



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

November 27, 2018

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. TR069504-(5)
SPECIFIC PLAN AMENDMENT NO. 200700005
CONDITIONAL USE PERMIT NO. 200700114
VESTING TENTATIVE TRACT MAP NO. 069504
ENVIRONMENTAL ASSESSMENT NO. 200700098
APPLICANT: CANTWELL-ANDERSON, INC.
ALTADENA ZONED DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The Project (Project) is a proposal to amend the La Viña Specific Plan (LVSP), to create 18 single family residence lots, one private recreation lot developed with a club house, swimming pool and open space, and a private and future street lot on 7.18 gross (5.75net) acres, and to authorize development in a hillside management area and modify conditions of approval that restrict land use within the La Viña community.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to adopt the Addendum to the certified final Supplemental Environmental Impact Report (SEIR).
2. Indicate its intent to adopt the attached resolutions to approve Specific Plan Amendment No. 200700005.
3. Indicate its intent to approve Vesting Tentative Tract Map (VTTM) No. 069504 and Conditional Use Permit (CUP) No. 200700114, subject to the attached findings, and conditions.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Implementation of the Project's proposed residential and private recreation uses, along with the necessary infrastructure and facilities for such uses, will require the adoption of a Specific Plan amendment and the approval of a VTTM and a CUP. The Specific Plan regulates development on the site through the Specific Plan Land Use Plan and the development standards and regulations contained in Specific Plan No. 2, the LVSP. The Specific Plan amendment will amend LVSP, a component of the General Plan recently updated and adopted by the Board of Supervisors (Board) on October 6, 2015, by modifying the land use category of the project site from R (Recreation) and S (School) to R and R-1 (Single-Family Residential), amending language within the Specific Plan regarding maximum permitted density (from 272 to 290) and required parking for the La Viña Community and to eliminating discussions and regulations applicable to the private school use. The CUP will authorize grading and other development within a hillside management area. The VTTM will authorize the creation of 18 single-family residence lots, one private recreation lot developed with a club house, swimming pool and open space, and a private and future street lot on 7.18 gross (5.75net) acres set within the gated La Viña Community containing single family residence dwelling units.

General/Area Plan Consistency

The Department of Regional Planning (Department) staff has determined that the Project is consistent with the following policies of the General Plan:

- Assure that new development is compatible with the natural and manmade environment by implementing appropriate location controls and high quality design standards.
The Project proposes to use an existing pad, graded for school use, which is currently undeveloped. The immediate surroundings are single family residence lots which speak to compatibility.
- Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.
The proposed use is equal in character in that single family residences will be built similarly in height and architectural designs as the existing homes and would cause less environmental degradation including noise, noxious fumes, glare, shadowing and traffic than a 500-student school.
- ...to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand.

The Specific Plan permits single family residences within the planning area and the proposal is 3.3 dwelling units per acre, less than the maximum 6 dwelling units per acre allowed within the General Plan and the Altadena Community Plan. The Project will be built out to a maximum of 290 units and the rate of growth will remain reasonably consistent as calculated in the certified final SEIR.

The Department's staff has determined that the Project supports the following policies of the Altadena Community Plan:

- Preserve existing residential neighborhoods... community facilities, and environmental amenities.
The proposed Project is similar in size and scale to the existing community. The recreation area and open space add an environmental amenity to the area.
- Provide for new development which is compatible with and complements existing uses.
The proposed Project is similar in size and scale to the existing community with building pad sites not larger than the original home sites. The Project replaces an approved 500-student school with 18 single family residences and does not raise important new issues about the significant effects on the environment.

Implementation of Strategic Plan Goals

The Project implements the following Goals and Strategies of the 2016-2021 Los Angeles County Strategic Plan:

GOAL II: FOSTER VIBRANT AND RESILIENT COMMUNITIES

- (II.2.2) **Expand Access to Recreational and Cultural Opportunities**, by purchasing or contributing funds to the enhancement and development of the property containing the Owen Brown gravesite for historical preservation and documentation,
- (II.2.4) **Promote Active and Healthy Lifestyles**, by developing a walkable built environment that encourages physical activity and that links housing to recreational destinations via a comprehensive and integrated walkway and trail network,
- (II.3.1) **Improve Water Quality, Reduce Water Consumption, and Increase Water Supplies**, by implementing the Lincoln Avenue Water Company Urban Water Management Plan that details water sources, conservation measures, use reduction

plans, current and projected water demand, and reliability of water service into the future with water conservation and consumption budgeting that will help reduce domestic water use over the previously proposed school use,

- (II.3.2) **Foster a Cleaner, More Efficient, and More Resilient Energy System**, by ensuring electricity demand will be met by onsite renewable energy sources, and
- (II.3.3) **Address the Serious Threat of Global Climate Change**, through onsite renewable energy generation and reduced vehicle miles traveled since private recreation is proposed along with open space,

GOAL III: REALIZE TOMORROW'S GOVERNMENT TODAY

- (III.3.9) **Enhance County's Fiscal Strength Through Long Term Planning** and (III.4) **Engage and Share Information with Our Customers, Communities and Partners**, by allowing the incorporation of the private and future streets into the project to be constructed by the developer and maintained by the Homeowner's Association (HOA) and by facilitating the public trust through transparency, public participation and sharing of information with residents during entitlements and authorizations to issue building permits for private residence and private recreation construction projects.

FISCAL IMPACT/FINANCING

Approval of the Project would result in no new significant costs to the County or to the Department, as the proposed Project is a private development. All construction and operating costs will be borne by the Project developer. Existing and proposed infrastructure and public services are adequate to accommodate the proposed Project, as confirmed by the Fire Department, Public Works Department, Parks and Recreation Department and Public Health Department.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed and publicized public hearing was held before the Regional Planning Commission (Commission) for the Project on August 15, 2018. The Commission heard the Department's staff presentation and testimony from the applicant in support of the Project. The Commission heard public testimony and discussed the Project.

The Commission voted unanimously to recommend approval to the Board.

ENVIRONMENTAL DOCUMENTATION

An Addendum to the certified final SEIR for the original Project was prepared in compliance with the California Environmental Quality Act and the County environmental guidelines to account for the proposed lots, elimination of the 500-student school and retention of the multi-purpose recreational area within the existing Specific Plan area. The Addendum concluded that the lots as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the SEIR, and therefore concluded that further supplemental environmental analysis was not required.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project entitlements is anticipated to have no negative impact on current services.

For further information, please contact Mr. Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:SA:SDJ:lm

Attachments: Resolution, Findings and Conditions of Approval
Commission Information Package

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

RESOLUTION

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 87044-(5)
SPECIFIC PLAN AMENDMENT NO. 200700005**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Plan Amendment Case No. 200700005 on August 15, 2018:

WHEREAS, the Regional Planning Commission finds as follows:

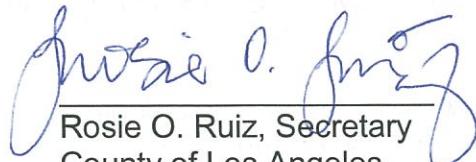
1. The project is located at the intersection of Old N Toll Road and Mallard Canyon Road, Altadena, CA (APNs 5863-030-036, 5863-030-037 and 5863-030-038).
2. The applicant is requesting to amend the La Viña Specific Plan land use plan category for APNs 5863-030-036, 5863-030-037 and 5863-030-038 from Recreation and School to Recreation and Single-Family Residential to allow the creation of 18 single-family residence lots for single-family residence dwelling units as a permitted use and to allow parallel parking within a private and future street for the proposed assembly use.
3. Vesting Tentative Tract Map No. 069504 is a request to create 18 single-family residence lots, one private recreation lot and a private and future street lot set within the single-family residence La Viña community.
4. Conditional Use Permit 200700114 is a related request to authorize modification to condition language regarding the permitted uses of the project site exceeding the low density threshold in a hillside management area and to authorize grading within a hillside management area.
5. The existing site is vacant and undeveloped.
6. The existing Zone SP and proposed changes to the site's land use category designation and Specific Plan language are consistent with the development, use and zoning of the surrounding area.
7. The Specific Plan's School land use category designation is intended to permit a school.
8. No school has been identified to locate at the Project site. The development and use of the Project site as single-family residence dwelling units is compatible with the surrounding residential neighborhood. Off-site parking on the private and future street is in keeping with the existing neighborhood standard. Revisions to the Specific Plan are warranted.

9. The proposed use presents no conflict with the established circulation patterns and does not change the character of the neighborhood.
10. The proposed Specific Plan amendment will allow for the creation of 18 single-family residence lots and development of single-family residence dwelling units. The approval will be in conformity with good planning practices.
11. The Commission finds that an addendum to the certified final Supplemental Environmental Impact Report ("SEIR") is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA") and the County environmental guidelines.
12. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
13. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, the Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Adopt the addendum, dated June 28, 2018, certify its completion and determine that the Project will not have a significant impact upon the environment; and
2. Amend the La Viña Specific Plan land use category designations for Assessor Parcel Numbers 5836-030-036, 5836-030-037 and 5836-030-038 and add language to allow parallel parking within the private and future street.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on August 15, 2018.



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

VOTE: 5-0

Action Date: August 15, 2018

DRAFT FINDINGS

**DRAFT FINDINGS OF THE BOARD OF SUPERVISOR
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 87044-(5)
VESTING TENTATIVE TRACT MAP NO. 069504
CONDITIONAL USE PERMIT NO. 200700114**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on November 27 2018, in the matter of Project No. 87044-(5), consisting of Specific Plan Amendment No. 200700005 ("Plan Amendment") and Conditional Use Permit No. 200700114 ("CUP"). (The Plan Amendment and CUP are referred to collectively as the "Project Permits"). The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 069504 ("Vesting Map").
2. The permittee, Cal Holdings LLC/Cantwell-Anderson Inc. ("permittee"), requests the Project Permits to authorize development within a hillside management area and modification of land use categories and amended language with the La Viña Specific Plan ("Project") on a property located within the La Viña Community at the intersection of Lincoln Avenue and Millard Canyon Road in the unincorporated community of Altadena ("Project Site").
3. The Specific Plan amendment is a request to amend the Project Site's land use category designations from R (Recreation) and S (School) to R and R-1 (Single Family Residential), and to amend language within the Specific Plan regarding maximum density and required parking and to eliminate discussions and regulations applicable to the private school use.
4. The Vesting Map is a request for a subdivision to create 18 single family residence lots, one private recreation lot and one private street lot.
5. The CUP is a related request to allow development within the hillside management area at the Project Site's pursuant to the Los Angeles County Code ("County Code") Sections 22.56.040 and 22.56.215.
6. The approval of the Project Permits and Vesting Map will not become effective unless and until the Board has adopted the Specific Plan amendment, and it has become effective.
7. The Project Site is 7.18 gross (5.75 net) acres in size and consists of three legal lots. The Project Site is roughly square in shape with flat to sloping topography, is and undeveloped vacant site and has been graded in preparation for a private school and an associated athletic field.
8. The Project Site is located in the Altadena Zoned District and is currently zoned SP.
9. The Project Site is located within the SP (La Viña Specific Plan) land use category of the Altadena Community Plan Land Use Policy Map.

10. Surrounding zoning within a 500-foot radius includes:

North: SP
South: SP
East: SP
West: SP

11. Surrounding land uses within a 500-foot radius include:

North: Single-family residences
South: Single-family residences
East: Single-family residences
West: Single-family residences and open space developed with a hiking trail

12. The 7.18-acre subject property is a portion of the adopted La Viña Specific Plan area for the development of La Viña community in Altadena.

13. The proposed building pads for the sites range from 1,570 feet to 1,583 feet in elevation.

14. The site plan for the Project depicts a single family residential development of 18 lots on a total of 4.83 acres on either side of a proposed cul-de-sac private and future street of 0.65 acre.

- a. Access: Primary access into the development occurs just north of the intersection of Lincoln Avenue and West Loma Alta Drive located along the southerly border of the site. The project site is accessed by Millard Canyon Road to the South and Old Toll Road to the West. An internal private street ("A" Street) contains 4 foot wide sidewalk with landscaped parkway along the curb, containing tree plantings every 25-50 feet for shade. Access to the recreation area pool and club house is connected to the sidewalk adjacent to the private and future street, Millard Canyon Road.
- b. Parking: A total of 30 uncovered parallel parking spaces are provided on the private street lot. Parallel parking is provided along the private streets in order to accommodate guests of the club house and pool. Parking could accommodate a disabled access space. Each single-family residence lot shall contain at least two covered spaces for required resident/homeowner parking. There are no parking lots or other parking facilities located onsite.
- c. Recreation/Amenities: Located adjacent and to the intersection of Millard Canyon Road and Old Toll Road is the amenity of the project—a 1.70 acre community recreation lot for a club house, pool and open space. The lot is divided into two distinct areas including a pool and club house to the West and open space area to the East that is proposed to be open to residents and their guests.

- d. Site Design: Building pads are proposed to be oriented towards "A" street directly connected to the sidewalk. There are differences in elevations of the pads of approximately 2-3 feet from the Old Millard Road going east. 2-3 feet tall retaining walls topped with 5.5 foot maximum height fences separating the proposed lots are proposed to be maintained within the side yards and fences separating the back yards of adjacent lots.
- e. Walls & Fences: There are several retaining walls and fences located along the perimeter of the lots. Combination fences of maximum 5.5 feet in height and retaining walls varying from 2 to 3 feet in height are proposed to divide side and rear yards between the lots. A maximum 10 foot tall retaining wall is proposed to be maintained outside of required setbacks and adjacent to the proposed club house. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.
- f. Open Space: The project consists of a total of 5.03 acres of open space, or approximately 70% of the net acreage of the development. The open space is provided in three primary formats-- please refer to the following table:

Open Space Format	Acres	Description
Separate HOA-Maintained areas common lot ¹ .	2.70	Undisturbed natural area, manufactured and landscaped slopes and open recreational areas.
Landscaped areas adjacent to streets and highways.	0.14	4 to 4.5 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings.
Private yards and homeowner-maintained slope on privately owned property ² .	2.19	Grass, drought-tolerant trees and shrubs; various plants and flowers.
Total	5.03	70% of net project area

- g. Grading: A total of 36,000 cubic yards each of cut and fill material is proposed, for a combined total of 72,000 cubic yards of earthwork to be balanced on site (no import or export of dirt).

15. Primary access into the development occurs just north of the intersection of Lincoln Avenue and West Loma Alta Drive located along the southerly border of the site. The

¹ Lot 19 plus the areas located outside of the proposed building pad areas, as allowed pursuant to Hillside Management provisions found in the 2009 Zoning Code: 22. 56.215.J.1.a

² Certain construction rights must be dedicated.

project site is accessed by Millard Canyon Road to the South and Old Toll Road to the West.

16. There are no parking lots or other parking facilities located onsite.
17. Prior to the Board public hearing the applicant reached out to members of the community to present the subject project and obtain citizen feedback. Additionally, from years 2007 - 2018, the applicant consulted with the Department of Regional Planning ("Regional Planning") staff to discuss the conceptual project and its design. This consultation resulted in several changes to the project design. Significant among these changes included:
 - a. Adding architectural elements consistent within the existing community to the community identification sign.
 - b. Adding recreational amenities into the project, including improved open space, accessible to the community;
 - c. A commitment to making an effort to incorporate elements of the demolished La Viña sanatorium buildings into the future clubhouse design.
18. The County Departments of Public Works, Fire, Parks and Recreation, and Public Health recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.
19. Prior to the Board's public hearing on the Project, an Addendum to the certified final Supplemental Environmental Impact Report ("SEIR") for the original CUP was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines to account for the proposed lots, elimination of the 500-student school and retention of the recreational area within the existing Specific Plan area. The Addendum concluded that the lots as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the final SEIR, and therefore concluded that supplement environmental analysis was not required.
20. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
21. Prior to the Board's public hearing, Regional Planning staff received letters of inquiry, support and opposition. The Altadena Town Council offered support qualified by agreed-upon provisions.
22. The Board finds that, if approved, it would be appropriate to incorporate the Project's proposed single-family residence lots into the La Viña Mello-Roos Community Facilities District ("CFD") Number 7.

