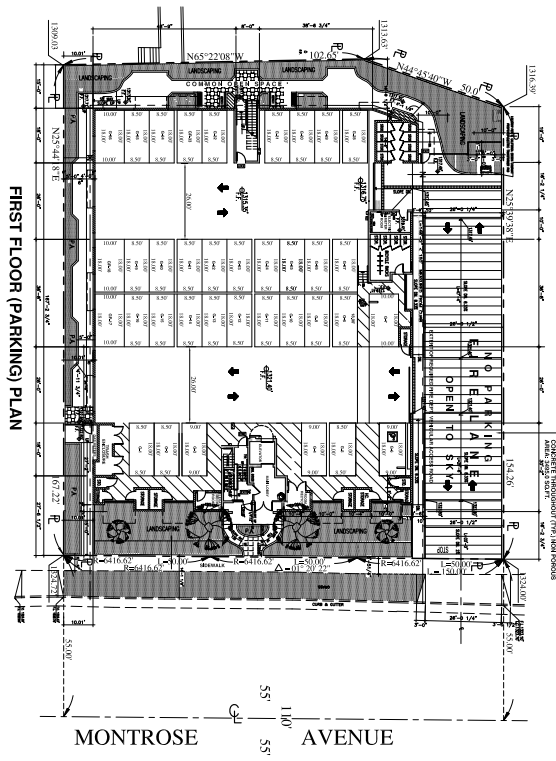
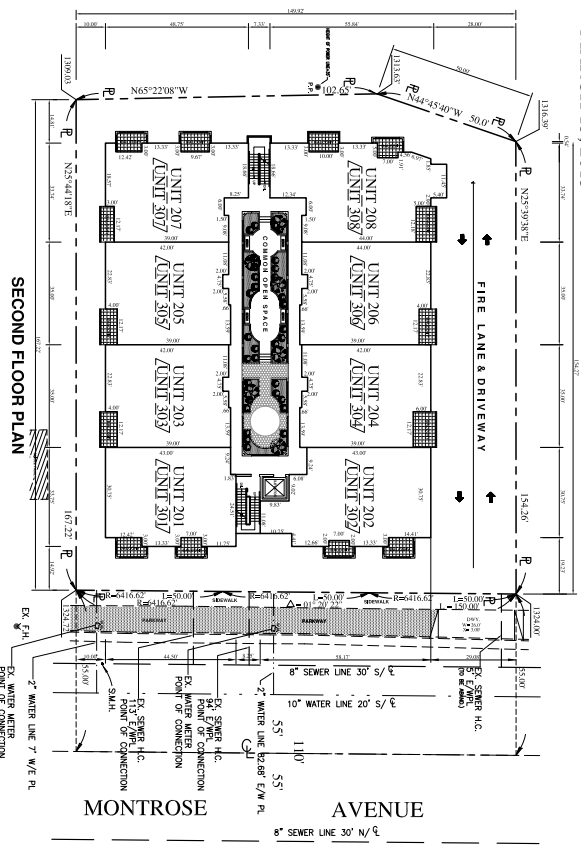
TECHNICAL LAND PLANNING CONSULTANTS
HANK MARRIGLIANO
1345 N. VERBODD RD. # 2 GLENDALE, CA. 91208
TEL: (818) 547-0543, FAX: (818) 547-1074

EXHIBIT "MAP" TENTATIVE TRACT MAP NO. 70647 FOR NEW CONDOMINIUM PURPOSES

DATE: MAY 27, 2008
MARCH 15, 2013



PROJ. SITE
DEPT. OF REGIONAL PLANNING
TR070647 EXHIBIT 27 MAR 2013



AREA TABULATION

UNIT NO.	FIRST FLOOR (SQ. FT.)	SECOND FLOOR (SQ. FT.)	TOTAL (SQ. FT.)	PATIO/BALCONY (SQ. FT.)
201	1,436.00		1,436.00	101
202	1,564.00		1,564.00	101
203	1,425.00		1,425.00	65
204	1,425.00		1,425.00	65
205	1,425.00		1,425.00	65
206	1,425.00		1,425.00	65
207	1,431.00		1,431.00	178
208	1,527.00		1,527.00	165
301		1,436.00	1,436.00	116
302		1,592.00	1,592.00	116
303		1,425.00	1,425.00	65
304		1,425.00	1,425.00	65
305		1,425.00	1,425.00	65
306		1,425.00	1,425.00	65
307		1,431.00	1,431.00	178
308		1,527.00	1,527.00	175
TOTAL	11,676.00	11,626.00	23,302.00	1,650

FLOOR ELEV.

FIRST FLOOR ELEV.:
 UNITS 201-208 1,528.99'
 UNITS 203-204 1,532.10'
 UNITS 205-206 1,530.01'
 UNITS 207-208 1,528.44'
 GARAGE FLOOR ELEV.:
 SPACES 1, 10, 17 = 1,321.46'
 SPACES 18 TO 36 = 1,315.35'

OWNER / SUBDIVIDER
 BONITA REAL ESTATE INVESTMENTS, LLC
 9200 N. VERDUGO RD., SUITE 209
 GLENDALE, CA 91209
 TEL. (618) 949-7575

PROJECT ADDRESS
 2340, 2346 & 2348 MONTROSE AVE.
 MONTROSE, CA 91020

ENGINEER
 TECHNICAL LAND CO., INC.
 HAYK MARKTROSJAN
 1545 N. VERDUGO RD., SUITE 2
 GLENDALE, CA 91208
 TEL. (618) 547-0543
 RCE 52563

LEGAL DESCRIPTION

2340 MONTROSE AVE. TR. NO. 1701, MB. 22, RGS.
 176-179 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 TRENCE, NW, ON NEWLY LINE OF SAID LOT 370 TRENCE, 50.0' TO SWAY LINE THEREON, THENCE SE 167.22 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT, A.M. 5907-006-051

2346 MONTROSE AVE. TR. NO. 1701, MB. 22, RGS.
 176-179 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 TRENCE, NW, ON NEWLY LINE OF SAID LOT 370 TRENCE, 50.0' TO SWAY LINE THEREON, THENCE SE 167.22 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT, A.M. 5907-006-051

2348 MONTROSE AVE. TR. NO. 1701, MB. 22, RGS.
 170-170 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 TRENCE, NW, ON NEWLY LINE OF SAID LOT 370 TRENCE, 50.0' TO SWAY LINE THEREON, THENCE SE 167.22 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT, A.M. 5907-006-051

BENCH MARK:
 BM# 9971, RDM# 1746 IN E. CURB 3.3 FT. NW COR. @ NE COR. OCEAN VIEW BLVD. AND LUANA LN. ELEV. = 1420.96. (LA CANADA, [2005])

TECHNICAL LAND CO., INC.
 CIVIL ENGINEERING, LAND PLANNING, CONSULTING
 HAYK MARKTROSJAN, CIVIL ENGINEER
 1545 N. VERDUGO RD., # 2 GLENDALE, CA, 91208
 TEL. (618) 547-0543, FAX: (618) 547-1074

TENT. TR. NO. 70647



TENT. TR. NO. 70647



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

EXHIBIT D

PROJECT NUMBER

TR070647

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 070647
Environmental Assessment No. 200800072

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Bonita Real Estate Investments LLC
(Hayk Martirosian, agent)

**MAP/EXHIBIT
DATE:**

1/22/14

**SCM REPORT
DATE:**

2/20/14

SCM DATE:

None (Reports
Only)

PROJECT OVERVIEW

A 16-unit residential condominium development. Existing on the site are three houses, a duplex, and a detached garage all proposed to be demolished.

Subdivision: To create one multifamily lot with 16 attached condominium units in one building.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

2340-2346 and 2348 Montrose Avenue, La Crescenta

ACCESS

Montrose Avenue

ASSESSORS PARCEL NUMBER(S)

5807-006-132

SITE AREA

0.76 gross (0.57 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Montrose

SUP DISTRICT

5th

LAND USE DESIGNATION

3 (Medium Density Residential . 12 to 22 Dwelling Units
Per Gross Acre)

ZONE

R-3 (Limited Multiple
Residence)

CSD

La Crescenta-Montrose

**PROPOSED UNITS
(DU)**

16

**MAX DENSITY/UNITS
(DU)**

16

GRADING, CUBIC YARDS

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

1,360 cut, 320 fill, 1,680 combined
1,040 export
No offsite grading

ENVIRONMENTAL DETERMINATION (CEQA)

The environmental review completed in 2008 must be updated. On hold pending submittal of a map revision and any additional information required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared/Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Cleared/Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov

Fire	Cleared/Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared/Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared/Hold	Thao Komura (626) 430-5581 tkomura@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

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

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. The tentative and exhibit maps must be revised. Please read below for further details.

Land Use Policy:

Clear Hold

1. The proposed land use of a multi-family residential development is consistent with the Category 3 land use designation under the General Plan.
2. The current proposal for 16 condominium units is consistent with the overall maximum density of 16 dwelling units allowed on the project site under the existing General Plan land use designation. The development may not exceed 16 dwelling units.

Tentative Map:

Clear Hold

3. Revise the tentative map to depict the adjacent structure encroaching into the subject property.
4. Indicate whether all existing walls, fences and other structures are to remain or to be removed.
5. Revise the legal description on the tentative map to match the new assessor parcel configuration (APN 5807-006-132).
6. Indicate the total linear feet distance of street frontage in the tentative map notes section.