23. The Board finds that the Project is consistent with the General Plan, the Altadena Community Plan and the La Viña Specific Plan, insofar as the proposed land use, density and design of the Project are consistent with the proposed land use designation, should it be approved, and compatible with the surrounding community. The Board also finds that the Project is consistent with the applicable Elements and Policies of the General Plan, the Altadena Community Plan and the La Viña Specific Plan, insofar as the Project maintains the character of the existing low density residential neighborhood; preserves the existing residential neighborhood and environmental amenities; and is designed to emphasize high quality residential uses with rural character and preservation of significant open space.
24. The Board finds that the Project is consistent with the proposed zoning designation, as the proposed designation allows the necessary building heights, setbacks, parking, landscaping and other related standards of the Project to be developed in compliance with the Zoning Code.
25. The Board finds that the burdens of proof for the Project have been satisfied.
26. The Board finds that it is reasonable to incorporate the design elements of the structures to reduce the impact identified in the final SEIR to an insignificant level.
27. The Board finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Altadena library.
28. The Board finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
29. After consideration of the addendum to the certified final SEIR, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the addendum to the certified final SEIR reflects the independent judgment and analysis of the Board.
30. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

Regarding the Specific Plan Amendment:

- A. A need for the Specific Plan amendment exists.
- B. The amendment proposed is appropriate and proper.
- C. Modified conditions warrant a change to the Specific Plan. The applicant has met the burden of proof set forth in Sections 22.16.170 and 22.56.040 and 22.56.215.F.1 of the County Code. No private school has been identified to occupy and operate a school within the gated community. The area remains a vacant, graded lot within the community.
- D. Residential land uses would complement the existing community. The proposed amendment to the La Viña Specific Plan would allow for the completion of the larger community project as there is a demand for homes at this location.
- E. Approval of the proposed Specific Plan amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices.

Regarding the Vesting Map:

- A. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
- B. The proposed subdivision is compatible with surrounding land use patterns. The proposal for single-family residence lots, one recreation lot with open space and one private and future street lot is consistent with surrounding land uses predominantly consisting of detached single-family residences.
- C. Located at the foothills of the San Gabriel Mountains, flanked by the Arroyos and overlooking the San Gabriel Valley in the Altadena Zoned District, the site is physically suitable for the type of development being proposed, since the property is relatively flat to sloping topography and is currently graded with building pads at elevations varying 2-3 feet in difference; has access to a private and future street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
- D. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code.

Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

- E. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
- F. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on a parcel of land that was prepared for a school and recreation site within an existing community and does not contain any sensitive wildlife or habitat environments.
- G. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
- H. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
- I. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
- J. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan, Altadena Community Plan and the La Viña Specific Plan.

Regarding the CUP:

- K. The proposed use with the attached conditions will be consistent with the adopted General Plan, Community Plan and the Specific Plan. The Project will implement the relevant Goals and Policies of the General Plan, Community Plan and the Specific Plan through the associated Specific Plan Amendment, Vesting Map and CUP, which allow the orderly development and regulation of the proposed use.

- L. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed use, single-family residential lots, associated recreational amenities and private street lot, is compatible with surrounding land uses and thus does not create any adverse impacts or material detriments, nor constitute a public menace.
- M. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Permits (CUP and Specific Plan Amendment) will ensure that the site is appropriately developed in compliance with the Zoning Code.
- N. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The site is served by two existing private roadways (Lincoln Avenue and Millard Canyon Road/Old Toll Road), both of which are of sufficient width and improvement to accommodate additional traffic created by the Project. Further, traffic-related mitigation measures have been included as part of the certified final SEIR.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the addendum to the certified final SEIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the certified final SEIR and that the certified final SEIR reflects the independent judgment and analysis of Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Board that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the addendum to the certified final SEIR and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Adopts Plan Amendment No. 200700005, and
3. Approves Vesting Tentative Tract Map No. 069504 and Conditional Use Permit No. 200700114, subject to the attached conditions.

ACTION DATE: November 27, 2018

PROJECT NO. 87044-(5)
PLAN AMENDMENT NO. 200700005
VESTING TENTATIVE TRACT MAP NO. 069504
CONDITIONAL USE PERMIT NO. 200700114

DRAFT FINDINGS
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VOTE:

SDJ
10/13/18

**DRAFT
CONDITIONS
OF APPROVAL**

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 87044-(5)
VESTING TENTATIVE TRACT MAP NO. 069504
CONDITIONAL USE PERMIT NO. 200700114**

PROJECT DESCRIPTION

The project consists a Specific Plan amendment request, a tentative tract map to create 18 single family residence lots, one private recreation lot and one private street lot and authorization to eliminate conditions of approval regarding a school, to allow single-family residence dwelling units in a Specific Plan and to authorize development in a hillside management area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 11. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[NOD/F&G fee] shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit

with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 069504. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional

inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends **August 27, 2018**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,145.00** (\$3,070.00 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the

approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
18. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

The following CUP conditions shall apply:

19. The project site shall be developed and maintained in substantial compliance with the approved revised exhibit "A" ("REA") dated June 4, 2014, or an amended exhibit map approved by the Director.
20. Residential development on proposed lot nos. 8 and 9 of the Vesting Tentative Tract Map No. 609504 shall be restricted to single-story, single-family residential dwelling units, a maximum of 21 feet in height.
21. Residential units shall be constructed with solar-ready rooftops that provide for the future installation of on-site solar photovoltaic (PV) or solar water heating (SWH) systems. The building design documents shall show an allocated Solar Zone and the pathway for interconnecting the PV or SWH system with the building electrical or plumbing system. The Solar Zone is a section of the roof that has been specifically designated and reserved for the future installation of a solar PV system, solar water heating system, and/or other solar generating system. The Solar Zone shall be kept free from roof penetrations and have minimal shading.
22. Wall and fence heights surrounding the community open space and recreation lot shall not exceed 42 inches, except for those portions that are abutting the side yard and/or back yard spaces of any dwelling unit.

23. As much as is feasible, incorporate design elements from the Foothill Preventorium for Girls that was to be rehabilitated for use as part of the previously proposed private school or provide an update to the scholarly evaluation and professional documentation/recording report of the site's history on file at the Altadena library, to the satisfaction of Regional Planning.
24. Open space shall comprise not less than 70 percent of the overall project net area. Open space considered within private side and rear yard areas of a dwelling unit shall be included in the required open space calculation.

VESTING TENTATIVE MAP SPECIFIC CONDITIONS

25. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
26. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated June 4, 2014), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.
27. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
28. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
29. The subdivider shall provide at least 50 feet of street frontage for each lot.
30. The subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.
31. No grading permits shall be issued for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
32. The subdivider shall label "A Street", "private and future street" on the final map.
33. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private and future street paving design and widths as depicted on the approved exhibit map dated June 4, 2014, or an amended exhibit map approved by the Director.
34. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of private and future street frontage ("A Street" within the subdivision), and, shall plant or cause

to plant such trees to the effect that they provide a shading canopy along the private and common sidewalks and walkways within the development.

35. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.
36. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
37. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community open space (Lot no. 19), HOA-maintained slope easement area (lots no. 1-8), the private and future street lot, walkways, lighting system along all walkways, landscaping (including all street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.
38. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the project area to use the private and future streets for access into and out of the subdivision.

PROJECT SPECIFIC CONDITIONS

39. Prior to Regional Planning authorization for issuance of grading and/or building permits, the subdivider shall make provision for, and initiate, incorporation of, the Project's 18 single-family residence lots into the La Viña Mello-Roos Community Facilities District ("CFD") Number 7.
40. Lot no. 19 (community open space, pool, community identification sign and club house) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 9th dwelling unit located within the project. A pool, club house and open space site plan (Revised Exhibit "A") shall be submitted to Regional Planning for review and approval prior to the issuance of the 9th dwelling unit building permit.
41. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings/structures and grading over open space area/ open space easement areas/lot no.19 and over open space areas on lots 1 through 18.
42. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.

43. The subdivider shall provide for the ownership and maintenance of the open space and park lots to the satisfaction of the Department of Regional Planning. The ownership and maintenance of the lot no. 19 shall be provided by a homeowners' association, or dedicated to a public agency or land conservancy.
44. The subdivider shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project's CC&Rs or maintenance agreements which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, the subdivider shall submit to Regional Planning a copy of the draft document to be recorded.
45. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two (2) trees of non-invasive species within the front yard of each residential lot, and this specification shall be noted on a landscape plan which shall be approved by the Director prior to final map approval. The subdivider shall post a bond with Public Works ensuring future on-site and private and future street tree planting.
46. Prior to final approval, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. A minimum of two (2) non-invasive trees shall be planted in the front yard of each residential lot. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and by the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that may be expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.

The landscaping plan shall indicate that at least 50% of the area covered by landscaping shall be locally indigenous species. However, if the applicant can prove to the satisfaction of the Director that a 50% or more locally indigenous species is not possible due to County fire safety requirements a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Landscaping and visual buffers shall be concentrated along the perimeter of the proposed developed areas, including around the private recreation lot and the

private and future street area surrounding the entrance to the proposed single-family residence lots. The concentration of landscaping in these areas would serve as natural visual buffers between the proposed homes and streets and existing residences, roadways, and trails. To reduce the impacts associated with graded areas and construction of the Project private and future street, these areas shall be revegetated and landscaped following grading and roadway development. The landscape plan shall also incorporate landscaping between the internal residential streetscape.

Attachments:

Subdivision Committee Reports for the tentative map dated 06-04-14

COMMISSION INFORMATION PACKAGE



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

July 26, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Steven Jones, Principal Regional Planner *sj*
Land Divisions Section

**SUBJECT: Project No. TR069504-(5)
Plan Amendment No. 200700005
Vesting Tentative Tract Map No. 069504
Conditional Use Permit No. 200700114
Environmental Assessment No. 200700098
RPC Meeting: August 8, 2018
Agenda Item: 6**

ENTITLEMENTS REQUESTED

A Specific Plan Amendment to modify the land use category of the Project site from R (Recreation) and S (School) to R and R-1 (Single-Family Residential), to amend language within the Specific Plan regarding maximum permitted density (from 272 to 290) and required parking for the La Viña Community and to eliminate discussions and regulations applicable to the private school use.

A vesting tentative tract map to create 18 single family residence lots, one private recreation lot developed with a club house, swimming pool and open space, and a private and future street lot on 7.18 gross (5.75net) acres set within the gated La Viña community containing single family residence dwelling units in the La Viña Specific Plan, Altadena Community Standards District ("CSD") in the Altadena Community Plan pursuant to County Code Sections 21.40.010, 22.40.730, 22.44.127, and 22.46.010.

A conditional use permit is required for any use in the specific plan pursuant to County Code Section 22.40.760 and to modify condition nos. 3, 5, 6 and 15 of CUP 87044 and condition nos. 6, 8 and 17 of CUP 91073 and to authorize development in a hillside management area pursuant to County Code Section 22.56.217.

LOCATION

PROJECT NO. TR069504-(5)
Vesting Tentative Tract Map No. 069504
Plan Amendment No. 200700005
Conditional Use Permit No. 200700114
Environmental Assessment No. 200700098

STAFF ANALYSIS
PAGE 2 OF 11

The subject property is located at the intersection of Old Toll Road and Mallard Canyon Road, in the unincorporated Altadena Community Plan (Attachment B- Project Location Map). The Assessors' Parcel Numbers ("APNs") for the subject property are 5863-030-036, 5863-030-037 and 5863-030-038 ("Project Site").

PROJECT DESCRIPTION

The project is a Specific Plan amendment request to modify the land use category of the Project site from R (Recreation) and S (School) to R and R-1 (Single-Family Residential), to amend language within the Specific Plan regarding maximum permitted density (from 272 to 290) and required parking for the La Viña Community and to eliminate discussions and regulations applicable to the private school use.

The Project includes a request to create 18 single family lots, one recreation lot and a private street lot set within the La Viña community containing single family residences. The 1.70The 1.70 acres recreation lot includes a club house, swimming pool and open space.

A conditional use permit ("CUP") is required for any use in the Specific Plan. The Project also includes a request for a CUP to modify condition nos. 3, 5, 6 and 15 of CUP 87044 and condition nos.6, 8 and 17 of CUP 91073 and to authorize development in a hillside management area.

The applicant's request states that no entity could be identified that will build on the site designated for a school. The proposal is to replace the site's approved 500-student school with 18 single-family residence dwelling units.

In December, 1989, the board of Supervisors aproved the La Vina Specific Plan, including amendments to the Genreal Plan and Altadena Community Plan, a zone change to Specific Plan No. 2 and certified a Final Environmental Impact Report which analzed 360 dwelling units. In January, 1993, the Board of Supervisors approved Vesting Tentative Tract Map No. 45546, Conditonal Use Permit No. 87-044, Condtional Use Permit No. 91-073 and Oak Tree Permit No. 87-044 to create 272 single-family residence lots, a school site and open space and certified a final supplemental EIR ("FSEIR").

The applicant filed an application for the request on May 23, 2007. On June 28, 2018, after public outreach and obtaining subdivision committee clearances, staff began the processing of the Project for public hearing to receive action by Regional Planning Commission.

MAP DESCRIPTION

General Description: The Tentative Map and CUP Exhibit ("Exhibit "A'") dated 06-04-14 depict a single family residential development of 18 lots on a total of 4.83 acres on either

side of a private street ending in a cul-de-sac of 0.65 acres. The building pads within the site range from 1,570 feet to 1,583 feet in elevation.

Access: Primary access into the development occurs just north of the intersection of Lincoln Avenue and West Loma Alta Drive located along the southerly border of the site. The Project site is accessed by Millard Canyon Road to the South and Old Toll Road to the West. Lincoln Avenue and North Sunset Ridge Road are the vehicular entries into the gated development. Lincoln Avenue is security guard-gated and contains a landscaped median just beyond the La Viña guard gate. Internal vehicle circulation is provided via a system of private streets varying in paved width from 51 feet wide to 73.5 feet wide. The proposed internal private street ("A" Street") is a cul-de-sac and contains a 5 foot wide sidewalk with landscaped parkway along the curb, containing tree plantings every 25-50 feet for shade.

Parking: A total of 30 uncovered parallel parking spaces are provided on the private street lot. Parallel parking is provided along the private streets in order to accommodate guests of the club house and swimming pool. Parking could accommodate a disabled access space. Each single-family residence lot shall contain at least two covered spaces for required resident/homeowner parking. There are no parking lots or other parking facilities located onsite. Premises in zone SP (Specific Plan) are subject to the development standards contained in the Specific Plan. Facilities and improvements in the recreational use area are subject to automobile parking space as required by the County of Los Angeles Zoning Code. A plan amendment has been requested to modify the number of parking spaces required for entertainment, assembly and dining from one or more automobile parking spaces for each three persons based on the occupant load to be determined by the county engineer to at least 30 uncovered parallel parking spaces provided on the private street lot adjacent to the recreation area.

Recreation/Amenities: Located adjacent to the intersection of Millard Canyon Road and Old Toll Road is the amenity of the Project—a 1.70 acre community recreation lot for a club house, swimming pool and open space. The lot is divided into two distinct areas including a swimming pool and club house to the West and a landscaped slope area open space area to the East that is proposed to be open to residents and their guests.

Site Design: Residential building pads are proposed to be oriented towards "A" street directly connected to the sidewalk. There are differences in elevations of the pads of approximately 2-3 feet from the Old Millard Road going east. Approximately 2-3 feet tall retaining walls topped with 5.5 foot maximum height fences separating the proposed lots are proposed to be maintained within the side yards and fences separating the back yards of adjacent lots.

Walls & Fences: Due to the change in site elevation, there are several retaining walls and fences located along the perimeter of the lots. Combination fences of maximum 5.5 feet in height and retaining walls varying from 2 to 3 feet in height are proposed to divide side and rear yards between the lots. A maximum 10 foot tall retaining wall is proposed to be maintained outside of required setbacks and adjacent to the proposed club house. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.

Open Space: The Project consists of a total of 5.03 acres of open space, or approximately 70% of the net acreage of the development. The open space is provided in three primary formats -- please refer to the following table:

Open Space Format	Acres	Description
Separate HOA-Maintained areas common lot ¹ .	2.70	Undisturbed natural area, manufactured and landscaped slopes and open recreational areas.
Landscaped areas adjacent to streets and highways.	0.14	4 to 4.5 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings.
Private yards and homeowner-maintained slope on privately owned property ² .	2.19	Grass, drought-tolerant trees and shrubs; various plants and flowers.
Total	5.03	70% of net Project area

Grading: A total of 36,000 cubic yards each of cut and fill material is proposed, for a combined total of 72,000 cubic yards of earthwork to be balanced on site (no import or export of dirt).

EXISTING ZONING

The subject property is zoned SP (Specific Plan).

Surrounding properties are zoned as follows:

North: SP (Specific plan)
South: SP (Specific plan)
East: SP (Specific plan)
West: SP (Specific plan)

¹ Lot 19 plus the areas located outside of the proposed building pad areas, as allowed pursuant to Hillside Management provisions found in the 2009 Zoning Code: 22. 56.215.J.1.a

² Certain construction rights must be dedicated.

EXISTING LAND USES

The subject property is currently vacant.

Surrounding properties are developed as follows:

North: Single family residences

South: Single family residences

East: Single family residences

West: Single family residences and open space developed with a hiking trail

PREVIOUS CASES/ZONING HISTORY

The 7.18-acre subject property is within a portion of the adopted La Viña Specific Plan area for the development of the La Viña community in Altadena. December 26, 1989, the Los Angeles County Board of Supervisors ("Board") approved legislation for the development of the La Viña community in Altadena, including amendments to the General Plan and Altadena Community Plan, a zone change, the adoption of the La Viña Specific Plan and certified the Final Environmental Impact Report and Addendum No. 3.

The Board approved implementing entitlements for the Specific Plan, including Vesting Tentative Tract Map no. 45546, Conditional Use Permit Nos. 87-044 and 91-073, and Oak Tree Permit No. 87-044. The tract map created 272 single family residence lots, 3 public facility lots and 11 open space lots on 220 acres located at the northerly terminus of Lincoln Avenue, north of Loma Alta Drive in the Altadena zoned district. Oak Tree Permit No. 87-044 permitted the removal of 157 protected oak trees. Conditional Use Permit Case No. 91-073 permitted the establishment of a private school. The school site has been graded and sits today as a vacant lot however, as no school has been located to operate at this location.

The site of the community was originally developed in the early 1900's as a sanitarium, redesigned after a fire destroyed many buildings on the campus by Myron Hunt³, and later as an acute care hospital facility which had since been abandoned prior to approval of the La Viña Specific Plan. The 1991 Final Supplemental Environmental Impact Report ("FSEIR") (SCH 91-031099) identified a potential effect on cultural resources on the site in that Project implementation would impact potentially historical structures associated with the original La Viña Sanitarium. The mitigation measure for this potential effect included rehabilitating the Foothill Preventorium for Girls for adaptive reuse and incorporating into the proposed private school. The structure has been demolished since the school is no longer proposed. The structures have been photographed, sketched and included in the Historical Architecture Report and deposited at the Altadena Public Library

³ Myron Hubbard Hunt was an American architect with projects that included many noted landmarks in Southern California and Evanston, IL. A Pasadena landmark the Rose Bowl is a familiar Hunt project. Hunt was elected a Fellow in the American Institute of Architects in 1908. He lived from February 27, 1868 – May 26, 1952. (Pacific Coast Architecture Database, 2005)

as required by the Los Angeles County Historical Landmarks and Records Commission. The proposed recreation club house could incorporate the design elements of the structures to reduce the impact identified in the FSEIR to an insignificant level.

ENVIRONMENTAL DETERMINATION

An Addendum to the certified Environmental Impact Report ("EIR") for the original Project was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines to account for the proposed lots, elimination of the 500-student school and retention of the multi-purpose recreational area within the existing Specific Plan area. The Addendum concluded that the lots as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplemental environmental analysis was not required. A copy of the Addendum is attached.

STAFF EVALUATION

General Plan/Community Plan Consistency

The Project site is located within the La Viña Specific Plan land use category of the Altadena Community Plan. This designation is intended for

"...development of a mixture of housing, recreational uses, and a school".⁴

The proposed tentative tract map development is consistent with the SP land use designation, as it consists of land uses (single-family homes and recreation) that are compatible with the surrounding community primarily containing detached, single family residences. Providing housing and community recreational features is consistent with the policies of the Specific Plan as well as the Altadena Community Plan.^{5 6}

The following policies of the General Plan are applicable to the proposed Project:

- Assure that new development is compatible with the natural and manmade environment by implementing appropriate location controls and high quality design standards.⁷

The Project proposes to use an existing pad, graded for school use, which is currently undeveloped. The immediate surroundings are single family residence lots which speak to compatibility.

⁴ 1989 La Viña Specific Plan, p. II-1.

⁵ 1989 La Viña Specific Plan, p. III-1.

⁶ 1986 Altadena Community Plan, p.4-2.

⁷ 1980 Countywide General Plan LU-III-12.

- Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.⁸

The proposed use is equal in character in that single family residences will be built similarly in height and architectural designs as the existing homes and would cause less environmental degradation including noise, noxious fumes, glare, shadowing and traffic than a 500-student school.

- ...to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand.⁹

The Specific Plan permits single family residences within the planning area and the proposal is 3.3 dwelling units per acre, less than the maximum 6 dwelling units per acre allowed within the General Plan and the Altadena Community Plan. The Project will be built out to a maximum of 290 units and the rate of growth will remain reasonably consistent as calculated in the certified FSEIR.

The following policies of the Altadena Community Plan are applicable to the proposed Project:

- Preserve existing residential neighborhoods... community facilities, and environmental amenities.¹⁰

The proposed Project is similar in size and scale to the existing community. The recreation area and open space add an environmental amenity to the area.

- Provide for new development which is compatible with and complements existing uses.

The proposed Project is similar in size and scale to the existing community with building pad sites not larger than the original home sites. The Project replaces an approved 500-student school with 18 single family residences and does not raise important new issues about the significant effects on the environment.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.40.730 of the County Code, establishments in the SP Zone are subject to the following development standards¹¹ (staff comments are in ***bold italics***):

1. Guideline Framework. Integral to achieving a community-wide level of design consistency is the use of landscaping, architecture, walls and signage. ***The***

⁸ 1980 Countywide General Plan LU-III-12.

⁹ 1980 Countywide General Plan LU-III-22.

¹⁰ 1986 Altadena Community Plan, p.4-2

¹¹ Only the specific development guidelines are listed here. The full text of the zoning code can be found in the Specific Plan.

subject site is proposed to be similar in size and scale to the existing community.

2. Land Use. The property developed within both the General Plan and the Altadena Community Plan area is allowed up to a maximum of 6 dwelling units for each acre of the gross area. ***The Project proposes 2.9 dwelling units for each gross acre within the area, which is less dense than the average for the community.***
3. Circulation. The Specific Plan Design Guidelines encourage overall circulation cohesiveness and a structure which identifies a clear hierarchy of streets and a consistent level of design quality for public rights-of-way. The guidelines focus on the primary entry road, secondary entry road, loop collector road, and neighborhood streets. ***The existing streets have been built. Project circulation is currently achieved via use of the primary access off Lincoln Avenue and secondary access off Loma Alta Drive. Internal circulation is achieved by use of the loop road and neighborhood streets.***
4. Recreation/Open Space. The Design Guidelines indicate that a key component to achieving community character is the substantial amount of natural open space. Approximately 108 acres are recorded and to be preserved as open space. ***Project proposes 5.03 acres of open space. The Project will also contain a private recreational facility which will include, at a minimum, a pool and club house. Parkways are proposed to be landscaped with street tree in a manner consistent with the existing, developed parkways.***
5. Site Planning Guidelines. The goals of the site planning guidelines indicate that the Project should provide a residential development that takes advantage of views, provides a sense of security, and mirrors and honors the rural character of Altadena. ***The Project currently provides architectural styles that mirror the "craftsman" style of Altadena, achieving community cohesiveness. The Project will remain sensitive to the sloping terrain, will remain gated and is to be consistent with the style of the existing single family residences.***
6. Grading. The provisions of the Specific Plan identifies concepts including that building areas have been designed to vary in size and shape to appear more natural and allow a visual transition from building areas to natural slope. ***This concept is maintained throughout the Project. The Project proposes 36,000 cubic yards of cut and 36,000 cubic yards of fill to be balanced on site.***
7. Landscape Guidelines. The intent is to mirror the landscaping in the area. ***The proposal will include varieties of trees that already exist on site.***

8. Architectural Guidelines. The architectural guidelines encourage housing styles with a rural and rustic appearance using a high quality variety of indigenous California Cottage architectural styles. ***The proposed architectural style shall be California "craftsman", integrating with existing styles surrounding and within the site.***
9. Walls/Fences. The Design Guidelines encourage use of a split rail fence along all major streets to provide a consistent Project image. In addition, a theme wall is encouraged. ***The fences and walls shall be consistent with the existing design of all fences and walls.***
10. Signage Guidelines. The Design Guidelines indicate that signage is an important unifying element within a community and provides this in the form of a visual linkage. ***The proposed community identification sign at the club house and recreation area reinforces the "craftsman" treatment and relates to the community. The proposed signage provides for consistent visual aesthetics, public health and general welfare by meeting all general regulations contained within the Specific Plan to be ensured by a site plan being submitted to and approved by the Director of Regional Planning.***
11. Site Lighting. The intent of the Lighting Guidelines is to assure the Specific Plan area provides lighting subdued and in keeping with the rural character of the Project area. ***Street and architectural lighting shall be consistent with and match the existing designs.***

Pursuant to Section 22.44.127 of the County Code, establishments in the Altadena Community Standards District (CSD) are subject to the following development standards:

1. Hillside Management. Approval of a subdivision in a non-urban, hillside management area requires the approval of a conditional use permit. ***Areas with a natural slope of 25 percent or greater are proposed to remain in a natural state.***
2. Grading exceeding more than 2,500 total cubic yards requires the approval of a conditional use permit. ***Grading is limited to the pads required of individual structures.***

Site Visit

Staff conducted a site visit prior to the public hearing, confirming that the property has been sufficiently posted for the public hearing; no illegal uses or nuisances were observed on the property.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.16.170, 22.56.040 and 22.56.215.F.1 of the County Code. The Burdens of Proof with applicant's responses are attached. Staff is of the opinion that the applicant has met the burdens of proof.

Neighborhood Impact/Land Use Compatibility

Staff is of the opinion that the proposed development is compatible with the surrounding land uses and the overall neighborhood. The Project shall provide a high quality of design and common open space features, including natural-state, manufactured slope and landscaped area open space, a swimming pool and club house as approved by the Director, which will be an overall asset to the community.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The map was cleared by the Subdivision Committee for public hearing. Comments and reports from the Subdivision Committee for the map and CUP Exhibit dated 06-04-14 have been attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Prior to noticing the Project for the public hearing, staff received letters via email of inquiry, in support and in opposition to the Project (Attachment Q - Public Comments). The Altadena Town Council ("ATC") has qualified support. The developer has committed to working with the ATC to determine the best way to implement the agreed-upon provisions.

STAFF 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: Staff recommends **APPROVAL** of Project Number TR069504-(5), Specific Plan Amendment No. 200700005, Vesting Tentative Tract Map Number 069504, and Conditional Use Permit Number 200700114, subject to the attached conditions.

SUGGESTED RECOMMENDATION OF APPROVAL MOTION:

<p>I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM ALONG WITH THE FINAL SUPPLEMENTAL EIR (ENVIRONMENTAL ASSESSMENT NO. 200700098)</p>

PROJECT NO. TR069504-(5)
Vesting Tentative Tract Map No. 069504
Plan Amendment No. 200700005
Conditional Use Permit No. 200700114
Environmental Assessment No. 200700098

STAFF ANALYSIS
PAGE 11 OF 11

FOR THE PROJECT, HEREBY APPROVE THE ADDENDUM (ENVIRONMENTAL ASSESSMENT NO. 200700098) TO THE CERTIFIED FINAL SUPPLEMENTAL EIR.

I MOVE THAT THE REGIONAL PLANNING COMMISSION RECOMMEND APPROVAL OF SPECIFIC PLAN AMENDMENT NUMBER 200700005 AND APPROVE VESTING TENTATIVE TRACT MAP NO. 069504 AND CONDITIONAL USE PERMIT NO. 200700114, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steven Jones, AICP, Principal Regional Planner, Land Divisions Section

Attachments:

- A - Project Summary
- B - Project Location Map
- C - Specific Plan
- D - Plan Amendment Draft Resolution
- E - Draft Findings
- F - Draft Conditions of Approval
- G - Subdivision Committee Reports
- H - Burdens of Proof Statements
- I - Technical Reports and Letters
- J - Addendum to the final SEIR
- K - Final Supplemental EIR (on disc)
- L - 1991 RPC School Site CUP (on disc)
- M - Aerial Image and Photographs
- N - Land Use and Zoning Maps
- O - VTTM No. 069504
- P - Exhibit "A"
- Q - Public Comments

SDJ

07/25/18

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ATTACHMENT

“A”

PROJECT

SUMMARY

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

PROJECT NUMBER

TR069504-(5)

HEARING DATE

08/08/2018

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 069504
Plan Amendment No. 200700005
Conditional Use Permit No. 200700114
Environmental Assessment No. 200700098

PROJECT SUMMARY

OWNER / APPLICANT

Cal Holdings LLC / Cantwell-Anderson, Inc.

MAP/EXHIBIT DATE

06-04-14

PROJECT OVERVIEW

A tentative tract map request to create 18 single family residence lots, one private recreation lot developed with a club house, swimming pool and open space, and a private and future street lot set within the gated La Viña community containing single family residence dwelling units.

An amendment to the Specific Plan Number 2, La Viña, to modify the land use category of the project site from R (Recreation) and S (School) to R and R-1 (Single-Family Residential), to amend language within the Specific Plan regarding maximum permitted density (from 272 to 290) and required parking for the La Viña Community and to eliminate discussions and regulations applicable to the private school use.

A Conditional Use Permit (CUP) to modify conditions no. 3, 5, 6 and 15 of CUP 87044 and condition nos.6, 8 and 17 of CUP 91073 and to authorize development in a hillside management area.

The project proposes a total of 72,000 cubic yards of grading (36,000 cut and 36,000 fill) to be balanced on site. No oak trees exist within the project site.

LOCATION

La Viña Development, northeast corner of Millard Canyon Road and Old Toll Road, Altadena

ACCESS

Lincoln Avenue

ASSESSORS PARCEL NUMBER(S)

5863-030-038, 5863-030-037, 5863-030-036

SITE AREA

7.18 gross (5.75 net) acres

GENERAL PLAN / LOCAL PLAN

La Viña Specific Plan

ZONED DISTRICT

Altadena

LAND USE DESIGNATION

S (School), R (Recreation)

ZONE

SP (Specific Plan)

PROPOSED UNITS

18

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Altadena CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the certified final supplemental EIR.