Exhibit Map/Exhibit ~~%A+~~:

Clear Hold

7. Revise the exhibit map to depict the adjacent structure encroaching into the subject property.
8. The building cross sections provided on the exhibit map are of an incorrect scale and are too small to accurately read. Remove them from the exhibit map and provide separate full-size sheets of cross sections.
9. The rear yard setback dimension reads 15qbut the scaled distance remains 13.5q Redesign the structure to meet the minimum required 15qsetback distance or file a yard modification.
10. A minimum 8qx 16qspace is needed to accommodate 8 long-term bicycle parking spaces. Depict on the exhibit map.
11. Depict all walls and retaining walls on the plan view of the exhibit map.
12. Provide a retaining wall cross section within the front yard setback, and indicate what the %peak+height of the front yard retaining walls will be.
13. Clarify if the private driveway and fire lane has one or two points of access into the parking garage. Currently, it is unclear on the exhibit map.
14. Indicate the total linear feet distance of street frontage in the exhibit map notes section.
15. Previous façade design comments (Nos. 16-18 on the previous SCM Report) are still suggested for the project.

Environmental Determination:

Clear Hold

16. Additional and/or updated reports may be required.

Healthy Design Ordinance (~~%HDO+~~):

Clear Hold

17. Satisfy long-term bicycle parking requirements on the exhibit map.

18. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 150 linear feet of street frontage, a total of 6 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear Hold

19. Explain the difference in grading amount between the exhibit map and application (1360 cut, 320 fill) and the tentative map (1265 cut, 640 fill).
20. Indicate where the earthwork export will be deposited. If not going to a landfill, will need to file a CUP for solid fill grading.
21. Clarify if a building permit was issued for the apartment plot plan approved in 2008.
22. If applicable, describe any changes made to the project since the plot plan approval in 2013.
23. If applicable, indicate a yard modification or CSD modification on the Land Division application.
24. Provide one folded copy of the most recent apartment plans (2012) submitted to Regional Planning.
25. Future General Plan land use designation will be H30 (up to 30 DU per acre).
26. Recommend contacting the LA Crescenta Town Council.

RESUBMITTAL INSTRUCTIONS

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

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3rd revision and thereafter)*
- *Any other additional materials requested by the case planner*

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 070647 (Rev.)

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TENTATIVE MAP DATED 01-22-2014
EXHIBIT MAP DATED 01-22-2014

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

- As previously requested, an approved hydrology report, and Low Impact Development Plan (LID). Please see attached Storm Drain and Hydrology review sheet. The hydrology report, LID shall be submitted directly to Public Works.

HW
Prepared by John Chin
tr70647L-rev2.doc
http://planning.lacounty.gov/case/view/tr_070647/

Phone (626) 458-4918

Date 02-13-2014



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREET
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 70647

TENTATIVE MAP DATED 01/22/14
EXHIBIT MAP 01/22/14

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets and/or driveways. Provide a drainage/grading covenant for any offsite work.
 - The latest Hydrology Report was reviewed on 10/10/13 and was not approved.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

By

Ernesto J Rivera

Date 02/13/14 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 070647 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-22-2014
EXHIBIT MAPDATED 01-22-2014

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



Prepared by John Chin

Phone (626) 458-4918

Date 02-13-2014

tr70647L-rev2.doc

http://planning.lacounty.gov/case/view/tr_070647/

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

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

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

7. 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.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. 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.
12. Remove existing buildings 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.

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.

HW



Prepared by John Chin

tr70647L-rev2.doc

http://planning.lacounty.gov/case/view/tr_070647/

Phone (626) 458-4918

Date 02-13-2014

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest hydrology report/Water Quality Plan/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 02/12/2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\70647 Rev2.doc

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
___ Soils Engineer
1 GMED File
1 Subdivision

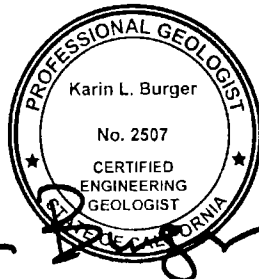
TENTATIVE TRACT MAP 70647
SUBDIVIDER Bonita Real Estate Investments, LLC
ENGINEER Techna Land Co. Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 22 Jan 2014 (revision) & exhibit
LOCATION La Crescenta/Montrose
GRADING BY SUBDIVIDER [Y] (Y or N) [1265 c.y.]
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2/3/14 is attached.



Reviewed by Karin Burger Date February 3, 2014

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129 / A867
Sheet 1 of 1

Tentative Tract Map 70647
Location Montrose/La Crescenta
Developer/Owner Montrose 5 View, LLC
Engineer/Architect Matirosian
Soils Engineer ---
Geologist ---

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 1/22/14 (rev.)
Previous Review Sheet Dated 4/15/13

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>

Prepared by _____



Date 2/3/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/customer-service>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\home\pub\Development Review\Soils Review\Jeremy\TR 70647, Montrose, TTM-A, 3.doc

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

1. Dedicate the right to restrict vehicular access on Montrose Avenue.
2. Provide adequate landing area with three percent grade on the subterranean driveway exit and provide adequate sight distance from the subterranean driveway exit to the sidewalk (both directions) to the satisfaction of Public Works. Line of sight shall not be impaired by any proposed wall and/or landscaping adjacent to the driveway exit and line of sight easement dedication may be required.
3. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Montrose Avenue to the satisfaction of Public Works.
4. Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Repair or replace any street or parkway improvements damaged during construction along the property frontage on Montrose Avenue.
6. Plant street trees along the property frontage to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Execute a covenant for private maintenance of curb/parkway drains and parkway landscaping; if any to the satisfaction of Public Works.
8. 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.
9. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Montrose Avenue to the satisfaction of the Department of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed undergrounding utilities plan as soon as possible to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. 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. The transfer of billing could be delayed one or more years if the above conditions are not met.



Prepared by Patricia Constanza
Tr70647r-rev2.doc

Phone (626) 458-4921

Date 02-10-2014


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 70647(Rev.)

Page 1/1

TENTATIVE MAP DATED 01-22-2014
EXHIBIT MAP DATED 01-22-2014

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

- The subdivider shall install separate house laterals to serve each building in the land division.

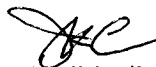

Prepared by Tony Khalkhali
tr70647s-rev2.doc

Phone (626) 458-4921

Date 02-13-2014

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 Crescenta Valley County Water District, with appurtenant facilities to serve all buildings in the subdivision. The system shall include fire hydrants of the type and location as determined by the Los Angeles County 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 Crescenta Valley County Water District indicating that there is adequate water capacity in the existing water system, that financial arrangements have been made, and that the water system will be operated by Crescenta Valley County Water District, and that under normal conditions, the system will meet the requirements for the subdivision.
3. If needed, 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 the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali
tr70647w-rev2.doc

Phone (626) 458-4921

Date 02-13-2014



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 70647 Map Date: January 22, 2014 - Ex. A

C.U.P. _____ Vicinity: 3983D

- 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) 88162404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 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 Fire Lane" 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: **Provide a cross section for the required Private Driveway and Fire Lane. Submit architectural plans for review height compliance and to received a fire flow reduction.**
The proposed pedestrian gates shall comply with the Fire Department's Regulation 5, compliance required prior to occupancy.

By Inspector: Juan C. Padilla Date February 19, 2014

Land Development Unit ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 70647 Map Date: January 22, 2014 - Ex. A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 2750 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing 1 public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6øx 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, FORM 196, to our office prior to Tentative Map clearance.**
An approved fire sprinklers system is required in order to receive a fire flow reduction up to 2000gpm minimum.

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 February 19, 2014



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



PARK OBLIGATION REPORT

Tentative Map #	70647	DRP Map Date:	01/22/2014	SCM Date:	/ /	Report Date:	02/18/2014
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				Map Type:	TENTATIVE

Total Units 16 = Proposed Units 11 + Exempt Units 5

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:	0.08
IN-LIEU FEES:	\$33,110

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$33,110 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes a 16-unit residential condominium project. Credit is given for three (3) single-family residences and a duplex (2 units) to be demolished because the two housing types have higher average household size figures than for multi-family, 5 or more units.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70647	DRP Map Date:	01/22/2014	SMC Date:	/ /	Report Date:	02/18/2014
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				Map Type:	TENTATIVE

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	0	0.00
M.F. < 5 Units	2.16	0.0030	0	0.00
M.F. >= 5 Units	2.53	0.0030	11	0.08
Mobile Units	2.24	0.0030	0	0.00
Exempt Units			5	
Total Acre Obligation =				0.08

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$413,874	\$33,110

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
0.08	0.00	0.00	0.08	\$413,874	\$33,110



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

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 070647

Vicinity: Montrose

Vesting Tentative Tract Map Date: January 22, 2014

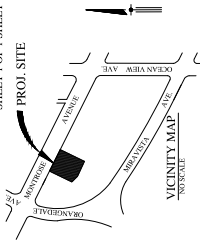
The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Vesting Tentative Tract Map 070647** based on the use of public water (Crescenta Valley Water District) and public sewer as proposed. Please forward a current original copy of signed “Will Serve” letter from the water purveyor to this Department.

Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: ^{*V.B.*} Vicente Banada Phone No. (626) 430-5385 Date: February 12, 2014

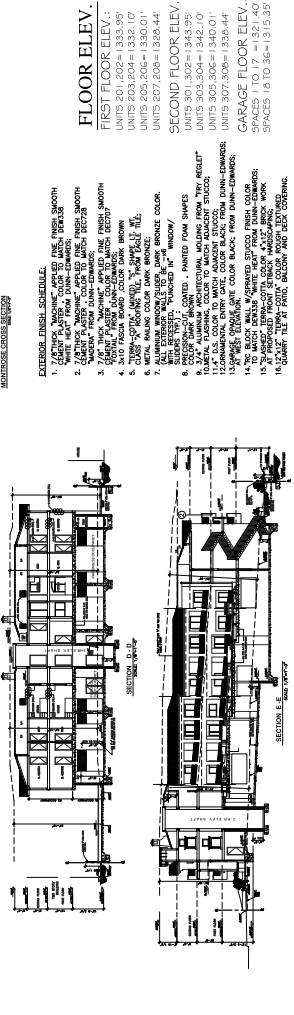
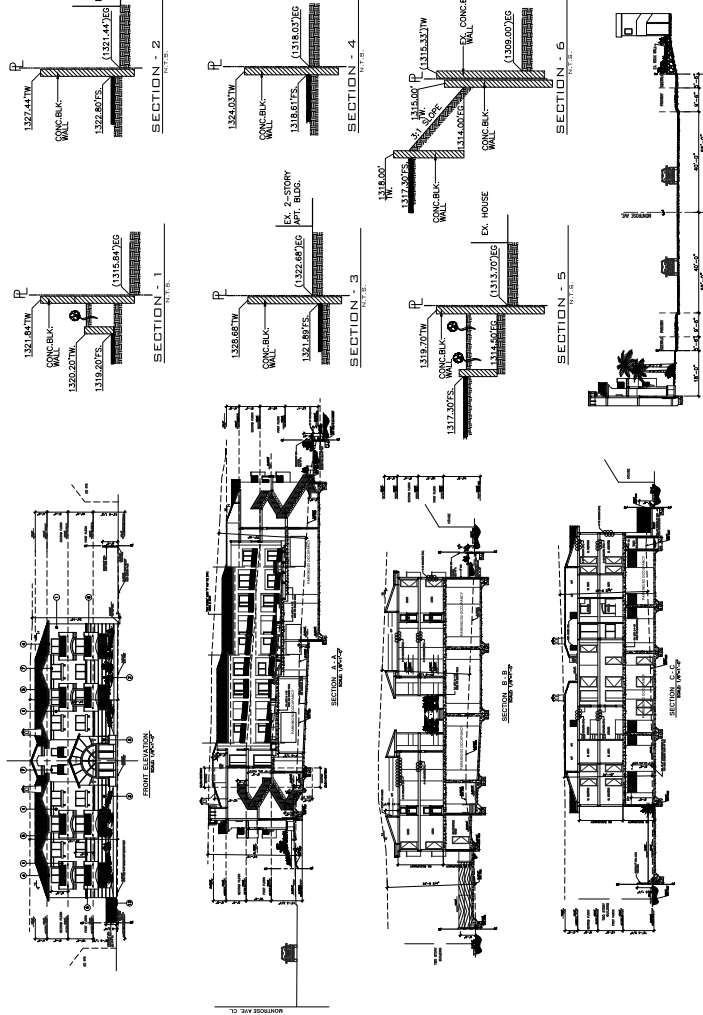
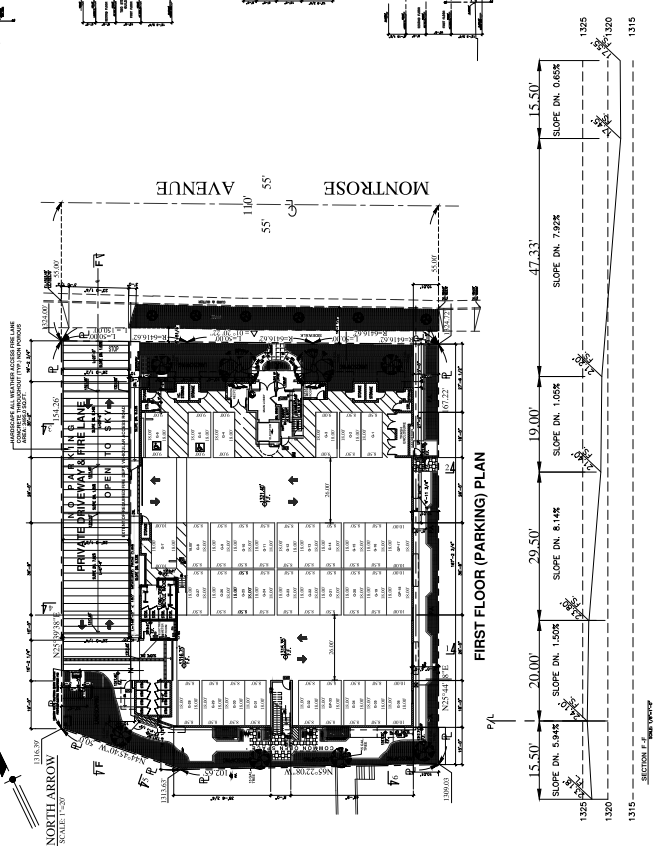
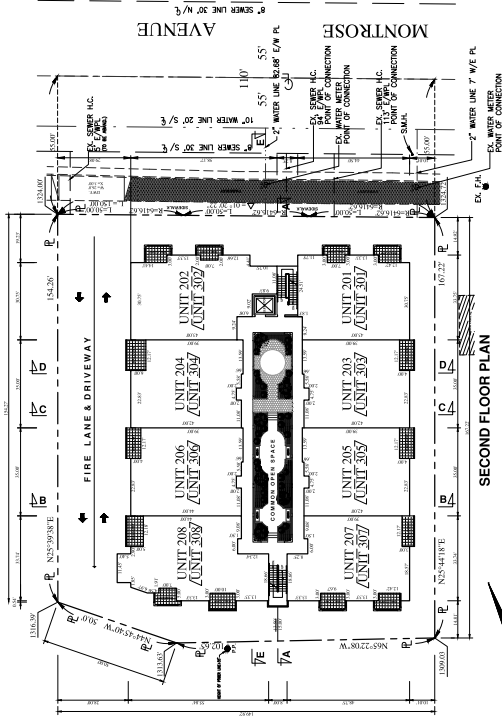
EXHIBIT "MAP" TENTATIVE TRACT MAP NO. 70647

FOR NEW CONDOMINIUM PURPOSES



DATE: MAY 27, 2008
 MARCH 15, 2013
 DECEMBER 21, 2013

NORTH ARROW
 SCALE 1"=20'



EXTERIOR FINISH SCHEDULE:
 1. 7/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 2. GYPSUM BOARD TO MATCH EXISTING
 3. 7/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 4. 1/2" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 5. 7/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 6. METAL WALL COLOR PAINT FINISH
 7. 1/2" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 8. 5/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 9. 5/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 10. 5/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 11. 5/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 12. 5/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 13. 5/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE
 14. 5/8" THICK, MACHINE APPLIED LINE FINISH SMOOTH
 WHITE PLASTER OVER FORM CONCRETE

OWNER / SUBDIVIDER
 CENTRAL REAL ESTATE INVESTMENTS, LLC
 2548 MONTEROSE AVE., SUITE 100
 GLENDALE, CA 91209
 TEL: (618) 949-7575

PROJECT ADDRESS
 2548 MONTEROSE AVE.
 GLENDALE, CA 91209

ENGINEER
 TECHNICAL LAND CO., INC.
 1345 N. VERBUD RD # 2 SUITE 100
 GLENDALE, CA 91208
 TEL: (618) 547-0543
 RCE 52563

LEGAL DESCRIPTION
 THAT PORTION OF LOT 370, TR. NO. 1701, MB. 22, PGS. 178-179 OF MAPS DESCRIBED AS COMMENCING AT MOST NLY CORNER OF LOT 370 AS COMMENCING AT MOST NLY CORNER OF LOT 370 THENCE S6 ON NELY LINE OF SAID LOT, THENCE S91 TO MOST SW CORNER OF SAID LOT, THENCE S91 TO MOST SW CORNER OF SAID LOT, THENCE S91 TO MOST SW CORNER OF SAID LOT, THENCE N170 TO BEGINNING PART OF LOT 370 OF SAID TRACT, APN: 5807-006-091

AREA TABULATION

FLOOR ELEV.

GRADING QUANTITY:
 CUT: 1360 CY.
 FILL: 360 CY.

NOTE:
 1. EXISTING BUILDINGS WILL BE DEMOLISHED PRIOR TO FINAL MAP APPROVAL.
 2. NO OAK TREES ON-SITE.

BENCH MARK:
 1. 6" DIA. IRON PIPE IN E. CURB, 3.9 FT. ABOVE B.M. AT NE COR. OCEAN VIEW BLVD.
 AND LUANA LN. ELEV. = 1420.99.
 2. LA CANADA, (2005)

LEGEND:
 UNIT 208 - FLAT UNIT AT SECOND FLOOR
 UNIT 201 - FLAT UNIT AT THIRD FLOOR
 UNIT 307

TENT. TR. NO. 70647
TECHNICAL LAND CO., INC.
 CIVIL ENGINEERING - LAND PLANNING - SURVEY - MEASUREMENT

HANK MARSHBROOK
 1345 N. VERBUD RD # 2 SUITE 100
 GLENDALE, CA 91208
 TEL: (618) 547-0543, FAX: (618) 547-1074

EARTHWORK QUANTITY

EXPORT: CY = 625
CUT: CY = 1265
FILL: CY = 640

"MAJOR LAND DIVISION" TENTATIVE TRACT MAP NO. 70647

DATE: MAY 27, 2008
MARCH 15, 2013
DECEMBER 21, 2013

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR NEW CONDOMINIUM PURPOSES

EASEMENTS

- 1. PURPOSE: PUBLIC UTILITY; TELEPHONE CO.
- INST. #: 1403 BK 6685-1 64 OR
- RECORDED: 9-11-1939
- AFFECTS: REAR 5' (TO REMAIN)
- TO: MARK S. COLLINS AND NELLIE T. COLLINS
THEIR SUCCESSORS AND/OR ASSIGN
- 2. PURPOSE: LAY AND MAINTAIN WATER PIPE
- INST. #: 54 BK 3404-28 OR
- AFFECTS: REAR 8' (TO REMAIN)
- TO: 50. CALIFORNIA TELEPHONE CO.
- 3. PURPOSE: CONDUITS
- TO: ADELIA C. KETCHAM
- RECORDED: IN BK 5957 PG. 4 OF O.R.
- EFFECTS: REAR 8' (TO REMAIN)
- TO: POLE LINES
- 4. PURPOSE: 50. CALIFORNIA TELEPHONE CO.
- RECORDED: IN BK 16885 PG. 1 64 OF O.R.
- EFFECTS: REAR 5' (TO REMAIN)
- TO: PIPE LINES; WILLIAMS, A.I. KETCHAM
AND ADELIA C. KETCHAM
- 5. PURPOSE: IN BK 108 PG. 50 OF DEEDS
- RECORDED: IN BK 108 PG. 50 OF DEEDS
- EFFECTS: REAR 8' (TO REMAIN)