KEY ISSUES

- La Viña Specific Plan planned for the project site, Planning Area 6, to be developed with a 500-student private school. The applicant has not been able to find a private school willing to develop and operate a private school on the project site.
- Consistency with the Altadena Community Plan and Countywide General Plan.
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.46.020 (Plan Amendment Burden of Proof Requirements)
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.40.770 (SP Zone Development Standards)

CASE PLANNER:

Steven Jones

PHONE NUMBER:

(213) 974 – 6433

E-MAIL ADDRESS:

sdjones@planning.lacounty.gov

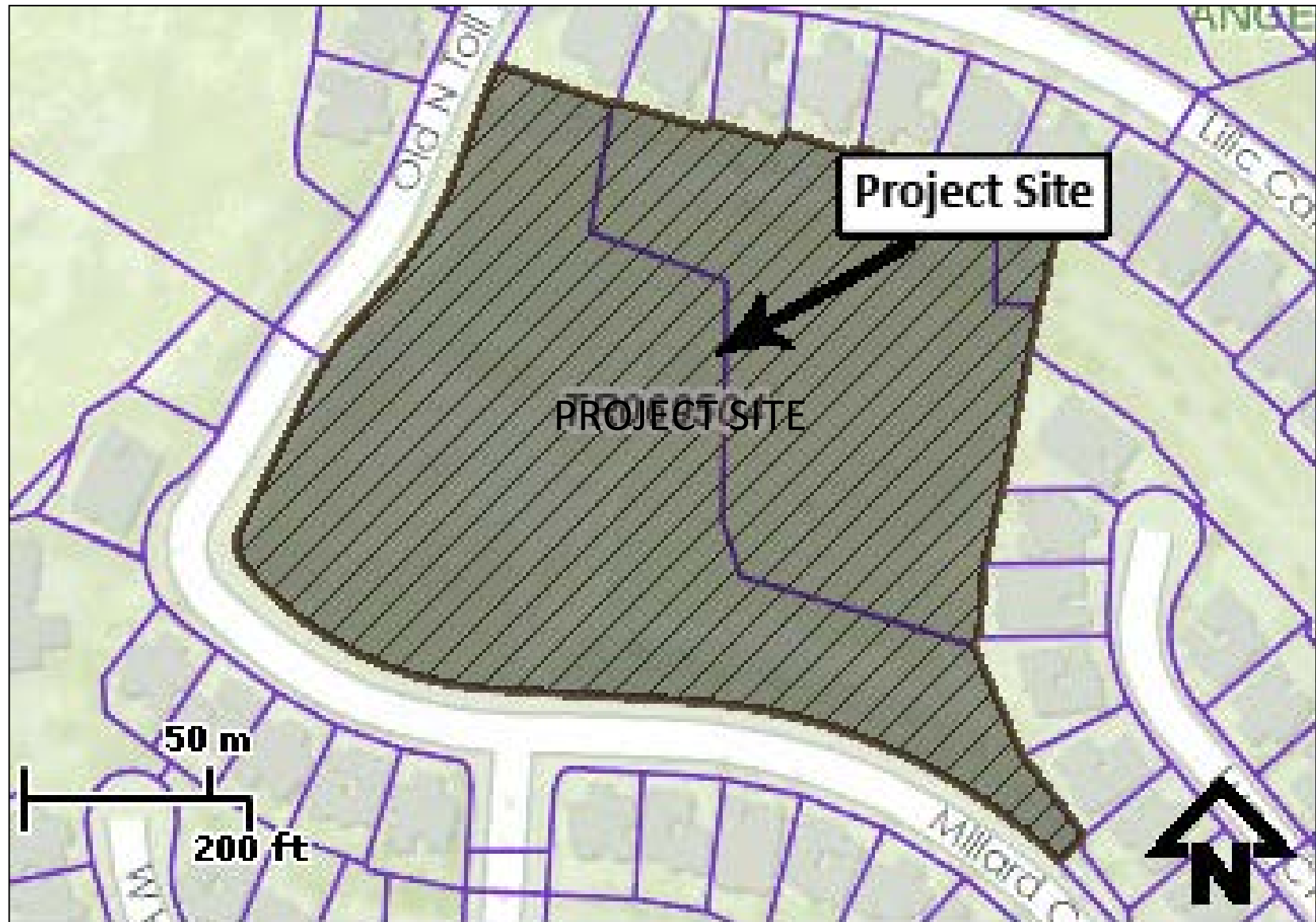
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ATTACHMENT
“B”
PROJECT
LOCATION MAP

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VICINITY MAP

The Project consists of a tentative tract to create 18 single family lots, one recreation lot and a private street lot set within the La Viña community containing single family residences. The project also contains a 1.70 acre lot for recreation including a club house, pool and open space.



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ATTACHMENT

“C”

SPECIFIC PLAN

NO. 2 CHANGES

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La Vina Specific Plan Number 2
Amendment RPA 2007-00005
Prepared for the County of Los Angeles

Maximum Dwelling Unit

All references to a maximum overall development of 272 dwelling units within the Specific Plan area are hereby deleted and replaced with 290 maximum dwelling units.

Elimination of Private School Use Within Planning Area 6

All references to a school or educational use within Planning Area 6 are hereby deleted.

Revised Tables

Table 1, La Vina Land Use Plan Summary (Page IV-4) is hereby deleted and replaced with the revised Land Use Plan Summary at Exhibit A to this Specific Plan Amendment.

Table 2, Phasing Plan Summary (Pages V-5 and V-6) is hereby deleted and replaced with the revised Phasing Plan Summary at Exhibit B to this Specific Plan Amendment.

Revised Exhibits

The Conceptual Land Use Plan (Exhibit 3) is hereby deleted and replaced with the revised Conceptual Land Use Plan at Exhibit C to this Specific Plan Amendment.

The Conceptual Circulation Plan (Exhibit 4) is hereby deleted and replaced with the revised Conceptual Circulation Plan at Exhibit D to this Specific Plan Amendment.

The Conceptual Phasing Plan (Exhibit 9) is hereby deleted and replaced with the revised Conceptual Phasing Plan at Exhibit E to this Specific Plan Amendment.

The Recreation/Open Space Plan (Exhibit 10) is hereby deleted and replaced with the revised Recreation/Open Space Plan at Exhibit F to this Specific Plan Amendment.

Revisions to Land Use Categories Applicable to Planning Area 6

All references to a S/R (School/Recreation) land use category are hereby deleted and replaced with R-1 (Single-Family Residential) and R (Recreation), as described in the revised Table 1 at Exhibit A to this Specific Plan Amendment and as depicted on the revised Conceptual Land Use Plan at Exhibit C to this Specific Plan Amendment.

Revisions to Development Standards Applicable to Planning Area 6

Section IV-G, School and Recreational Use (S/R) Development Standards (Page IV-8) is hereby amended as follows:

G. ~~SCHOOL AND RECREATIONAL USE (S/R)~~ RECREATIONAL USE (R)
DEVELOPMENT STANDARDS

Planning Area 6 is planned to provide for ~~a pre-K through 8th grade school, at the discretion of the developer, and provide for~~ outdoor/ or indoor recreational uses suitable for development without significant impairment to the resources of the area. ~~The school use is subject to the approval of a Conditional Use Permit.~~

Permitted Uses. Property in the ~~School~~/Recreational Use Area may be used for:

- Parks and playgrounds, with all appurtenant facilities customarily found in conjunction therewith.
- Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one acre. No athletic events drawing a significant number of visitors or spectators are permitted.
- Riding and hiking trails, excluding trails for motor vehicles.
- Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than three acres.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Private arboretums and horticultural gardens.
- Community rooms and facilities.
- ~~Family day care homes.~~
- ~~Small family homes, children~~
- ~~Animals. For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals and residential zones shall apply. However, special uses such as aquaria or museum may require that animal standards be varied at the discretion of the Hearing Officer or Planning Commission.~~

Accessory Uses. Property in the ~~School~~/Recreational Use Area may be used for the following accessory uses:

- Recreational facilities, where no structure is established which requires a building permit.
- Accessory buildings and structures customarily used in conjunction therewith.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary

office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

- Signs, as provided in the Specific Plan Design Guidelines.

~~Uses Subject to a Conditional Use Permit. Property in the School/Recreational Use Area may be used for the following uses, provided a conditional use permit has first been obtained:~~

- ~~• Private/public schools. (Pre-K through 8th grade)~~
- ~~• Child care centers.~~
- ~~• Additional structures for classrooms or Child Day Care facilities.~~
- ~~• Cafeterias and eating facilities designed primarily to serve a use lawfully established under Planning Area 6.~~
- ~~• Communication equipment buildings.~~
- ~~• Publicly owned uses necessary to the maintenance of public health, convenience or general welfare in addition to those specifically listed in this section.~~
- ~~• Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.~~
- ~~• Private recreation clubs limited to members and their guests, including tennis, polo, swimming, and other appurtenant use limited to use by members and guests.~~

~~School Development Standards. A School shall be subject to the following development standards:~~

- ~~• Except for existing structures adapted for reuse, buildings shall not exceed 30 feet in height and shall be set back not less than 30 feet from the property line.~~
- ~~• Every building used in whole or in part for the school grades Pre-K through 8th, shall have, within 500 feet thereof, one automobile parking space for each classroom. Every other buildings used as a school auditorium of a school in which any pupil is in a grade higher than sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly, as determined by the County Engineer.~~
- ~~• Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conduction use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of children.~~

~~Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.~~

- ~~All portions of the lot or parcel of land excluding of structure, parking area, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.~~
- ~~Any existing or proposed use, or portion thereof, shall conform to the following performance standards:~~
 - a. ~~Any use or portion thereof causing noise shall be operated in such a manner so as not to create a nuisance or hazard on any adjacent property.~~
 - b. ~~Any use or portion thereof emitting odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.~~
 - c. ~~No smoke or other air pollutant shall be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour which impedes vision with apparent opaqueness equivalent to or greater than the No. 1 designation on the Ringlemann Smoke Chart, as published by the United States Bureau of Mines.~~
 - d. ~~No use or portion thereof shall cause or emit heat or glare which is perceptible at any point beyond the lot boundaries.~~
 - e. ~~No use or portion thereof shall cause or emit vibration which is perceptible, without instruments, at any point beyond the lot boundaries.~~

Recreational Use Development Standards: Facilities and improvements in the Recreational Use Area shall be subject to the following development standards.

- ~~That there shall be automobile parking space as required by the County of Los Angeles Planning and Zoning Code.~~

- Parking for Recreational Use Area. The recreational use area within Planning Area 6 is a neighborhood amenity. It is a small, approximately 70,894 square-foot lot, and is not intended as a community or regional park. The recreational use area is accessible via trails and sidewalks in a walkable neighborhood with limited vehicular access. Nearby residents within walking distance will be the primary users. The north side of Millard Canyon Road between Old Toll Road and Coate Court near the recreational use area can accommodate parking for at least 30 cars. Available street parking on Millard Canyon Road is sufficient to meet the vehicle parking demand generated by the recreational use area. No off-street parking lot is required. In keeping with the design standards of the La Vina community, additional paving, marking, striping, wheel stops, lighting, and/or painting to delineate parking spaces on Millard Canyon Road shall not be required.
- ~~Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conduction use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of children.~~

~~Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.~~
- ~~All portions of the lot or parcel of land excluding of structure, parking area, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.~~

Revisions to Monitoring Program

Section V-D, Monitoring Program (Page V-14) is hereby amended as follows:

The purpose of the Specific Plan Monitoring program is to provide assurances to the County and developer that the Specific Plan is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this specific plan will serve two functions: 1) the primary function is to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure, 2) the secondary function of the

monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the project planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan. Table 3 provides the format for the monitoring data.

The first phase of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development. Each phase will be monitored using the annual growth rate report (see Table 4).

Since the required infrastructure for each phase has been predicated on two assumptions regarding rate of growth and market demand, the basis for these assumptions must be periodically checked, and a report filed with the County. The assumptions are:

1. The rate of growth for this project will remain reasonably consistent as calculated.
2. The market demand for proposed residential product type and mix will remain reasonably the same throughout the phasing period.

The report will be filed annually (at a set time to be determined by the County) and will serve as a current base data for all tentative tract maps filed in the following 12 months. At the time of the filing of an application for this Specific Plan Amendment, the La Vina Specific Plan has been built out with the exception of Planning Area 6. A final report shall be prepared prior to approval of this Specific Plan Amendment, at which point the obligation to file annual growth reports shall cease. The report will contain the following.

1. Data Regarding Project Growth Rate
 - a. An inventory of the number of dwelling units currently developed on-site.
 - b. A calculation of the number of dwelling units assumed for this Specific Plan for that point in time according to the phasing plan.
 - c. The project-wide difference between a. and b.

The results of the above tabulation will be evaluated by the developer and County staff to determine if the changes are significant enough to merit preparation of any additional environmental analysis.

The secondary phase of the Monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

In order to accommodate possible changes and to ensure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

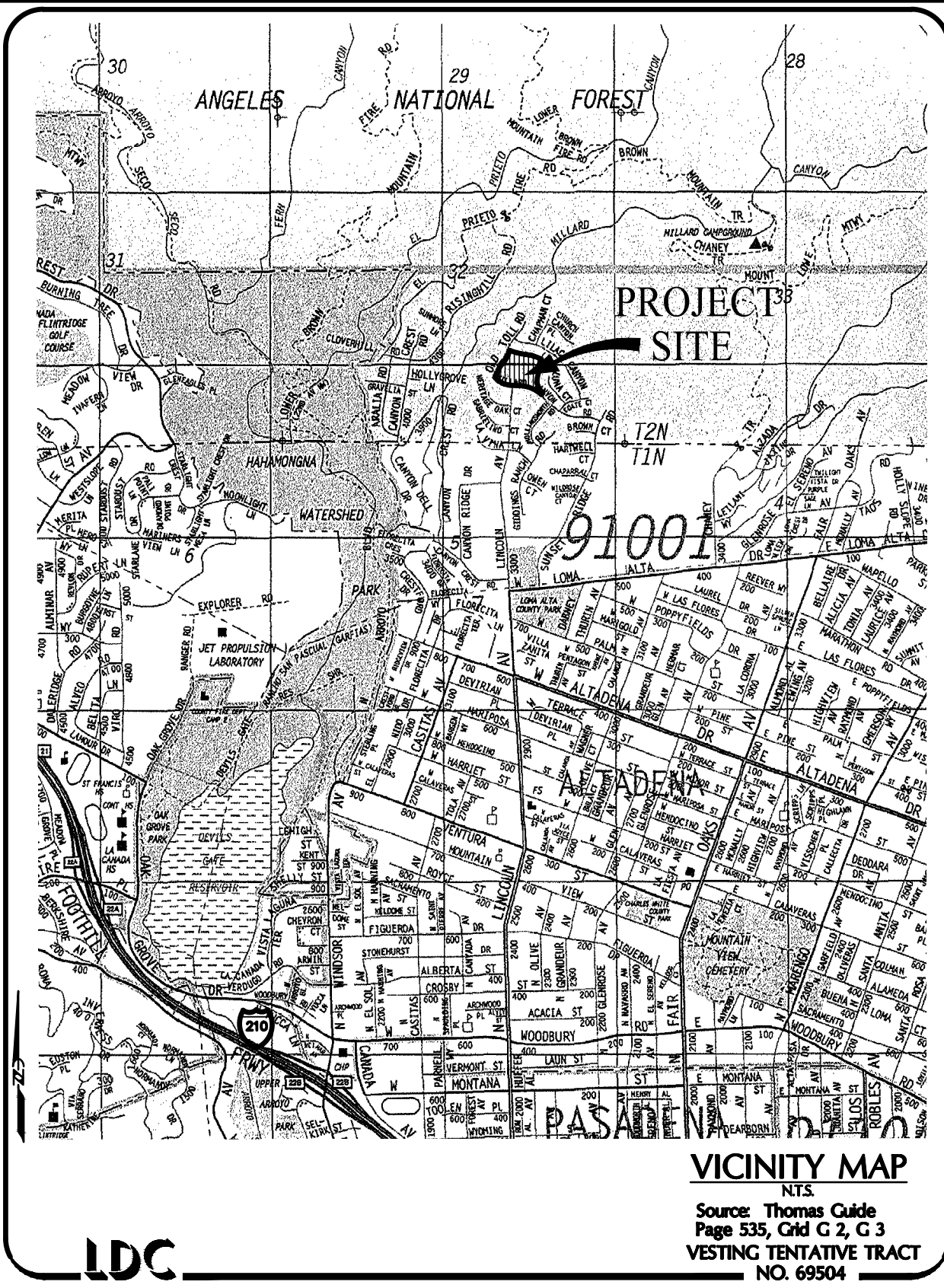
1. The overall assigned dwelling unit yield of ~~272~~ 290 residential dwelling units on 220 acres shall not be exceeded.