OWNER / SUBDIVIDER

BONITA REAL ESTATE INVESTMENTS, LLC
10 BOX 30, CA, 91209
TEL: (618) 949-7575

ENGINEER

TECHNA LAND CO. INC.
HAYK MARTIROSIAN
1545 N. VERDUGO RD., SUITE 2
GLENDALE, CA 91209
TEL: (818) 547-0543
RCE 52563

PROJECT ADDRESS

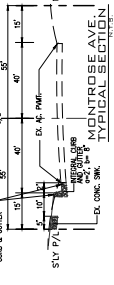
2340, 2346 & 2348 MONTEROSE AVE.
MONTEROSE, CA 91020

LEGAL DESCRIPTION

2340 MONTEROSE AVE. THAT PORTION OF LOT 370, TR. NO. 1701, MB. 22, PGS. 175-179 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 THENCE NW, ON NEWLY OF SAID LOT 50 FT. THENCE SW, TO SWAY LINE THEREOF, THENCE SE, THEREON 51.33 FT. TO MOST SW CORNER, THENCE NE, 167.22 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT, APR. 2607-006-051

PROJECT DATA

EXIST. ZONE: R3
PROJ. ZONE: R3
PROP. USE: 1 DUPLX, 3 SINGLE (5 UNITS)
NO. OF STORIES: 2 OVER FIRST FLOOR PARKING STRUCTURE
NO. OF PARKING: 36 (32 + 4 GUEST)
LOT AREA: 24984 SQ. FT. 0.57 AC(NT)
LOT AREA: 33,234 SQ. FT. 0.76 AC(GROSS)
TYPE OF CONST.: V. 1- HR
WATER AND SEWER: CRESCENTA VALLEY DISTRICT
ELECTRICITY: SOUTHERN CALIFORNIA Edison
GAS: SOUTHERN CALIFORNIA GAS
APN: 5807-006-049, 5807-006-050, 5807-006-051



TENT. TR. NO. 70647

TECHNA LAND CO. INC.

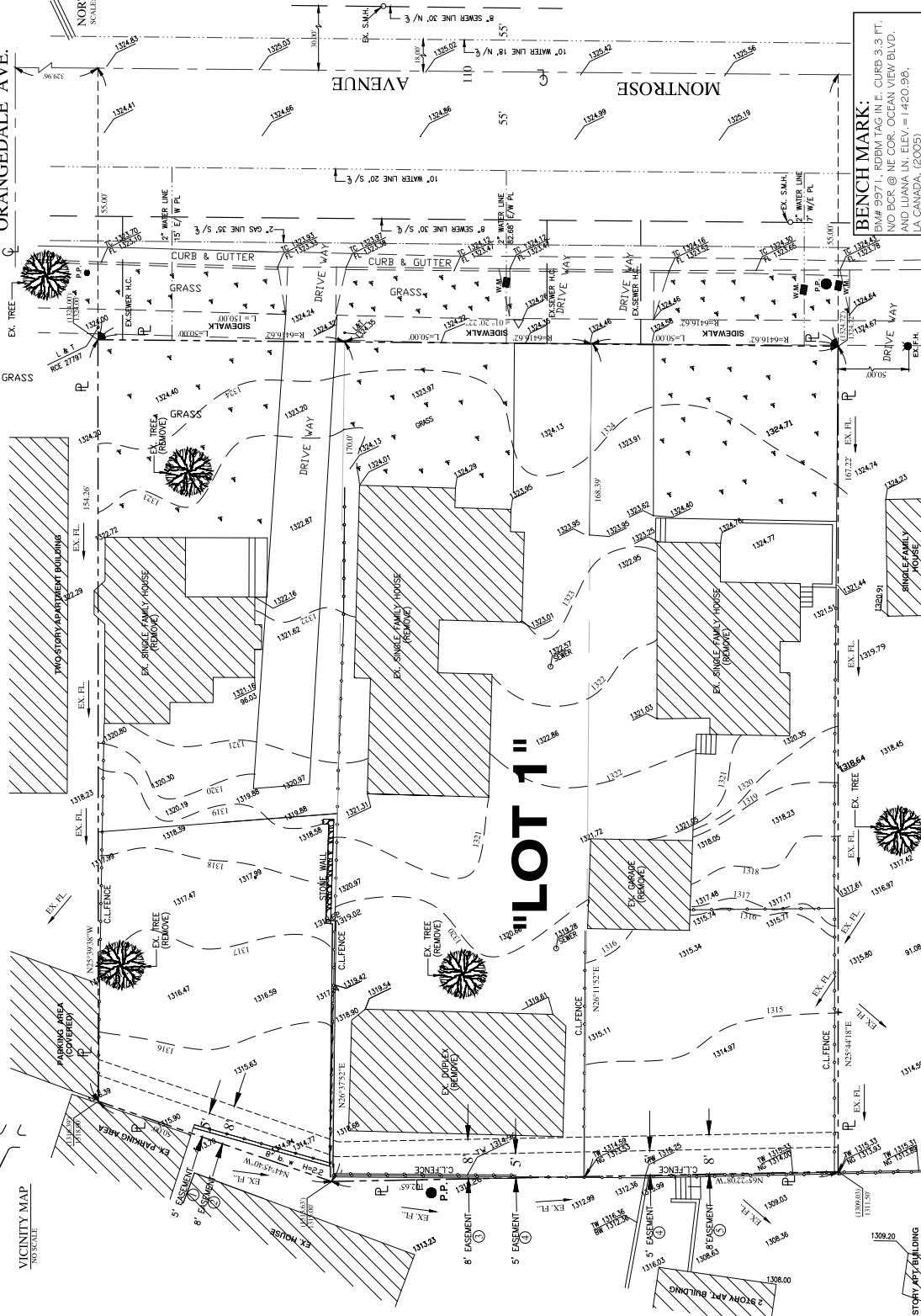
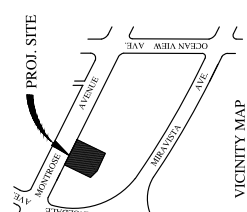
CIVIL ENGINEERING, LAND PLANNING, CONST., AGMT.
HAYK MARTIROSIAN
1545 N. VERDUGO RD., # 2 GLENDALE, CA 91208
TEL: (818) 547-0543, FAX: (818) 547-1074



BENCH MARK:

BN# 9971, RDBM TAG IN E. CURB 3.3 FT. NO BCR @ NE COR. OCEAN VIEW BLVD. AND LUANA LN. ELEV. = 1420.96, LA CANADA, (2005)

DEPT OF REGIONAL PLANNING
1500 AVENUE OF THE TERRITORIES
22 JAN 2014



"LOT 1"



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

EXHIBIT D

PROJECT NUMBER

TR070647

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 070647
Environmental Assessment No. 200800072

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Bonita Real Estate Investments LLC
(Hayk Martirosian, agent)

MAP/EXHIBIT DATE:

7/15/14

SCM REPORT DATE:

8/14/14

SCM DATE:

None

(Reports Only)

PROJECT OVERVIEW

A 16-unit residential condominium development. Existing on the site are three houses, a duplex, and a detached garage all proposed to be demolished.

Subdivision: To create one multi-family lot with 16 attached condominium units in one building.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee): 3rd

LOCATION

2340-2346 and 2348 Montrose Avenue, La Crescenta

ACCESS

Montrose Avenue

ASSESSORS PARCEL NUMBER(S)

5807-006-132

SITE AREA

0.76 gross (0.57 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Montrose

SUP DISTRICT

5th

LAND USE DESIGNATION

3 (Medium Density Residential . 12 to 22 Dwelling Units Per Gross Acre)

ZONE

R-3 (Limited Multiple Residence)

CSD

La Crescenta-Montrose

PROPOSED UNITS (DU)

16

MAX DENSITY/UNITS (DU)

16

GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

1,360 cut, 320 fill, 1,680 combined

1,040 export; no offsite grading

ENVIRONMENTAL DETERMINATION (CEQA)

The environmental review completed in 2008 must be updated. On hold pending submittal of a map revision and any additional information required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	See dept.	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	See dept.	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	See dept.	Clement Lau (213) 351-5120 clau@parks.lacounty.gov

Public Health

See dept.

Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit A+Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

Tentative Map:

Clear Hold

1. Reduce height of tower-like structures that exceed the 35qheight limit as depicted on the elevations.
2. Label the guest parking stalls.

Environmental Determination:

Clear Hold

3. Additional and/or updated reports may be required.

Administrative/Other:

Clear Hold

4. No building permit has been issued for the apartment plot plan approved on 7-29-13.
5. Submit a revised (amended) site plan review for the structures that shows the 35qheight compliance.
6. Future General Plan land use designation will be H30 (up to 30 DU per acre).
7. Recommend contacting the LA Crescenta Town Council.

RESUBMITTAL INSTRUCTIONS

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

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 070647 (Rev.)

Page 1/1

TENTATIVE MAP DATED 07-15-2014
EXHIBIT MAP DATED 07-15-2014

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

- As previously requested, an approved hydrology report, and Low Impact Development Plan (LID). Please see attached Storm Drain and Hydrology review sheet. The hydrology report, LID shall be submitted directly to Public Works.



Prepared by John Chin

Phone (626) 458-4918

Date 08-11-2014

tr70647L-rev3.doc
http://planning.lacounty.gov/case/view/tr_070647/



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREET
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 70647

TENTATIVE MAP DATED 07/15/14
EXHIBIT MAP 07/15/14

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets and/or driveways. Provide a drainage/grading covenant for any offsite work.
 - The latest Hydrology Report was reviewed on 10/10/13 and was not approved.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

By

Ernesto J Rivera

Date 08/11/14 Phone (626) 458-4921


Ernesto J Rivera

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 070647 (Rev.)

Page 1/1

TENTATIVE MAP DATED 07-15-2014
EXHIBIT MAP DATED 07-15-2014

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

Prepared by  John Chin

Phone (626) 458-4918

Date 08-11-2014

tr70647L-rev3.doc

http://planning.lacounty.gov/case/view/tr_070647/

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

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

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

7. 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.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. 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.
12. Remove existing buildings 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.

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.



Prepared by John Chin

Phone (626) 458-4918

Date 08-05-2014

tr70647L-rev3.doc

http://planning.lacounty.gov/case/view/tr_070647/

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
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 70647
SUBDIVIDER Bonita Real Estate Investments, LLC
ENGINEER Techna Land Co. Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 7/15/14
LOCATION La Crescenta/Montrose
GRADING BY SUBDIVIDER [Y] (Y or N) [1265 c.y.]
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT


THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7/21/14 is attached.

Prepared by


Ricardo Lopez-Maldonado

Reviewed by


Charles Nestle

Date 28 July 2014

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

P:\Gmepub\Geology Review\Forms\Form02.doc

Prepared by

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129 / A867
Sheet 1 of 1

Tentative Tract Map 70647
Location Montrose/La Crescenta
Developer/Owner Bonita Real Estate Investments, LLC
Engineer/Architect Matirosian
Soils Engineer ---
Geologist ---

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 7/15/14 (rev.)
Previous Review Sheet Dated 2/3/14

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>



Prepared by _____ Date 7/21/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Development Review\Soils Review\Jeremy\TR 70647, Montrose, TTM-A_4.doc

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest hydrology report/Water Quality Plan/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 08/11/2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\70647 Rev3(updated 08-11-14) .doc

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

1. Dedicate the right to restrict vehicular access on Montrose Avenue.
2. Provide adequate landing area with three percent grade on the subterranean driveway exit and provide adequate sight distance from the subterranean driveway exit to the sidewalk (both directions) to the satisfaction of Public Works. Line of sight shall not be impaired by any proposed wall and/or landscaping adjacent to the driveway exit and line of sight easement dedication may be required.
3. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Montrose Avenue to the satisfaction of Public Works.
4. Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Repair or replace any street or parkway improvements damaged during construction along the property frontage on Montrose Avenue.
6. Plant street trees along the property frontage to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Execute a covenant for private maintenance of curb/parkway drains and parkway landscaping; if any to the satisfaction of Public Works.
8. 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.
9. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Montrose Avenue to the satisfaction of the Department of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed undergrounding utilities plan as soon as possible to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. 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. The transfer of billing could be delayed one or more years if the above conditions are not met.



Prepared by Patricia Constanza
Tr70647r-rev3.doc

Phone (626) 458-4921

Date 07-28-2014


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 70647(Rev.)

Page 1/1

TENTATIVE MAP DATED 07-15-2014
EXHIBIT MAP DATED 07-15-2014

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

- The subdivider shall install separate house laterals to serve each building in the land division.


Prepared by Tony Khalkhali
tr70647s-rev3.doc

Phone (626) 458-4921

Date 08-07-2014

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 Crescenta Valley Water District, with appurtenant facilities to serve all buildings in the subdivision. The system shall include fire hydrants of the type and location as determined by the Los Angeles County 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 Crescenta Valley Water District indicating that there is adequate water capacity in the existing water system, that financial arrangements have been made, and that the water system will be operated by Crescenta Valley Water District, and that under normal conditions, the system will meet the requirements for the subdivision.
3. If needed, 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 the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali
tr70647w-rev3.doc

Phone (626) 458-4921

Date 08-07-2014



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



PARK OBLIGATION REPORT

Tentative Map #	70647	DRP Map Date:	07/15/2014	SCM Date:	/ /	Report Date:	08/12/2014
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				Map Type:	N/A

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:	0.08
IN-LIEU FEES:	\$33,454

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$33,454 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes a 16-unit residential condominium project. Credit is given for three (3) single-family residences and a duplex (2 units) to be demolished because the two housing types have higher average household size figures than for multi-family, 5 or more units.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70647	DRP Map Date:	07/15/2014	SMC Date:	/ /	Report Date:	08/12/2014
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				Map Type:	N/A

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

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

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

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

Total Units **16** = Proposed Units **11** + Exempt Units **5**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.04	0.0030	0	0.00
M.F. < 5 Units	2.16	0.0030	0	0.00
M.F. >= 5 Units	2.47	0.0030	11	0.08
Mobile Units	1.90	0.0030	0	0.00
Exempt Units			5	
Total Acre Obligation =				0.08

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$418,178	\$33,454

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
0.08	0.00	0.00	0.08	\$418,178	\$33,454



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

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 1, 2014

Tentative Tract Map No. 070647

Vicinity: Montrose

Tentative Tract Map Date: July 15, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 070647** based on the use of public water (Crescenta Valley Water District) and public sewer (Crescenta Valley District) as proposed. A current original copy of a signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

MICHELLE TSIEBOS, MPA, REHS (M.T)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016

"MAJOR LAND DIVISION" TENTATIVE TRACT MAP NO. 70647

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA
 FOR NEW CONDOMINIUM PURPOSES

DATE: MAY 27, 2008
 MARCH 15, 2013
 DECEMBER 21, 2013
 MAY 12, 2014

- EASEMENTS**
- ① PURPOSE: PUBLIC UTILITY, TELEPHONE CO.
 - INST. #: 1403 BK 6685-164 OR
 - RECORDED: 9-11-1939
 - AFFECTS: REAR 5' (TO REMAIN)
 - TO: MARK S. COLLINS AND NELLIE T. COLLINS
 THEIR SUCCESSORS AND/OR ASSIGN
 - INST. #: 54 BK 3404-28 OR
 - RECORDED: 8-28-87
 - AFFECTS: REAR 8' (TO REMAIN)
 - TO: CONDUITS
 - ② PURPOSE: ADJACENT KETCHAM
 - RECORDED: IN BK 5957 PG. 4 OF O.R.
 - EFFECTS: REAR 8' (TO REMAIN)
 - TO: POLE LINES
 - ③ PURPOSE: 50. CALIFORNIA TELEPHONE CO.
 - RECORDED: IN BK 16885 PG. 164 OF O.R.
 - EFFECTS: REAR 5' (TO REMAIN)
 - TO: PIPE LINES, ILLUMIN. A.I. KETCHAM
 AND ADJACENT KETCHAM
 - ④ PURPOSE: IN BK 1008 PG. 50 OF DEEDS
 - RECORDED: IN BK 8 (TO REMAIN)
 - EFFECTS: REAR 8' (TO REMAIN)

OWNER / SUBDIVIDER
 BONITA REAL ESTATE INVESTMENTS, LLC
 10 BOX 30 CA, 91209
 GLENDALE, CA 91209
 TEL: (818) 949-7575

ENGINEER
 TECHNICAL LAND CO. INC.
 HAYK MARTIROSIAN
 1545 N. VERDUGO RD., SUITE 2
 GLENDALE, CA 91209
 TEL: (818) 547-0543
 RCE 52563

PROJECT ADDRESS
 2340, 2346 & 2348 MONTEROSE AVE.
 MONTEROSE, CA 91020

LEGAL DESCRIPTION

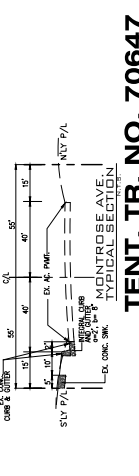
2340 MONTEROSE AVE. THAT PORTION OF LOT 370, TR. NO. 1701, MB. 22, P.65, 178-179 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 THENCE NW. ON NELY LINE OF SAID TRACT 167.22 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT

2346 MONTEROSE AVE. 50. TR. NO. 1701, MB. 22, P.65, 178-179 OF MAPS, DESCRIBED AS COMMENCING AT MOST ELY CORNER OF LOT 370 THENCE SW. ON NELY LINE OF SAID TRACT 167.22 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT

2348 MONTEROSE AVE. THE ELY 50 FT. OF LOT 369, FRONT AND REAR OF TRACT NO. 1701, MB. 22, P.65, 178-179 OF MAPS.

PROJECT DATA

EXIST. ZONE: R3
 PROF. USE: VACANT
 PROPOSED: 16-UNIT CONDOMINIUM (ALL 3 BR)
 NO. OF UNITS: 16 (3 BR, 100% PARKING STRUCTURE)
 NO. OF PARKING: 36 (32 + 4 GUEST)
 LOT AREA: 24,984 SQ. FT. (0.57 ACRES)
 LOT AREA: 33,234 SQ. FT. (0.76 ACRES)
 TYPE OF CONST.: V. 1-HR
 WATER AND SEWER: CRESCENTA VALLEY DISTRICT
 ELECTRICITY: SOUTHERN CALIFORNIA Edison
 GAS: SOUTHERN CALIFORNIA GAS
 TOTAL STREET FRONTAGE: 150.00'
 ALL EX. WALLS, FENCES TO BE REMOVED
 APN: 5807-006-132