2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this specific plan and area subject to conditions of approval set forth by the County.
3. Within prescribed limits, density variations or changes in numbers of dwelling units that constitute significant deviations from the Phasing Plan shall be subject to approval by the Planning Commission.
4. The Site Plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density/dwelling units.
5. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.
6. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the La Vina planning area summary, including a record of dwelling unit potential remaining in each planning unit. The format depicted on Table 4 or its equivalent shall be used for this purpose.

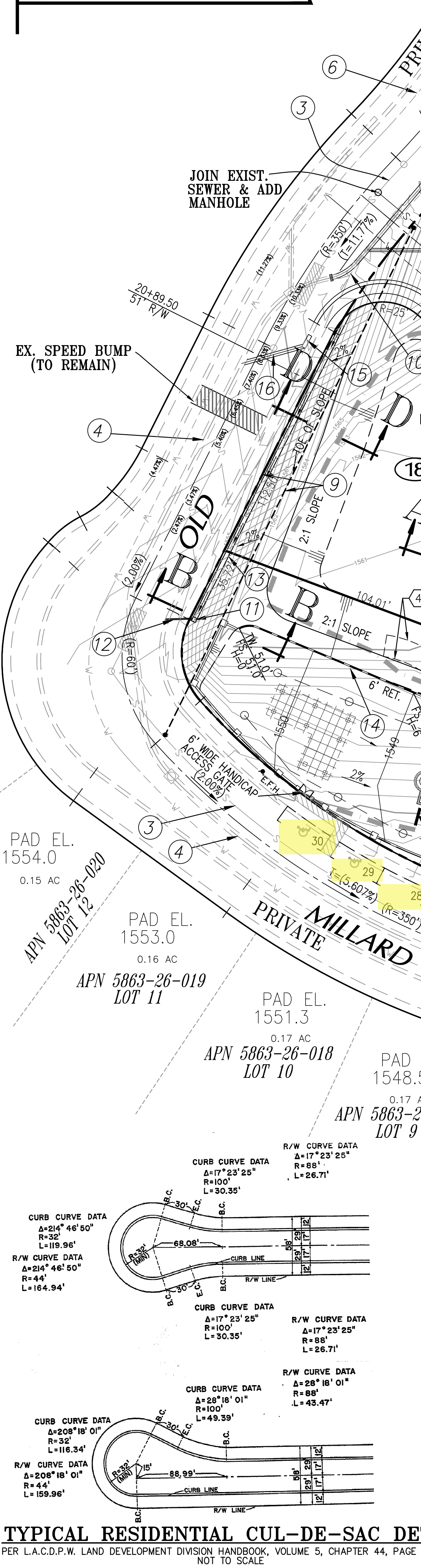
Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the La Vina Specific Plan.

1. Application Forms. Specific Plan Site Plan application forms are not yet available. Until the County adopts a Specific Plan Site Plan Review procedure, a conditional use permit form should be used and modified to reflect information requirements as specified in the section entitled Requirements for Specific Plan Site Plan (See "E" below). A supplemental form for Preliminary Plan review would also be desirable.
2. Documentation File. A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.



BENCH MARK
DT 5077
C.S. MON. IN WELL 1 FT. E. CL. LINCOLN AVENUE
6.0 FT. S. CL. LOMA ALTA DRIVE MKD. (TRA. STA.
MOUNT LOWE E. 12 RE 2177 1040)
ELEV. = 1304.124 BASELINE 1990



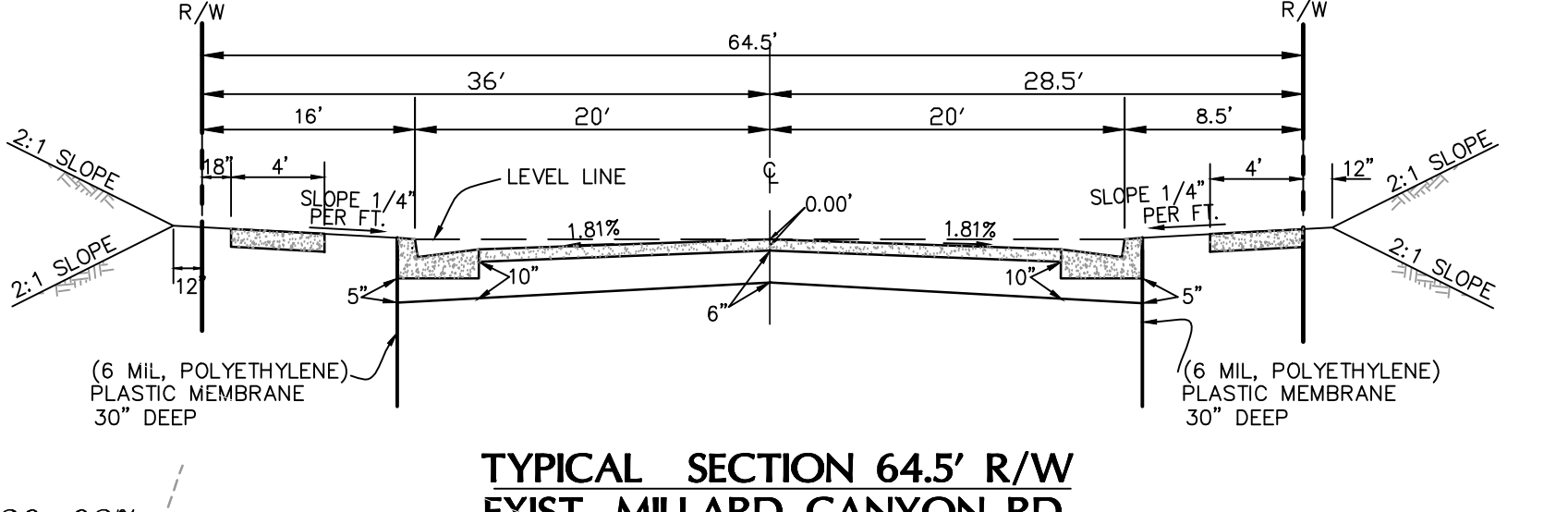
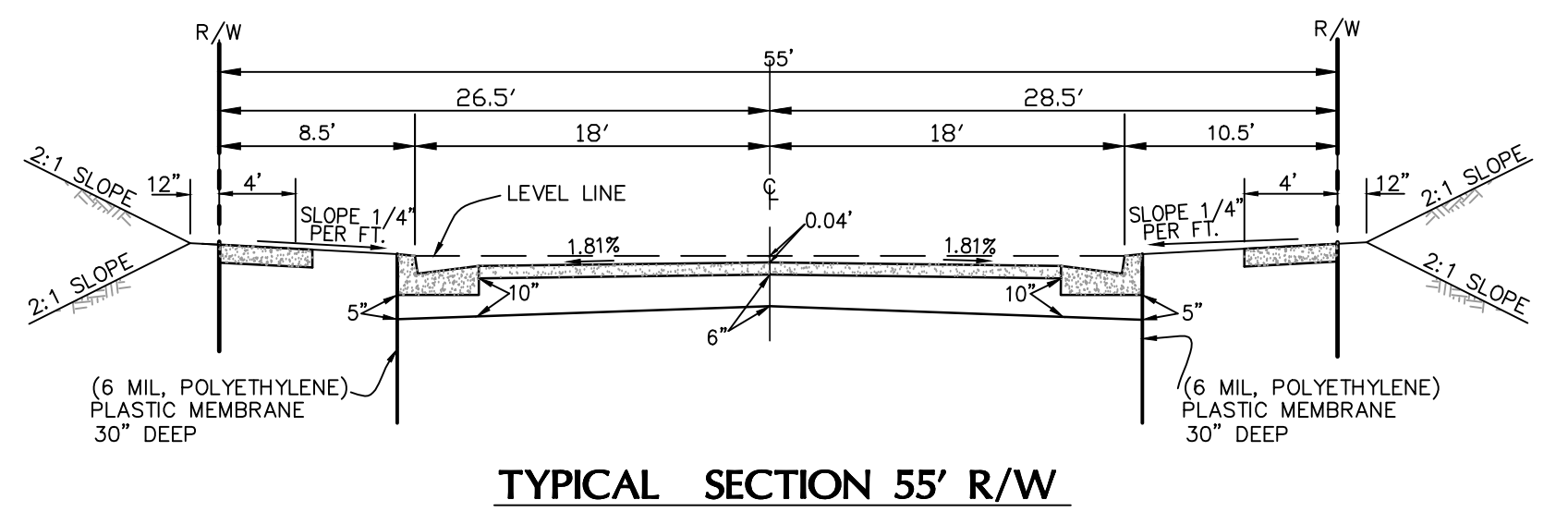
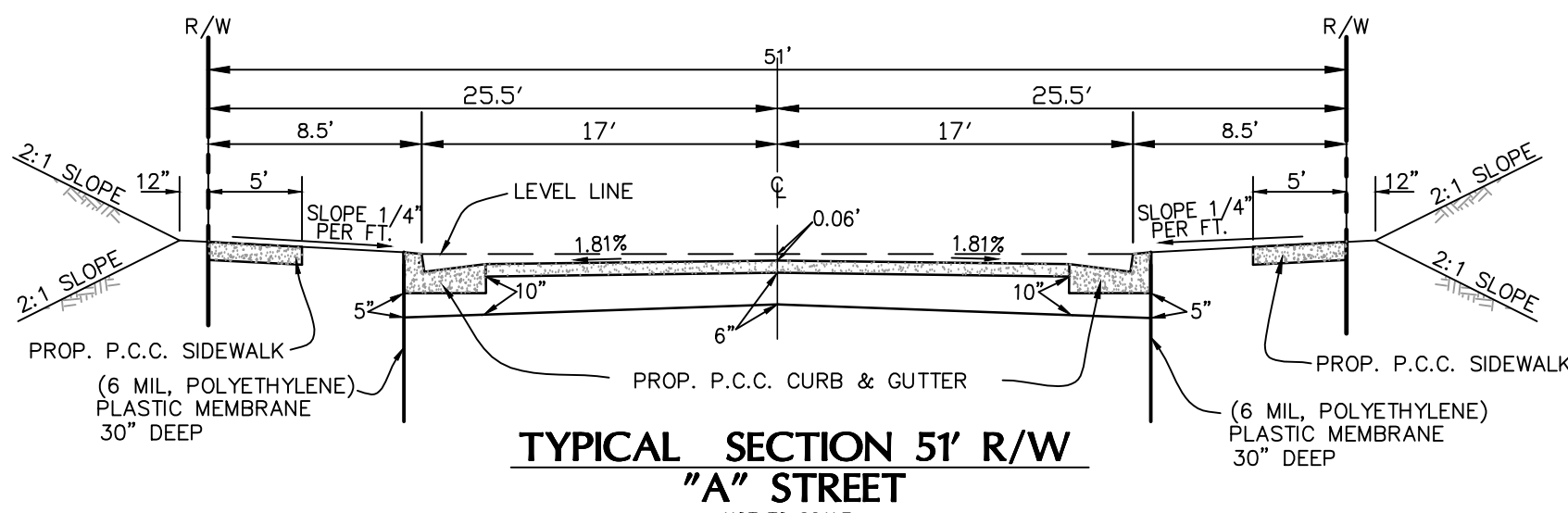
TYPICAL RESIDENTIAL CUL-DE-SAC DETAIL
PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-38
NOT TO SCALE

SECTION A-A
(TYPICAL SIDEWALK WALL DETAIL)
NOT TO SCALE

SECTION B-B
NOT TO SCALE

SECTION C-C
NOT TO SCALE

SECTION D-D
NOT TO SCALE



- GENERAL NOTES**
- AREA 7.18 AC. GROSS, 5.75 AC. NET
 - EXISTING ZONING SP2-S/R
 - PROPOSED ZONING SP2-S/R-1 (SINGLE FAMILY) AND R (RECREATIONAL)
 - EXISTING SITE USE VACANT (GRADED SITE)
 - DEVELOPMENT TYPE SINGLE FAMILY RESIDENTIAL/RECREATIONAL
 - TOTAL NUMBER OF LOTS 20
 - TOTAL NUMBER OF RESIDENTIAL LOTS 18
 - STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES MIN. 0.5%, MAX. 10%
 - TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 1 AND 10 FEET
 - ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER
 - EXISTING COUNTY-WIDE GENERAL PLAN SPECIFIC PLAN 2(SP-2)
 - DENSITY 20
 - NO OAK TREES ON SITE
 - TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING
 - TOTAL CUT: 36,000 C.Y.; TOTAL FILL: 36,000 C.Y. (BALANCED ON-SITE)
 - PROVIDE PROPERTY LINE RETURN RADIUS OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, AND 27 FEET AT THE INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS (THOSE ON THE COUNTY HIGHWAY PLAN) AND WHERE ALL PLANNED INTERSECTIONS OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICAN WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS
 - PROPERTY IS LOCATED WITHIN THE AREA DESCRIBED BY THE FIRE DEPARTMENT AS "VERY HIGH FIRE HAZARD SEVERITY ZONE"
 - COMPLY WITH ALL REQUIREMENTS OF APPROVED SEWER AREA STUDY PC 12051AS DATED 8/4/2011 TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS
 - COMPLY WITH ALL REQUIREMENTS OF APPROVED HYDROLOGY / DRAINAGE CONCEPT / SUSMP DATED 5/6/2008 TO THE SATISFACTION OF DEPARTMENT OF PUBLIC WORKS

- UTILITY PURVEYORS**
- WATER SERVICES LINCOLN AVENUE WATER COMPANY
SEWER SERVICES LOS ANGELES COUNTY SANITATION DISTRICT #17
ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY
GAS SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE AT&T TELEPHONE COMPANY
SCHOOL DISTRICT PASADENA UNIFIED SCHOOL DISTRICT

- EASEMENT NOTES:**
- *1 EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3261, PAGE 31 OF DEEDS. (GAS EASEMENT IS BLANKET IN NATURE (TO BE ABANDONED))
 - *2 EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1608, PAGE 106, OF OFFICIAL RECORDS
 - *3 EASEMENT OF LINCOLN AVENUE WATER COMPANY FOR PIPE LINES, TUNNELS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1312, PAGE 234, OF DEEDS (NOT PLOTTABLE-TO BE ABANDONED AND AUGUST 10, 1962 AS INSTRUMENT NO. 1723 OF OFFICIAL RECORDS)
 - *4 EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 15120, PAGE 47, OF OFFICIAL RECORDS
 - *5 THE TERMS AND PROVISIONS SET OUT IN THAT CERTAIN DOCUMENT ENTITLED "WATER SERVICE AND EASEMENT CONTRACT", RECORDED AUGUST 10, 1962 AS INSTRUMENT NO. 1723 OF OFFICIAL RECORDS
 - *6 EASEMENT OF LINCOLN AVENUE WATER COMPANY FOR WATER PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 24, 1979 AS INSTRUMENT NO. 78-812481 OF OFFICIAL RECORDS
- * EASEMENT TO BE ABANDONED PRIOR TO RECORDATION OF FINAL MAP OR PRIOR TO OCCUPANCY

LEGEND:

BVC	BEGINNING OF VERTICAL CURVE
EL/ELEV	ELEVATION
CYC	END OF VERTICAL CURVE
EX/EXIST	EXISTING
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
MIN	MINIMUM
MH	MANHOLE
O.S.	OPEN SPACE
PE	PAD ELEVATION
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
STD.	STANDARD
TW	TOP OF WALL
DIR	DIRECTION OF FLOW
EF.H.	EX. FIRE HYDRANT
PROP.	PROPOSED
1300	PROPOSED CONTOURS
1400	EXISTING CONTOURS
C	STREET & DRIVEWAY CENTERLINE
F	DAYLIGHT LINE
2:1	LOT LINE
3' RET	PROPOSED SLOPE AS INDICATED
PO	PROP. CONC. WALL
10	POWER POLE
LOT #	LOT #
EX	EX. STREET LIGHT
S.F.	SINGLE FAMILY
O	PROPOSED AREA DRAIN

NOTES:

- REMOVE PORTION OF EXIST. 36" RCP STORM DRAIN PIPE/INLET
- REMOVE PORTION OF EXIST. 18" RCP STORM DRAIN PIPE/INLET
- EXIST. 8" VCP OR ABS/CP SEWER PER PC 11295
- EXIST. 36" RCP STORM DRAIN PIPE PER PD 2339
- EXIST. 42" RCP STORM DRAIN PIPE PER PD 2339
- EXIST. 6" WATER PIPE
- PROPOSED 8" VCP OR ABS/CP SEWER
- PROPOSED 8" WATER PIPE
- APPROPRIATE EASEMENT TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS
- EXISTING CATCH BASIN TO BE REMOVED
- PROPOSED 18"x18" BROOK PRODUCT CATCH BASIN
- PROPOSED PARKWAY DRAIN PER COUNTY STANDARDS
- PROPOSED CONCRETE SWALE (24" W)
- PROPOSED RETAINING WALL ("H" PER PLAN) (SEE DETAIL SECTION "A-A")
- PROPOSED CATCH BASIN
- PROPOSED 18" RCP S.D.