TENT. TR. NO. 70647

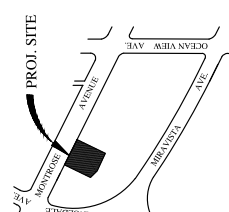
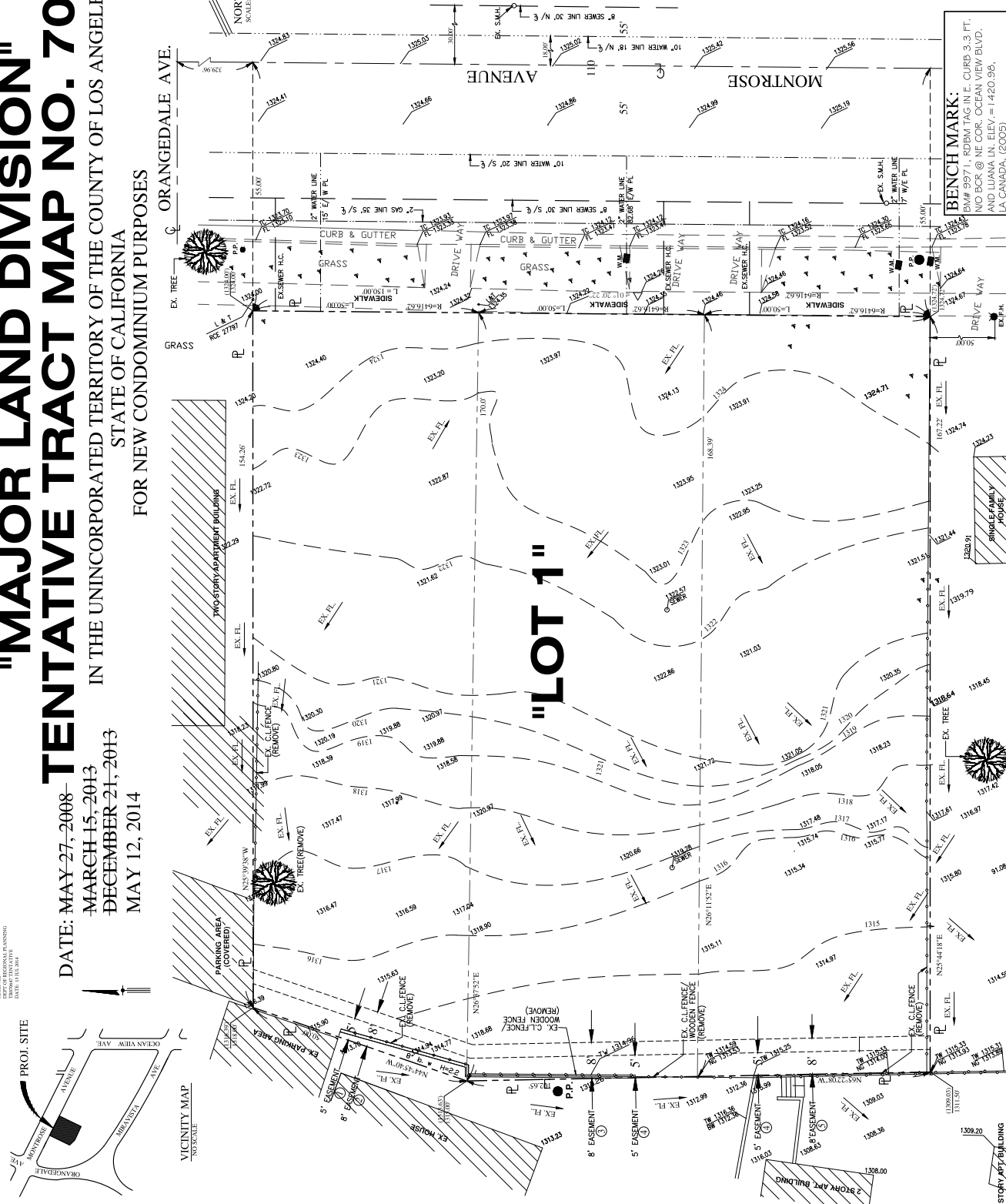
TECHNA LAND Co. INC.
 CIVIL ENGINEERING, LAND PLANNING, CONST., AGMT.

HAYK MARTIROSIAN
 1545 N. VERDUGO RD., # 2 GLENDALE, CA 91209
 TEL: (818) 547-0543, FAX: (818) 547-1074

DATE: _____



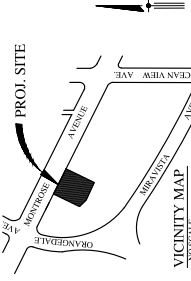
BENCH MARK:
 BM# 9971, RDBM TAG IN E. CURB 3.3 FT.
 NO BCR @ NE COR. OCEAN VIEW BLVD.
 AND LUANA LN. ELEV. = 1420.96,
 LA CANADA, (2005)



RECEIVED
 DEPT. OF REGIONAL PLANNING
 1500 S. BRIDGEMAN AVENUE
 DATE: JUL 24, 2014

EXHIBIT "MAP" TENTATIVE TRACT MAP NO. 70647

FOR NEW CONDOMINIUM PURPOSES



OWNER / SUBDIVIDER:
BONITA REAL ESTATE INVESTMENTS, LLC
P.O. BOX 30
GLENDALE, CA. 91209
TEL: (818) 949-7575

ENGINEER:
TECHNA LAND CO., INC.
HAYK MARTIROSIAN
REGISTERED CIVIL ENGINEER
GLENDALE, CA. 91209
TEL: (818) 947-0543
RCE 52563

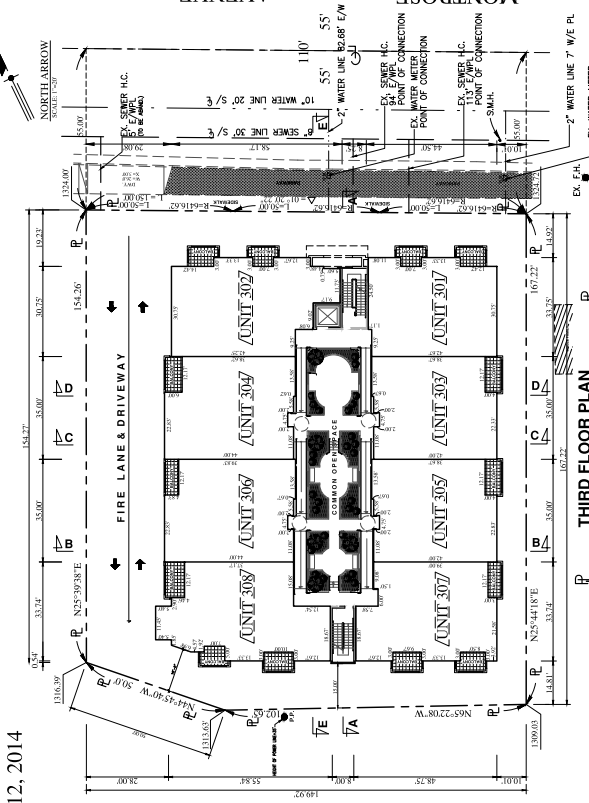
PROJECT ADDRESS:
2340, 2346 & 2348 MONTROSE AVE.
MONTROSE, CA 91020

LEGAL DESCRIPTION:
2340 MONTROSE AVE.
THAT PORTION OF LOT 370, TR. NO. 1701, MB. 22, PGS. 175-179 OF MAPS, DISCLOSED TO THE PUBLIC, BEING THE S.W. CORNER OF LOT 370 THEREON, 50 FT. THENCE S.W. ON CONVEY LINE OF SAID LOT 370 THEREON, 51.33 FT. THENCE S.W. TO MOST S.W. CORNER, THENCE NE, THEREON 91.33 FT. TO MOST S.W. CORNER, THENCE NE, 167.22 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT.

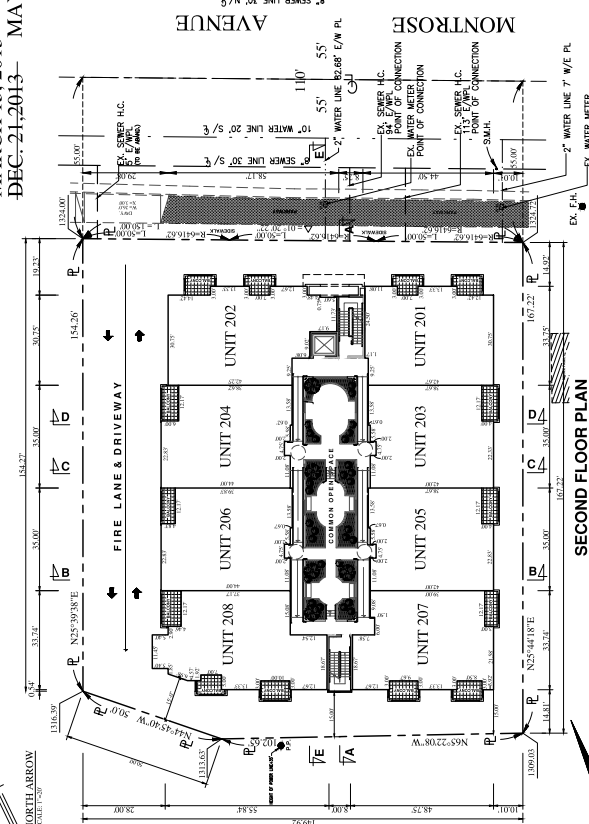
2346 MONTROSE AVE.
THAT PORTION OF LOT 370, TR. NO. 1701, MB. 22, PGS. 175-179 OF MAPS, DISCLOSED TO THE PUBLIC, BEING THE S.W. CORNER OF LOT 370 THEREON, 50 FT. THENCE S.W. ON CONVEY LINE OF SAID LOT, THENCE SW TO SWAY LINE, THENCE NEW, THEREON 91.32 FT. TO MOST S.W. CORNER, THENCE NE, THEREON 51.32 FT. TO MOST S.W. CORNER, THENCE NE, 170 FT. TO BEGINNING PART OF LOT 370 OF SAID TRACT.