LOT SCHEDULE

LOT #	LOT GROSS AREA (SQ FT)	LOT NET AREA (SQ FT)	PAD AREA (SQ FT)	
1	19,700	15,336	9,197	S.F.
2	15,453	11,767	8,107	S.F.
3	14,028	10,540	7,172	S.F.
4	14,212	10,770	7,079	S.F.
5	14,131	10,698	7,072	S.F.
6	15,098	11,513	7,368	S.F.
7	15,718	11,995	7,514	S.F.
8	19,465	14,500	8,607	S.F.
9	11,322	10,535	10,460	S.F.
10	7,841	7,841	7,829	S.F.
11	7,348	7,348	7,234	S.F.
12	9,039	9,039	9,039	S.F.
13	9,389	9,389	9,075	S.F.
14	7,022	7,022	5,659	S.F.
15	7,273	7,273	6,405	S.F.
16	7,717	7,717	7,076	S.F.
17	6,728	6,728	6,395	S.F.
18	11,942	10,392	7,105	S.F.
19	70,894	68,074	19,453	REC. AREA
20	28,451	STREET	STREET	STREET
TOTAL LOT: 312,801 SQ.FT. 7.18 AC.				

ENTITLEMENTS

-V.T.T.M.
-CONDITIONAL USE PERMIT (HILLSIDE)
-AMENDED SPECIFIC PLAN #2

EARTHWORK QUANTITIES:

CUT: 36,000 C.Y.
BALANCED "ON-SITE"
FILL: 36,000 C.Y.
(REMOVALS / RECOMPACTION 30,000 C.Y.)

DEVELOPER:
CANTWELL-ANDERSON INC.
414 S. MARENO AVENUE, PASADENA, CA 91101
PH: (626) 568-9100 FAX: (626) 796-1808

LEGAL DESCRIPTION:
LOT 1 OF TRACT 45546-14, IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1230, PAGES 99 TO 61 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N. 5863-030-038, 5863-030-037 & 5863-030-036

STREET PARKING EXHIBIT
VESTING TENTATIVE TRACT MAP NO.
069504
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2710 E. Foothill Blvd., Suite 200, Pasadena, California 91107
Ph: (626) 576-7000 Fax: (626) 576-7353
http://www.ldci.com

LDC
Proj. No. 92005-008
SHEET 1 OF 1

ATTACHMENT

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PLAN

AMENDMENT

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RESOLUTION

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**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR069504-(5)
SPECIFIC PLAN AMENDMENT NO. 200700114**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Plan Amendment Case No. 200700114 on August 8, 2018:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project is located at the intersection of Old N Toll Road and Mallard Canyon Road, Altadena, CA (APNs 5863-030-036, 5863-030-037 and 5863-030-038).
2. The applicant is requesting to amend the La Viña Specific Plan land use plan category for APNs 5863-030-036, 5863-030-037 and 5863-030-038 from Recreation and School to Recreation and Single-Family Residential to allow the creation of 18 single-family residence lots for single-family residence dwelling units as a permitted use and to allow parallel parking within a private and future street for the proposed assembly use.
3. Vesting Tentative Tract Map No. 069504 is a request to create 18 single-family residence lots, one private recreation lot and a private and future street lot set within the single-family residence La Viña community.
4. Conditional Use Permit 200700114 is a related request to authorize modification to condition language regarding the permitted uses of the project site exceeding the low density threshold in a hillside management area and to authorize grading within a hillside management area.
5. The existing site is vacant and undeveloped.
6. The existing Zone SP and proposed changes to the site's land use category designation and Specific Plan language are consistent with the development, use and zoning of the surrounding area.
7. The Specific Plan's School land use category designation is intended to permit a school.
8. No school has been identified to locate at the Project site. The development and use of the Project site as single-family residence dwelling units is compatible with the surrounding residential neighborhood. Off-site parking on the private and future street is in keeping with the existing neighborhood standard. Revisions to the Specific Plan are warranted.

9. The proposed use presents no conflict with the established circulation patterns and does not change the character of the neighborhood.
10. The proposed Specific Plan amendment will allow for the creation and development of 18 single-family residence lots with single-family residence dwelling units. The approval will be in conformity with good planning practices.
11. The Regional Planning Commission recommends that an addendum to the certified final Supplemental Environmental Impact Report is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA") and the County environmental guidelines.
12. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
13. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors amend the La Vina Specific Plan land use category designation for Assessor Parcel Numbers 5836-030-036, 5836-030-037 and 5836-030-038 and add language to allow parallel parking within the private and future street.
2. That the Board of Supervisors adopt the addendum, dated June 28, 2018, certify its completion and determine that the Project will not have a significant impact upon the environment;
3. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on August 8, 2018.

Rosie O. Ruiz, Secretary

County of Los Angeles
Regional Planning Commission

VOTE:

SDJ
7/25/18

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FINDINGS

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**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. TR069504-(5)
SPECIFIC PLAN AMENDMENT NO. 200700005
VESTING TENTATIVE TRACT MAP NO. 069504
CONDITIONAL USE PERMIT NO. 200700114**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 15, 2014, in the matter of Project No. TR069504-(5), consisting of Specific Plan Amendment No. 200700005 ("Plan Amendment") and Conditional Use Permit No. 200700114 ("CUP"). (The Plan Amendment and CUP are referred to collectively as the "Project Permits"). The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 069504 ("Vesting Map").
2. The permittee, Cal Holdings LLC/Cantwell-Anderson Inc. ("permittee"), requests the Project Permits to authorize development within a hillside management area and modification of land use categories and amended language with the La Viña Specific Plan ("Project") on a property located within the La Viña Community at the intersection of Lincoln Avenue and Millard Canyon Road in the unincorporated community of Altadena ("Project Site").
3. The Specific Plan amendment is a request to amend the Project Site's land use category designations from R (Recreation) and S (School) to R and R-1 (Single Family Residential), and to amend language within the Specific Plan regarding maximum density and required parking and to eliminate discussions and regulations applicable to the private school use.
4. The Vesting Map is a request for a subdivision to create 18 single family lots, one private recreation lot and one private street lot.
5. The CUP is a related request to allow development within the hillside management area at the Project Site's pursuant to the Los Angeles County Code ("County Code") Sections 22.56.040 and 22.56.215.
6. The approval of the Project Permits and Vesting Map will not become effective unless and until the Board has adopted the Specific Plan amendment, and it has become effective.
7. The Project Site is 7.18 gross (5.75 net) acres in size and consists of three legal lots. The Project Site is roughly square in shape with flat to sloping topography, is and undeveloped vacant site and has been graded in preparation for a private school and an associated athletic field.
8. The Project Site is located in the Altadena Zoned District and is currently zoned SP.

9. The Project Site is located within the SP (La Viña Specific Plan) land use category of the Altadena Community Plan Land Use Policy Map.
10. Surrounding zoning within a 500-foot radius includes:
- North: SP
South: SP
East: SP
West: SP
11. Surrounding land uses within a 500-foot radius include:
- North: Single-family residences
South: Single-family residences
East: Single-family residences
West: Single-family residences and open space developed with a hiking trail
12. The 7.18-acre subject property is a portion of the adopted La Viña Specific Plan area for the development of La Viña community in Altadena.
13. The proposed building pads for the sites range from 1,570 feet to 1,583 feet in elevation.
14. The site plan for the Project depicts a single family residential development of 18 lots on a total of 4.83 acres on either side of a proposed cul-de-sac private and future street of 0.65 acre.
- a. Access: Primary access into the development occurs just north of the intersection of Lincoln Avenue and West Loma Alta Drive located along the southerly border of the site. The project site is accessed by Millard Canyon Road to the South and Old Toll Road to the West. An internal private street ("A" Street) contains 4 foot wide sidewalk with landscaped parkway along the curb, containing tree plantings every 25-50 feet for shade. Access to the recreation area pool and club house is connected to the sidewalk adjacent to the private and future street, Millard Canyon Road.
- b. Parking: A total of 30 uncovered parallel parking spaces are provided on the private street lot. Parallel parking is provided along the private streets in order to accommodate guests of the club house and pool. Parking could accommodate a disabled access space. Each single-family residence lot shall contain at least two covered spaces for required resident/homeowner parking. There are no parking lots or other parking facilities located onsite.
- c. Recreation/Amenities: Located adjacent and to the intersection of Millard Canyon Road and Old Toll Road is the amenity of the project—a 1.70 acre community

recreation lot for a club house, pool and open space. The lot is divided into two distinct areas including a pool and club house to the West and open space area to the East that is proposed to be open to residents and their guests.

- d. Site Design: Building pads are proposed to be oriented towards "A" street directly connected to the sidewalk. There are differences in elevations of the pads of approximately 2-3 feet from the Old Millard Road going east. 2-3 feet tall retaining walls topped with 5.5 foot maximum height fences separating the proposed lots are proposed to be maintained within the side yards and fences separating the back yards of adjacent lots.
- e. Walls & Fences: There are several retaining walls and fences located along the perimeter of the lots. Combination fences of maximum 5.5 feet in height and retaining walls varying from 2 to 3 feet in height are proposed to divide side and rear yards between the lots. A maximum 10 foot tall retaining wall is proposed to be maintained outside of required setbacks and adjacent to the proposed club house. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.
- f. Open Space: The project consists of a total of 5.03 acres of open space, or approximately 70% of the net acreage of the development. The open space is provided in three primary formats-- please refer to the following table:

Open Space Format	Acres	Description
Separate HOA-Maintained areas common lot ¹ .	2.70	Undisturbed natural area, manufactured and landscaped slopes and open recreational areas.
Landscaped areas adjacent to streets and highways.	0.14	4 to 4.5 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings.
Private yards and homeowner-maintained slope on privately owned property ² .	2.19	Grass, drought-tolerant trees and shrubs; various plants and flowers.
Total	5.03	70% of net project area

- g. Grading: A total of 36,000 cubic yards each of cut and fill material is proposed, for a combined total of 72,000 cubic yards of earthwork to be balanced on site (no import or export of dirt).

¹ Lot 19 plus the areas located outside of the proposed building pad areas, as allowed pursuant to Hillside Management provisions found in the 2009 Zoning Code: 22. 56.215.J.1.a

² Certain construction rights must be dedicated.

15. Primary access into the development occurs just north of the intersection of Lincoln Avenue and West Loma Alta Drive located along the southerly border of the site. The project site is accessed by Millard Canyon Road to the South and Old Toll Road to the West.
16. There are no parking lots or other parking facilities located onsite.
17. Prior to the Commission public hearing the applicant reached out to members of the community to present the subject project and obtain citizen feedback. Additionally, from years 2007 - 2018, the applicant consulted with the Department of Regional Planning ("Regional Planning") staff to discuss the conceptual project and its design. This consultation resulted in several changes to the project design. Significant among these changes included:
 - a. Adding architectural elements consistent within the existing community to the community identification sign.
 - b. Adding recreational amenities into the project, including improved open space, accessible to the community;
 - c. A commitment to making an effort to incorporate elements of the demolished La Viña sanatorium buildings into the future clubhouse design.
18. The County Departments of Public Works, Fire, Parks and Recreation, and Public Health recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.
19. Prior to the Commission's public hearing on the Project, an Addendum to the certified final Supplemental Environmental Impact Report ("FSEIR") for the original CUP was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines to account for the proposed lots, elimination of the 500-student school and retention of the recreational area within the existing Specific Plan area. The Addendum concluded that the lots as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the FSEIR, and therefore concluded that supplement environmental analysis was not required.
20. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
21. Prior to the Commission's public hearing, Regional Planning staff received letters of inquiry, support and opposition. The Altadena Town Council offered support qualified by agreed-upon provisions.

22. The Commission finds that, if approved, it would be appropriate to incorporate the Project's proposed single-family residence lots into the La Viña Mello-Roos Community Facilities District ("CFD") Number 7.
23. Hearing Proceedings [RESERVED].
24. The Commission finds that the Project is consistent with the General Plan, the Altadena Community Plan and the La Viña Specific Plan, insofar as the proposed land use, density and design of the Project are consistent with the proposed land use designation, should it be approved, and compatible with the surrounding community. The Commission also finds that the Project is consistent with the applicable Elements and Policies of the General Plan, the Altadena Community Plan and the La Viña Specific Plan, insofar as the Project maintains the character of the existing low density residential neighborhood; preserves the existing residential neighborhood and environmental amenities; and is designed to emphasize high quality residential uses with rural character and preservation of significant open space.
25. The Commission finds that the Project is consistent with the proposed zoning designation, as the proposed designation allows the necessary building heights, setbacks, parking, landscaping and other related standards of the Project to be developed in compliance with the Zoning Code.
26. The Commission finds that the burdens of proof for the Project have been satisfied.
27. The Commission finds that it is reasonable to incorporate the design elements of the structures to reduce the impact identified in the FSEIR to an insignificant level.
28. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Altadena library.
29. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
30. After consideration of the addendum to the certified FSEIR, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the addendum to the certified FSEIR reflects the independent judgment and analysis of the Commission.

31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

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

Regarding the Specific Plan Amendment:

- A. A need for the Specific Plan amendment exists.
- B. The amendment proposed is appropriate and proper.
- C. Modified conditions warrant a change to the Specific Plan. The applicant has met the burden of proof set forth in Sections 22.16.170 and 22.56.040 and 22.56.215.F.1 of the County Code. No private school has been identified to occupy and operate a school within the gated community. The area remains a vacant, graded lot within the community.
- D. Residential land uses would complement the existing community. The proposed amendment to the La Viña Specific Plan would allow for the completion of the larger community project as there is a demand for homes at this location.
- E. Approval of the proposed Specific Plan amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices.

Regarding the Vesting Map:

- A. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
- B. The proposed subdivision is compatible with surrounding land use patterns. The proposal for single-family residence lots, one recreation lot with open space and one private and future street lot is consistent with surrounding land uses predominantly consisting of detached single-family residences.
- C. Located at the foothills of the San Gabriel Mountains, flanked by the Arroyos and overlooking the San Gabriel Valley in the Altadena Zoned District, the site is physically suitable for the type of development being proposed, since the property is relatively flat to sloping topography and is currently graded with

building pads at elevations varying 2-3 feet in difference; has access to a private and future street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

- D. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.
- E. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
- F. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on a parcel of land that was prepared for a school and recreation site within an existing community and does not contain any sensitive wildlife or habitat environments.
- G. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
- H. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
- I. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
- J. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan, Altadena Community Plan and the La Viña Specific Plan.