2348 MONTROSE AVE.
THE ELY 50 FT. OF LOT 369, FRONT AND REAR OF TRACT NO. 170, MAP DISCLOSED TO THE PUBLIC, BEING 175-179 OF MAPS, APR. 1987, 606-138

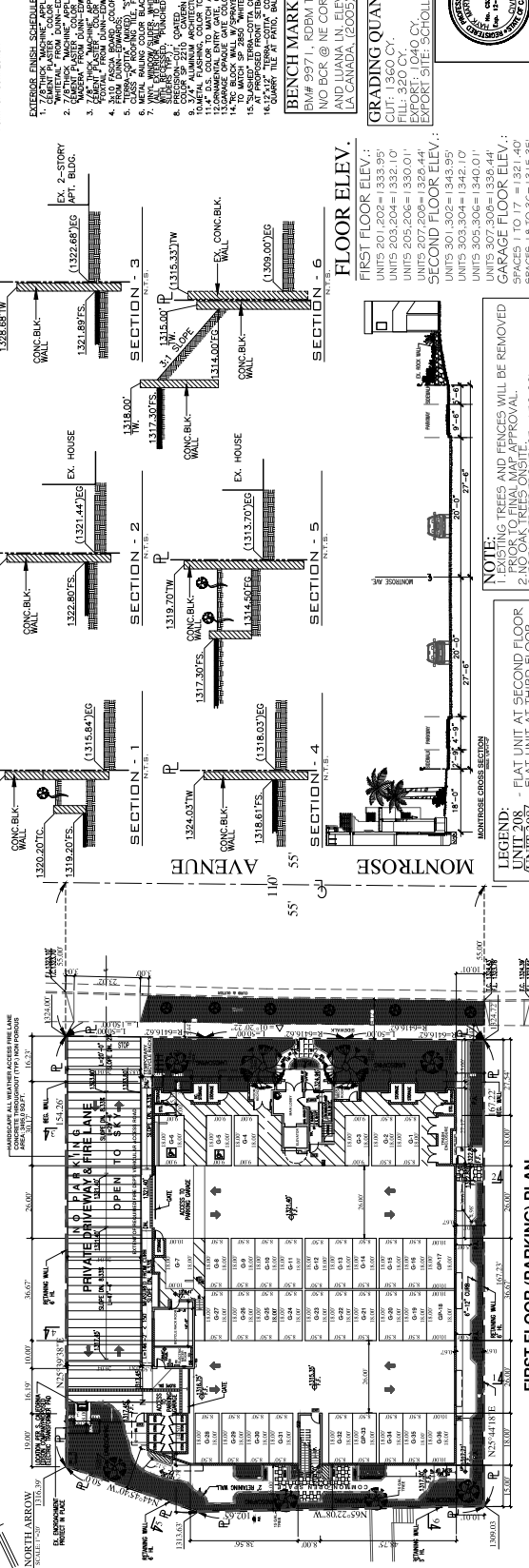
NO.	15' FOOT ROOMS	15' FOOT BALCONY	15' FOOT STAIR	15' FOOT TOWER	15' FOOT STAIR	15' FOOT TOWER	15' FOOT STAIR	15' FOOT TOWER
101	1,858.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
102	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
103	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
104	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
105	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
106	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
107	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
108	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
109	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00
110	1,668.00	1,668.00	101	1,668.00	1,668.00	101	1,668.00	1,668.00



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR (PARKING) PLAN

BENCH MARK:
BM# 9971, ROBM TAG IN E. CURB 3.3 FT. NO BCR @ NE COR. OCEAN VIEW BLVD. AND LUNA IN. ELEV. = 1420.90, CA. GANADA (2005)

GRADING QUANTITY:
CUT: 1360 CY
FILL: 320 CY
EXPOSED: 1040 CY
EXPORT: 1040 CY

EXTERIOR FINISHES:
1. EXTERIOR WALLS AND CEILING: CONCRETE PAINTED TAWN SHAPES.
2. EXTERIOR WALLS AND CEILING: EXPOSED BRICKWORK.
3. EXTERIOR WALLS AND CEILING: CONCRETE PAINTED TAWN SHAPES.
4. EXTERIOR WALLS AND CEILING: CONCRETE PAINTED TAWN SHAPES.
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12. EXTERIOR WALLS AND CEILING: CONCRETE PAINTED TAWN SHAPES.
13. EXTERIOR WALLS AND CEILING: CONCRETE PAINTED TAWN SHAPES.
14. EXTERIOR WALLS AND CEILING: CONCRETE PAINTED TAWN SHAPES.
15. EXTERIOR WALLS AND CEILING: CONCRETE PAINTED TAWN SHAPES.
16. EXTERIOR WALLS AND CEILING: CONCRETE PAINTED TAWN SHAPES.

NOTE:
1. EXISTING TREES AND FENCES WILL BE REMOVED PRIOR TO FINAL MAP APPROVAL.
2. NO OAK TREES ON SITE.
3. TOTAL STREET FRONTAGE = 150.00'

LEGEND:
UNIT 307 - FLAT UNIT AT SECOND FLOOR
UNIT 306 - FLAT UNIT AT SECOND FLOOR
UNIT 305 - FLAT UNIT AT THIRD FLOOR

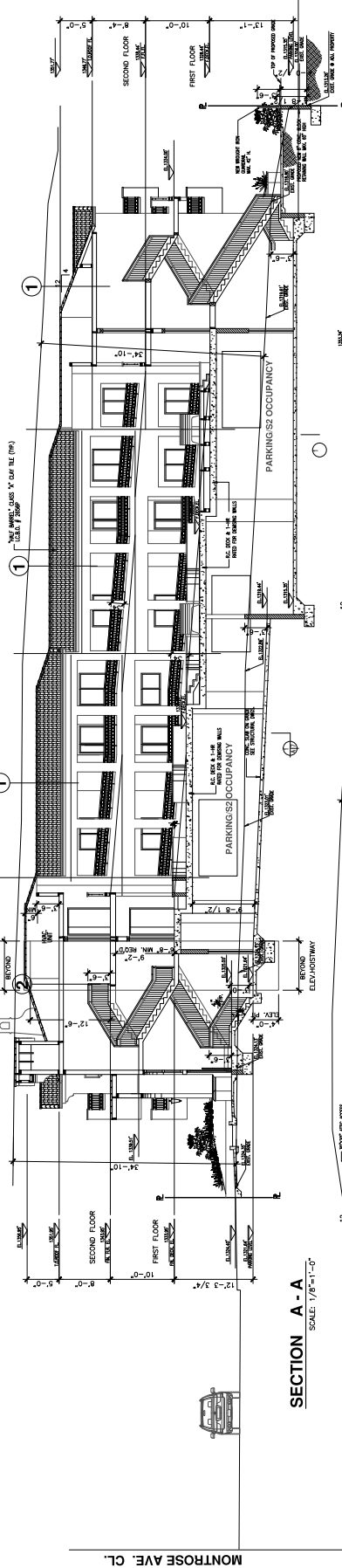


TECHNA LAND CO. INC.
CIVIL ENGINEERING, LAND PLANNING, CONST., AGMT.
HAYK MARTIROSIAN
1845 N. VERBODEN RD. # 2 GLENDALE, CA 91208
TEL: (818) 947-0543, FAX: (818) 947-1074

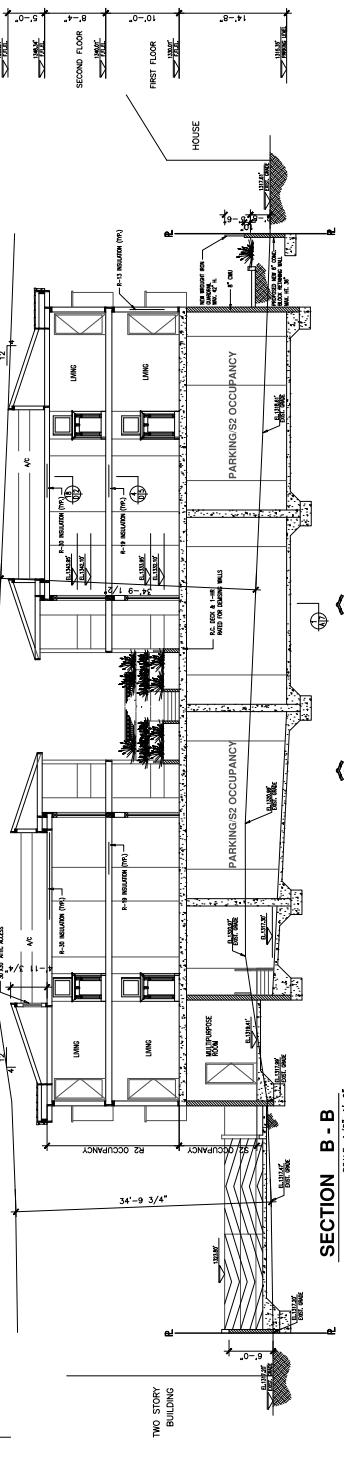
TENT. TR. NO. 70647

EXHIBIT "MAP" TENTATIVE TRACT MAP NO. 70647

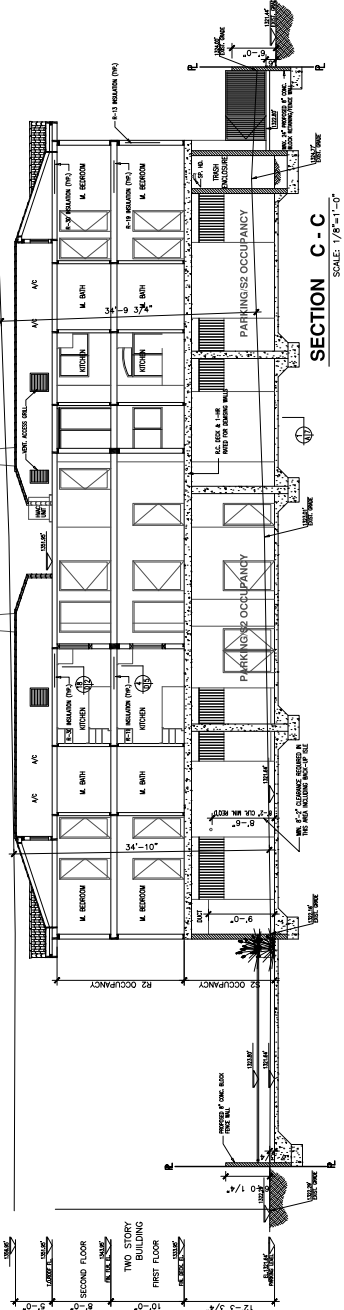
FOR NEW CONDOMINIUM PURPOSES
 DATE: MAY 27, 2008
 MARCH 15, 2013
 DEC. 21, 2013
 MAY 12, 2014



SECTION A - A
 SCALE: 1/8"=1'-0"



SECTION B - B
 SCALE: 1/8"=1'-0"



SECTION C - C
 SCALE: 1/8"=1'-0"

- EXTERIOR FINISH SCHEDULE
- 7/8" THICK, MACHINE APPLIED FINE FINISH SMOOTH WHITEWALL FROM DUANE-EDWARDS.
 - 1/2" THICK, MACHINE APPLIED FINE FINISH SMOOTH WHITEWALL FROM DUANE-EDWARDS.
 - 7/8" THICK, MACHINE APPLIED FINE FINISH SMOOTH WHITEWALL FROM DUANE-EDWARDS.
 - 1/2" THICK, MACHINE APPLIED FINE FINISH SMOOTH WHITEWALL FROM DUANE-EDWARDS.
 - CLASS 'C' LIGHT TILED, TYPICAL WALL.
 - 1/2" THICK, MACHINE APPLIED FINE FINISH SMOOTH WHITEWALL FROM DUANE-EDWARDS.
 - 1/2" THICK, MACHINE APPLIED FINE FINISH SMOOTH WHITEWALL FROM DUANE-EDWARDS.
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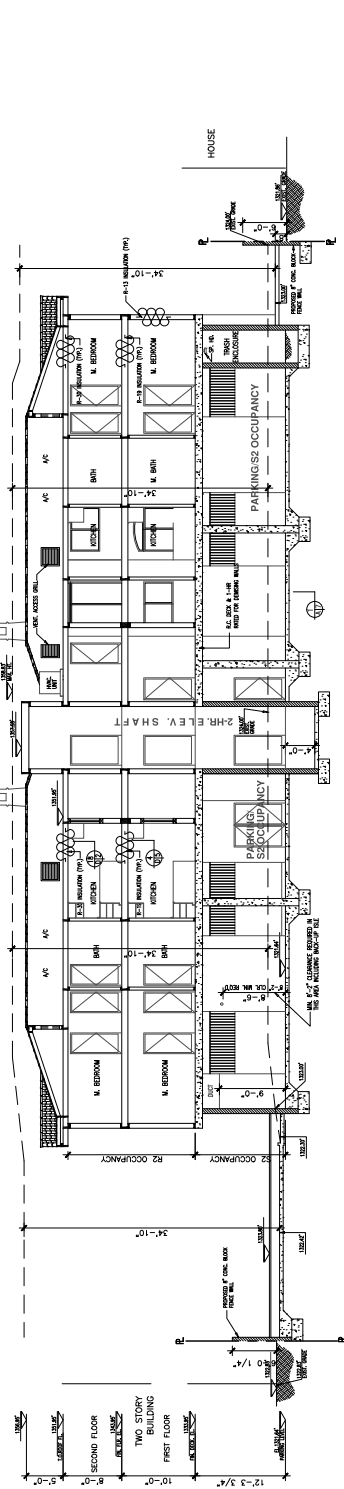
TENT. TR. NO. 70647
 TECHNICAL INC.
 CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.
 MARK MASTERS
 1545 N. VERDUGO RD., # 2, BLUNDALE, CA. 91208
 TEL: (818) 547-0543, FAX: (818) 547-1074



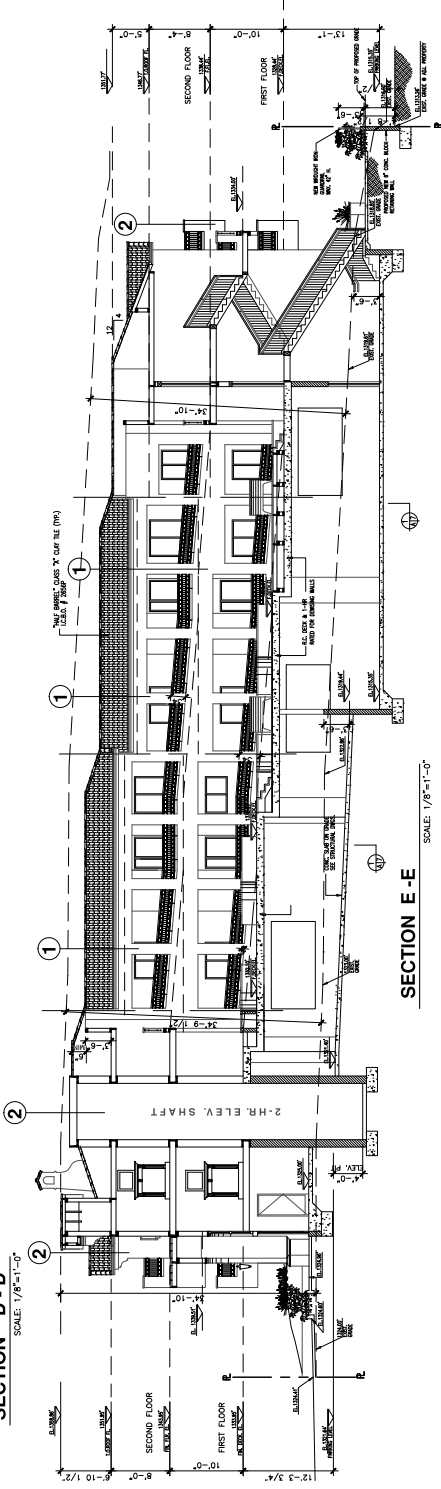
BENCH MARK:
 BMM 9971, RDBM TAG IN E. CURB 3.3 FT.
 NO BCR @ NE COR. OCEAN VIEW BLVD.
 AND LUANA LN. ELEV. = 1420.98,
 I.A. CANADA, (2005)

EXHIBIT "MAP" TENTATIVE TRACT MAP NO. 70647

FOR NEW CONDOMINIUM PURPOSES
 DATE: MAY 27, 2008
 MARCH 15, 2013
 DEC 21, 2013
 MAY 12, 2014



SECTION D-D
 SCALE: 1/8"=1'-0"



SECTION E-E
 SCALE: 1/8"=1'-0"

- EXTERIOR FINISH SCHEDULE
1. 7/8" THICK, MACHINE APPLIED ONE FINISH SMOOTH WHITEWALL FROM DUANE-EMERSONS.
 2. CASHTOP, 1/2" THICK, TO MATCH SP 2605.
 3. 7/8" THICK, MACHINE APPLIED ONE FINISH SMOOTH WHITEWALL FROM DUANE-EMERSONS.
 4. TRIM, FINISH SCHEDULE SP 2210 "DARK".
 5. CLASS "C" BROWN TILE, TRICKLE BACK TILE.
 6. 1/2" WOOD GRAIN VENEER, WHITE COLOR.
 7. 1/2" WOOD GRAIN VENEER, WHITE COLOR.
 8. 1/2" WOOD GRAIN VENEER, WHITE COLOR.
 9. 1/2" WOOD GRAIN VENEER, WHITE COLOR.
 10. 1/2" WOOD GRAIN VENEER, WHITE COLOR.
 11. 1/2" WOOD GRAIN VENEER, WHITE COLOR.
 12. 1/2" WOOD GRAIN VENEER, WHITE COLOR.
 13. 1/2" WOOD GRAIN VENEER, WHITE COLOR.
 14. TO MATCH SP 2605, WHITEWALL FROM DUANE-EMERSONS.
 15. AT APPROVED FRONT SPACK, HARDWARE WORK.
 16. 1/2" WOOD GRAIN VENEER, WHITE COLOR.

TENT. TR. NO. 70647
 TECHNICAL LAND Co., INC.
 CIVIL ENGINEERING, LAND PLANNING, CONST. ADMIN.
 MARK MASTROIAN
 DATE
 1545 N. VERDUGO RD. # 2 BLENDALE, CA. 91208
 TEL: (818) 347-0543, FAX: (818) 541-1074



BENCH MARK:
 BMM# 59771, RDBM TAG IN E. CURB 3.3 FT.
 NO BCR @ NE COR. OCEAN VIEW BLVD.
 AND LUANA LN. ELEV. = 1420.98,
 L.A. CANADA, (2005)