Regarding the CUP:

- K. The proposed use with the attached conditions will be consistent with the adopted General Plan, Community Plan and the Specific Plan. The Project will implement the relevant Goals and Policies of the General Plan, Community Plan and the Specific Plan through the associated Specific Plan Amendment, Vesting Map and CUP, which allow the orderly development and regulation of the proposed use.
- L. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed use, single-family residential lots, associated recreational amenities and private street lot, is compatible with surrounding land uses and thus does not create any adverse impacts or material detriments, nor constitute a public menace.
- M. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Permits (CUP and Specific Plan Amendment) will ensure that the site is appropriately developed in compliance with the Zoning Code.
- N. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The site is served by two existing private roadways (Lincoln Avenue and Millard Canyon Road/Old Toll Road), both of which are of sufficient width and improvement to accommodate additional traffic created by the Project. Further, traffic-related mitigation measures have been included as part of the certified FSEIR.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the addendum to the certified FSEIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the certified FSEIR and that the certified FSEIR reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of

the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the addendum to the certified FSEIR and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Recommends approval of Plan Amendment No. 200700005 to the Board of Supervisor, and
3. Approves Vesting Tentative Tract Map No. 069504 and Conditional Use Permit No. 200700114, subject to the attached conditions.

ACTION DATE: August 8, 2018

VOTE:

SDJ
7/26/18

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**CONDITIONS
OF APPROVAL**

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**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR069504-(5)
VESTING TENTATIVE TRACT MAP NO. 069504
CONDITIONAL USE PERMIT NO. 200700114**

PROJECT DESCRIPTION

The project consists a Specific Plan amendment request, a tentative tract map to create 18 single family lots, one private recreation lot and one private street lot and authorization to eliminate conditions of approval regarding a school, to allow single-family residence dwelling units in a Specific Plan and to authorize development in a hillside management area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7[recordation], and until all required monies have been paid pursuant to Condition No. 11[NOD/F&G fee]. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[NOD/F&G fee] shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial

deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 069504. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for

additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends **August 27, 2018**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,145.00** (\$3,070.00 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the

approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
18. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

The following CUP conditions shall apply:

19. The project site shall be developed and maintained in substantial compliance with the approved revised exhibit "A" ("REA") dated June 4, 2014, or an amended exhibit map approved by the Director.
20. Open space shall comprise not less than 70 percent of the overall project net area. Open space considered within private side and rear yard areas of a dwelling unit shall be included in the required open space calculation.
21. Residential units shall be constructed with solar-ready rooftops that provide for the future installation of on-site solar photovoltaic (PV) or solar water heating (SWH) systems. The building design documents shall show an allocated Solar Zone and the pathway for interconnecting the PV or SWH system with the building electrical or plumbing system. The Solar Zone is a section of the roof that has been specifically designated and reserved for the future installation of a solar PV system, solar water heating system, and/or other solar generating system. The Solar Zone shall be kept free from roof penetrations and have minimal shading.
22. Wall and fence heights surrounding the community open space and recreation lot shall not exceed 42 inches, except for those portions that are abutting the side yard and/or back yard spaces of any dwelling unit.

23. As much as is feasible, incorporate design elements from the Foothill Preventorium for Girls that was to be rehabilitated for use as part of the previously proposed private school or provide an update to the scholarly evaluation and professional documentation/recording report of the site's history on file at the Altadena library, to the satisfaction of Regional Planning.

VESTING TENTATIVE MAP SPECIFIC CONDITIONS

24. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
25. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated June 4, 2014), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.
26. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
27. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
28. The subdivider shall provide at least 50 feet of street frontage for each lot.
29. The subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.
30. No grading permits shall be issued for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. The subdivider shall label "A Street", "private and future street" on the final map.
32. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private and future street paving design and widths as depicted on the approved exhibit map dated June 4, 2014, or an amended exhibit map approved by the Director.
33. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of private and future street frontage ("A Street" within the subdivision), and, shall plant or cause to plant such trees to the effect that they provide a shading canopy along the private and common sidewalks and walkways within the development.

34. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.
35. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
36. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community open space (Lot no. 19), HOA-maintained slope easement area (lots no. 1-8), the private and future street lot, walkways, lighting system along all walkways, landscaping (including all street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.
37. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the project area to use the private and future streets for access into and out of the subdivision.

PROJECT SPECIFIC CONDITIONS

38. Prior to Regional Planning authorization for issuance of grading and/or building permits, the subdivider shall make provision for, and initiate, incorporation of, the Project's 18 single-family residence lots into the La Viña Mello-Roos Community Facilities District ("CFD") Number 7.
39. Lot no. 19 (community open space, pool, community identification sign and club house) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 9th dwelling unit located within the project. A pool, club house and open space site plan (Revised Exhibit "A") shall be submitted to Regional Planning for review and approval prior to the issuance of the 9th dwelling unit building permit.
40. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings/structures and grading over open space area/ open space easement areas/lot no.19 and over open space areas on lots 1 through 18.
41. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.
42. The subdivider shall provide for the ownership and maintenance of the open space and park lots to the satisfaction of the Department of Regional Planning. The

ownership and maintenance of the lot no. 19 shall be provided by a homeowners' association, or dedicated to a public agency or land conservancy.

43. The subdivider shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project's CC&Rs or maintenance agreements which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, the subdivider shall submit to Regional Planning a copy of the draft document to be recorded.
44. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two (2) trees of non-invasive species within the front yard of each residential lot, and this specification shall be noted on a landscape plan which shall be approved by the Director prior to final map approval. The subdivider shall post a bond with Public Works ensuring future on-site and private and future street tree planting.
45. Prior to final approval, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. A minimum of two (2) non-invasive trees shall be planted in the front yard of each residential lot. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and by the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that may be expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.

The landscaping plan shall indicate that at least 50% of the area covered by landscaping shall be locally indigenous species. However, if the applicant can prove to the satisfaction of the Director that a 50% or more locally indigenous species is not possible due to County fire safety requirements a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Landscaping and visual buffers shall be concentrated along the perimeter of the proposed developed areas, including around the private recreation lot and the private and future street area surrounding the entrance to the proposed single-

family residence lots. The concentration of landscaping in these areas would serve as natural visual buffers between the proposed homes and streets and existing residences, roadways, and trails. To reduce the impacts associated with graded areas and construction of the Project private and future street, these areas shall be revegetated and landscaped following grading and roadway development. The landscape plan shall also incorporate landscaping between the internal residential streetscape.

Attachments:

Mitigation Monitoring and Reporting Program

Subdivision Committee Reports for the tentative map dated 06-04-14

ATTACHMENT

“G”

SUBDIVISION

COMMITTEE

REPORTS

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

PROJECT NUMBER

TR069504

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. TR069504
Plan Amendment No. R200700114
Conditional Use Permit No. R200700114
Environmental Assessment No. R200700098

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

CAL Holdings LLC (Steve Hunter, Land Design Consultants, Inc)

**MAP/EXHIBIT
DATE:**

06/04/14

**SCM REPORT
DATE:**

07/01/14

SCM DATE:

07/17/14

PROJECT OVERVIEW

To create eighteen (18) single family residence lots, one (1) recreation lot and one (1) private street lot, and to authorize a plan amendment to the La Vina Specific Plan to change the land use category of the project site and a conditional use permit to amend applicable conditions.

Subdivision: To create 18 single-family lots, 1 recreation lot and 1 private and future street lot (20 total lots).

Plan Amendment: To amend the Specific Plan Land Use Category from R (Recreation) and S (School) to R (Recreation) and R-1 (Single-Family Residential). To amend the maximum density of the Specific Plan To amend related language changes.

CUP: For modification conditions of approval related to the project site.

MAP STAGETentative: ☒Revised: ☐Amendment: ☐Amended : ☐
Exhibit "A"Modification to : ☐
Recorded MapOther: ☐**MAP STATUS**Initial: ☐1st Revision: ☐2nd Revision: ☐Additional Revisions (requires a fee): ☒**LOCATION**

Millard Canyon Road at Lincoln Avenue

ACCESS

Lincoln Avenue

ASSESSORS PARCEL NUMBER(S)

5863030036, 37, 38

SITE AREA

7.18 gross acres (5.75 net acres)

GENERAL PLAN / LOCAL PLAN

SP – Recreation and School

ZONED DISTRICT

ALTADENA

SUP DISTRICT5th**LAND USE DESIGNATION**

SP – Recreation and School

ZONE

SP (SPECIFIC PLAN)

CSD

ALTADENA

PROPOSED UNITS

(DU)

18

MAX DENSITY/UNITS

(DU)

18

GRADING, CUBIC YARDS

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

72,000 cubic yards total

36,000 cubic yards cut, 36,000 cubic yards fill

Balanced on-site

ENVIRONMENTAL DETERMINATION (CEQA)

Supplemental environmental impact review required; pending review.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCEDepartment

Regional Planning

Status

Cleared/Hold

ContactSteven Jones (213) 974-6433 sdjones@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	Michelle Tsiebos (626)430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☐

Exhibit Map/Exhibit "A" Revision Required: ☐

Revised Application Required: ☐

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☐

Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning recommends approval of the tentative map. The Specific Plan amendment should address parking for the recreation facility or apply for a parking permit. Please read below for further details

Land Use Policy:

Clear ☒ Hold ☐

Tentative Map:

Clear ☒ Hold ☐

Exhibit Map/Exhibit "A":

Clear ☐ Hold ☒

1. Currently, the Specific Plan dictates parking is required for the uses and should be shown after an occupant load has been determined or a request made for an alternative.

Plan Amendment:

Clear ☐ Hold ☒

2. Currently, the Specific Plan dictates parking is required for the uses and should be shown after an occupant load has been determined or a request made for an alternative. Language regarding parking should be addressed and reviewed prior to the public hearing or a request made for an alternative.

Conditional Use Permit:

Clear ☐ Hold ☒

3. Currently, the Specific Plan dictates parking is required for the uses and should be shown after an occupant load has been determined or a request made for an alternative.

Environmental Determination:

Clear ☐ Hold ☒

4. A supplemental EIR is required and pending review.

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 the 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.

Date 10-09-2014

TO: Nooshine Paidar
Department of Regional Planning

Attention Steven Jones

FROM: John Chin
Department of Public Works

TRACT NO. 069504-rev4 (rev'd 10-09-14).

☐ Public Works' report for NO SCM map dated _____.

☒ Revised Public Works' report for map dated 06-04-2014.

☒ Revised pages of Public Works' report for map dated 06-04-2014 as follows.

Updated the report by including the Exhibit Map

☐ Revised Public Works' report clearing previous _____ denial(s).

☐ Public Works still has _____ denial(s).

☒ Public Works' clearance for Public Hearing.

☐ Please forward the attached Engineer's and City's copy.

☐ A waiver for the final map ;may be filed.

☐ Other:

cc: Steve Hunter; Land Design Consultants, Inc.

The following reports consisting of 12 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 at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Furnish Public Works' Street Name with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. Depict all line of sight easements on grading and/or landscape plan.
11. Delineate proof of access to a public street on the final map.
12. Provide separate lots for the private and future streets.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. A final guarantee will be required at the filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. A final tract map must be processed through the Director of Public Works prior to being filed with Registrar-Recorder/County Clerk's Office.
16. 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 item; mathematical accuracy, survey analysis; and correctness of certificates, signatures, etc.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 069504 (Rev.)

Page 3/3

TENTATIVE MAP DATED 06-04-2014
EXHIBIT "A" MAP DATED 06-04-2014

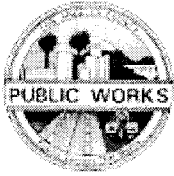
17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose 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

tr69504L-rev4(rev'd 10-09-14).doc
<http://planning.lacounty.gov/case/view/tr069504/>

Phone (626) 458-4918

Date Rev. 10-09-2014



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 069504

TENTATIVE MAP DATE: 06/04/14
EXHIBIT MAP DATE: 06/04/14

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

1. Comply with the requirements of the Drainage Concept, which was conceptually approved on 05/06/08 to the satisfaction of the Department of Public Works.

Name Ernesto J Rivera Date 06/26/14 Phone (626) 458-4921
Ernesto J Rivera

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 _____ 69504
SUBDIVIDER _____ CAI Holdings, LLC
ENGINEER _____ Land Design Consultants, Inc.
GEOLOGIST _____ LGC Valley, Inc.
SOILS ENGINEER _____ LGC Valley, Inc.

TENTATIVE MAP DATED _____ 6/4/14 (Exhibit)
LOCATION _____ Altadena
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 5/9/11
REPORT DATE 5/9/11

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. The Soils Engineering review dated 6/18/14 is attached.

Prepared by



Ricardo Lopez-Maldonado

Reviewed by



Charles Nestle

Date 6/12/14

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
Sheet 1 of 1

Tentative Tract Map 69504
Location Altadena
Developer/Owner CAI Holdings, LLC
Engineer/Architect Land Design Consultants, Inc.
Soils Engineer LGC Valley, Inc.
Geologist LGC Valley, Inc.

DISTRIBUTION:

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

Review of:

Tentative Tract Map Dated by Regional Planning 6/4/14 (Rev.)
Geology and Soils Engineering Report Dated 4/11/13, 5/9/11
Previous Review Sheet Dated 5/30/13

ACTION:

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

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by Erick del Bosque Date 6/18/14

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\Erick\Tentative Maps\69504, TTM-A_6.docx

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. Prior to rough grade certification ("approval", J105.7), submit landscape and irrigation plans for each commercial/multi-family/open space lot with slope planting in the land division with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
2. Provide approval of:
 - a. The latest drainage concept/hydrology/ Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. 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.
 - c. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.
 - d. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the LID devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
4. A maintenance agreement or CC&Rs may be required for privately maintained drainage devices.

PC

Name: Patricia Constanza Date 6-25-2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 069504\GP 069504\069504 rev 4 (rev 10-09-2014).doc

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

1. Permission is granted to allow the modified street right of way of 51 feet on “A” Street due to title limitations.
2. Make an offer of private and future right of way 25.5 feet from centerline on “A” Street plus additional right of way for a cul-de-sac bulb.
3. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
4. Construct curb, gutter, base, pavement, and 5 feet sidewalk (adjacent to the right of way) on “A” Street to the satisfaction of Public Works.
5. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Millard Canyon Road to the satisfaction of Public Works.
6. Construct new driveways to meet current ADA requirements to the satisfaction of Public Works.
7. If applicable, relocate all existing catch basins on Old Toll Road at “A” Street if they interfere with the construction of “A” Street to the satisfaction of Public Works.
8. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
9. Plant street trees on Millard Canyon Road, Old Toll Road and “A” Street. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Provide intersection sight distance as shown on the tentative map on Old Toll Road from “A” Street (southerly direction) based on 25mph design speed. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Onsite/offsite grading shall be adjusted to accommodate the line of sight.
11. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
13. Install postal delivery receptacles in groups to serve two or more residential units.
14. Execute an encroachment covenant for the private maintenance of any parkway/curb drains and landscaping within the road right of way to the satisfaction of Public Works.
15. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement done during construction along the property frontage on Millard Canyon Road and Old Toll Road to the satisfaction of Public Works.
16. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the and around TR 69504 with fixtures acceptable to Southern California Edison to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The operation and maintenance of the street lights on the private and future street shall remain the responsibility of the Developer / Property Owner / Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future street lights on adjacent public roadways.
 - c. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

TENTATIVE MAP DATE 06-04-2014
EXHIBIT MAP DATE 06-04-2014

- i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii. Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - iii. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- d. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- e. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and 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. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

PC

Prepared by Patricia Constanza
tr69504r-rev4 (rev 10-09-2014).doc

Phone (626) 458-4921


Date 10-09-2014

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12051AS, dated 06-30-2011) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for open space/graded slope lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. If required depict all line of sight easements on the landscaping and grading plans.


Prepared by Tony Khalkhali
tr69504w-rev4(rev'd 10-09-14).doc

Phone (626) 458-4921

Date Rev. 10-09-2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 69504

MAP DATE: June 04, 2014

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.
2. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. The driveway shall be labeled as Private Driveway and Fire Lane on the Final Map. Verification of compliance is required prior to Final Map clearance.
3. All future buildings shall be placed such that a fire lane is provided to within 150 feet of all portions of the exterior walls of the first story. This measurement shall be from an approved route around the exterior of the building. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The proposed Recreational Area site and building shall comply with all applicable code and ordinance requirements. Final design shall be further reviewed for compliance when plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.
5. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be approved by the Fire Department prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for approval details).



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 69504

MAP DATE: June 04, 2014

6. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
7. The proposed Private and Future Street within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

CONDITIONS OF APPROVAL - WATER

1. Per fire flow test conducted by Lincoln Avenue Water Company dated 09-28-07, the existing fire hydrants are adequate. An updated fire flow test will be required prior to building permit issuance.
2. Install 1 public fire hydrant(s). As noted on the tentative map.
Location: AS PER MAP FILED IN OUR OFFICE.
3. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
4. The required fire flow from the public fire hydrants adjacent to the residential portion of this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
5. The required fire flow from the public fire hydrants for the Recreation Building and if the future single family dwellings are 3,601 total square feet or greater, can be up to 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Department during the review of the architectural drawings prior to building permit issuance or the revised Exhibit A as the CUP process.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 69504

MAP DATE: June 04, 2014

-
6. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
 7. 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.
 8. Parking shall be restricted to 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the public fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
 9. An approved automatic fire sprinkler system is required for all proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **69504** DRP Map Date: **06/04/2014** SCM Date: **07/17/2014** Report Date: **07/01/2014**
Park Planning Area # **40** **ALTADENA** Map Type: **TENTATIVE**

Total Units **18** = Proposed Units **18** + Exempt Units **0**

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:	0.16
IN-LIEU FEES:	\$61,311

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$61,311 in-lieu fees.

Trails:

No trails.

Comments:

*****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 7/1/14
Kathline J. King, Chief of Planning

Supv D 5th
July 01, 2014 14:30:57
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map # 69504	DRP Map Date: 06/04/2014	SMC Date: 07/17/2014	Report Date: 07/01/2014
Park Planning Area # 40	ALTADENA	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 **18** = Proposed Units **18** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.92	0.0030	18	0.16
M.F. < 5 Units	1.70	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	0	0.00
Mobile Units	1.86	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.16

Park Planning Area = **40 ALTADENA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.16	\$383,195	\$61,311

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
0.16	0.00	0.00	0.16	\$383,195	\$61,311

COUNTY OF LOS ANGELES • DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

May 31, 2017

TO: Michele Tsiebos
Department of Public Health
Environmental Health Division
Land Use Program

FROM: Vincent Gallegos R.E.H.S.
Department of Public Health
Environmental Health Division
Drinking Water Program

SUBJECT: Re: La Vina RTM-TR069504

The Department of Public Health-Environmental Health Drinking Water Program has reviewed the information provided for the project identified above and recommends approval of project at this planning phase. The La Vina project is within the service area of the Lincoln Avenue Water Company (LAWC). The drought related State of Emergency proclamation in January 2014 has been lifted by Governor Brown on April 7 2017.

LAWC has a long term Urban Water Management Plan that details available water sources, conservation measures, use reduction plans, current & projected water demand, and reliability of water service into the future. The Drinking Water Program recommends approval of project.

For questions regarding the above comments, please contact the Drinking Water Program at (626) 430-5420

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BURDENS OF

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STATEMENTS

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**Burden of Proof for Requested General Plan Amendment
to Allow Residential Land Uses
at Planning Area 6 of Approved La Vina Specific Plan
Currently Designated for a Private School
RPA 2007-00005**

The La Vina Specific Plan area is located in the community of Altadena, at the foothills of the San Gabriel Mountains, in the Altadena Zoned District. Prior to development, the 220-acre site was occupied by a vacant sanitarium, hospital buildings, an office building, three single family homes and various other structures located on the south-central portion of the property. In 1986, the hospital discontinued operations and was sold to a residential homebuilder.

The developer submitted applications for the La Vina project in 1987. Final approval of the project by the Board of Supervisors occurred in 1993, authorizing development of a gated community of 272 single-family detached residential homes, a 10-2-acre school site and recreation area, and 108.1 acres of natural open space.

The adopted La Vina Specific Plan establishes comprehensive guidelines and regulations for the development of La Vina. The Specific Plan serves both a planning and regulatory function, and is the zoning ordinance for the property. The Specific Plan includes detailed design guidelines and a grading concept plan to regulate grading within La Vina.

The La Vina project has been built out, with the exception of the school and recreation site within Planning Area 6, which is graded and remains vacant due to the developer's inability to secure a school interested in building and operating a school within La Vina.

The proposed amendment to the La Vina Specific Plan No. 2 would allow for the completion of the project by changing the designation applicable to Planning Area 6 from (S/R) School/Recreation to (R-1/R) Single Family Residential/Recreation, deleting references and regulations applicable to the private school, and increasing the overall dwelling units permitted from 272 to 290. The planned recreational component remains a part of the project.

A need for the proposed General Plan Amendment exists because:

1. No school is willing to build and operate a school within La Vina.

Planning Area 6 is designated in the La Vina Specific Plan as School/Recreation. The developer has attempted for many years to secure a school to build and operate a private school within Planning Area 6, without success. Due to the site's location inside a gated community, there were many logistical issues such as facility size, property layout, and access for student drop-off/pick-up restrictions associated with the Specific Plan and the homeowners' association, which have made the site inappropriate for school use. [Information concerning these extensive but unsuccessful efforts to locate a school is documented in a report by the applicant on file with the planning director.](#)

2. Planning Area 6 remains a vacant, graded lot within the successful La Vina community.

Because the developer has been unable to secure a school for Planning Area 6, it now sits as a vacant lot within a completed residential community. Because no school appears willing to build and operate a private school within La Vina, it is now necessary to amend the Specific Plan to allow for the development of the vacant infill site.

3. Residential land uses would complement the existing community.

After extensive discussions with the La Vina residents and homeowners' association, the developer proposes to build 18 new homes and a recreational facility on the vacant school site. The new homes will comply with the design guidelines for the La Vina Specific Plan and will be developed at a lower density than the existing neighborhood. The proposed project will complement the existing gated residential community. Recreational use area parking standards. The recreational use area within Planning Area 6 is a neighborhood amenity. It is a small, approximately 70,894 square-foot lot, and is not intended as a community or regional park. The recreational use area is accessible via trails and sidewalks in a walk-able neighborhood with limited vehicular access. Nearby residents within walking distance will be the primary users. The north side of Millard Canyon Road between Old Toll Road and Coate Court near the recreational use area can accommodate parking for at least 30 cars. Available street parking on Millard Canyon Road is sufficient to meet the vehicle parking demand generated by the recreational use area. No off-street parking lot is required. In keeping with the design standards of the La Vina community, additional paving, marking, striping, wheel stops, lighting, and/or painting to delineate parking spaces on Millard Canyon Road shall not be required.

The particular General Plan Amendment proposed is appropriate and proper because:

1. The project site is a vacant and graded infill lot within an existing gated residential community.

The site is disturbed, vacant and surrounded by residential development. Due to the inability to secure a school for Planning Area 6, it is appropriate and proper to amend the Specific Plan to allow for residential development of the infill site within a completed gated residential community.

2. The project site is located adjacent to a comparable residential development, and other residential land uses exist nearby.

The proposed amendment would establish the site as single-family residential use, consistent with the adjacent uses and land use designations. The amendment would allow for the logical extension of existing residential development within a gated community. Additional residential land uses exist nearby, outside the gates of La Vina.

The project will be designed to complement the existing La Vina community. The new homes will comply with the Specific Plan design guidelines and will be developed at a lower density than the existing neighborhood.

3. There is demand for new homes within the successful La Vina community.

Homes within the La Vina community have been successfully sold and there continues to be a demand for homes at this location.

Modified conditions warrant a revision to the County of Los Angeles General Plan because:

1. Planning Area 6 has remained undeveloped for more than a decade.

After many years of attempting to attract a school developer and operator for Planning Area 6 without success, it is apparent that the site is not likely to be developed with a school. As a result, the site now sits vacant and disturbed and surrounded by residential development within a gated community. This new knowledge about the site's limitations for school use after years of discussions with numerous schools and the site's long-term vacant status warrant an amendment to the Specific Plan to allow for the appropriate development of this infill site. [Information concerning these extensive but unsuccessful efforts to locate a school is documented in a report by the applicant on file with the planning director.](#)

Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:

1. The project is located proximate to residential development and infrastructure.

The areas adjacent to the project site are developed with residential land uses.

The site is already linked to urban infrastructure and emergency services, which can be readily extended to the project side.

2. The project will provide for the health, safety and welfare of its residents through its integration to the existing community.

The project is part of the larger La Vina Specific Plan and its residents will have use of its community facilities and parks, including the new recreational facility that will be developed by the project.

The project is in close proximity to existing communities in Altadena and the surrounding cities. Residents of the project will have access to regional recreation facilities, as well as hiking trails and bicycle trails.

3. The requested General Plan Amendment will result in similar or reduced environmental impacts as compared to the approved project.

The project replaces an approved 500-student school with 18 homes. The proposed changes do not raise important new issues about the significant effects on the environment. As a result, no significant environmental effects that cannot be avoided have been identified for the project, and impacts remain largely the same or reduced when compared to the previous environmental analyses certified by the Board of Supervisors for the approved project.

EXHIBIT A**Table 1****LA VINA LAND USE PLAN SUMMARY**

Planning Area	Land Use Designation	Proposed Product Type	Area In Gross Acres	Net Acres	DUs	Gross Density	Net Density
1	Residential	R-1	18.9	16.44	35	1.85	2.13
2	Residential	R-1	15.3	12.14	45	2.94	3.71
3	Residential	R-1	12.1	9.06	52	4.3	5.74
4	Residential	R-1	31.02	25.88	68	2.19	2.63
5	Residential	R-1	24.1	18.7	72	2.99	3.85
6	Residential	R-1	5.48	4.83	18	3.28	3.73
6	Recreational Uses	R	5	3.94	-	-	-
Subtotal :			111.9	90.99	290		
Open Space			OS	108.1			
Streets and Right of Way				20.91			
TOTAL:			220	220	290		

EXHIBIT B**Table 2****PHASING PLAN SUMMARY**

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
PRIOR TO PHASE 1				Dedication of land for Sunset Ridge Road and approximately 4.5 acres of Loma Alta Park; offsite improvements to Lincoln Avenue.
<u>PHASE 1</u>				Utilities, water and sewer system.
1	18.9	16.44	35 DUs	All preliminary grading; Lincoln Avenue to Altadena Drive, secondary access to Loma Alta Drive between Lincoln and second access. Improvements to Loma Alta Park; equestrian trails north of Loma Alta Drive; construction of detention basin.
2	15.3	12.14	45 DUs	Construction of internal loop road. Equestrian trails south of Loma Alta Drive; Millard Canyon Hiking Trail.
3 (in part)	10.05	7.25	43 DUs	Water and sewer system.
6	3.3	2.26	Recreational Uses	
Subtotal:		123 Dwelling units 3.3 Acres of Recreational Uses		
<u>PHASE 2</u>				
3 (in part)	2.05	1.81	9 DUs	Completion of internal circulation and sewer and water systems.
4	31.02	25.88	68 DUs	

EXHIBIT B**Table 2****PHASING PLAN SUMMARY**

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
5	24.1	18.7	72 DUs	
Subtotal:			149 Dwelling Units	
<u>PHASE 3</u>				
6	5.48	4.83	18 DUs	Construction of associated utilities, street, water and sewer system.
6	1.7	1.68	Recreational Uses	
Subtotal:			18 Dwelling Units 1.7 Acres of Recreational Uses	
TOTAL:			290 Dwelling Units 5 Acres of Recreational Uses	

CONCEPTUAL LAND USE PLAN

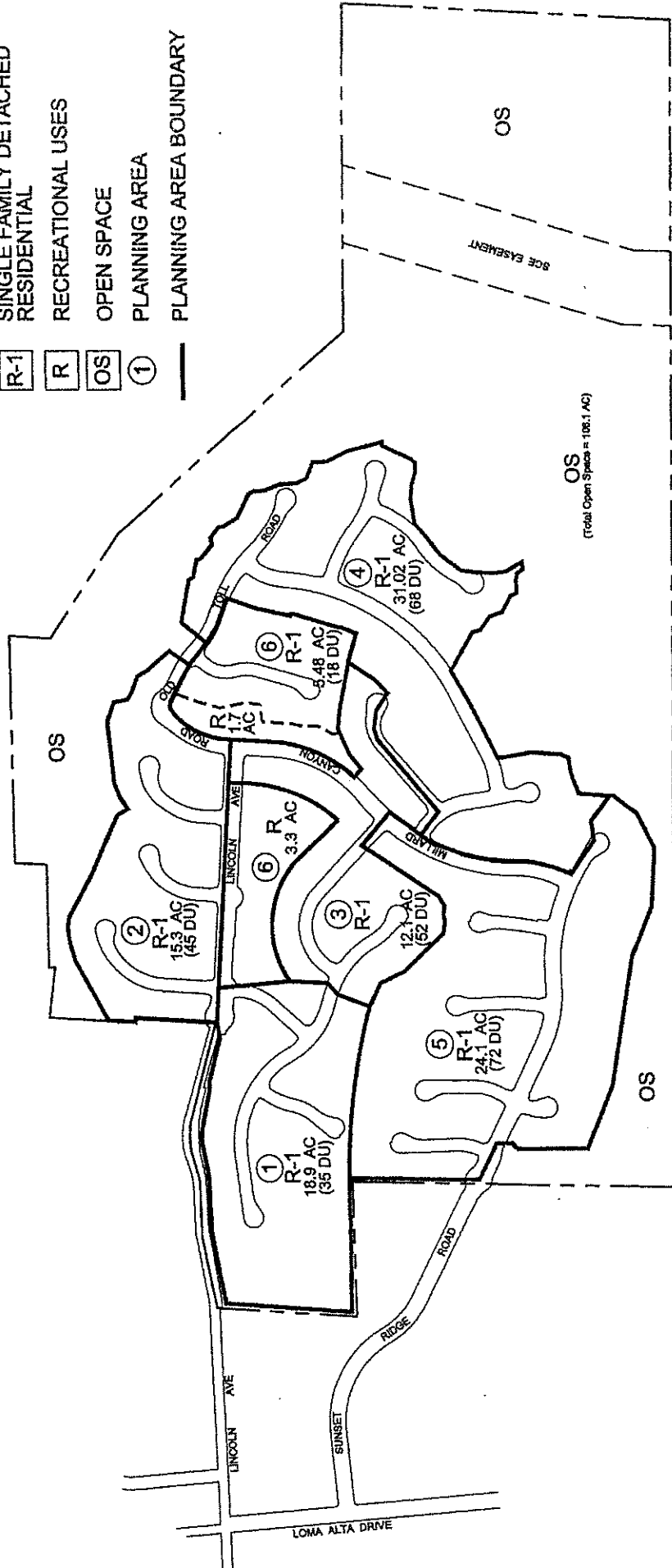
R-1 SINGLE FAMILY DETACHED
RESIDENTIAL

R RECREATIONAL USES

OS OPEN SPACE

① PLANNING AREA

— PLANNING AREA BOUNDARY



NOT TO SCALE

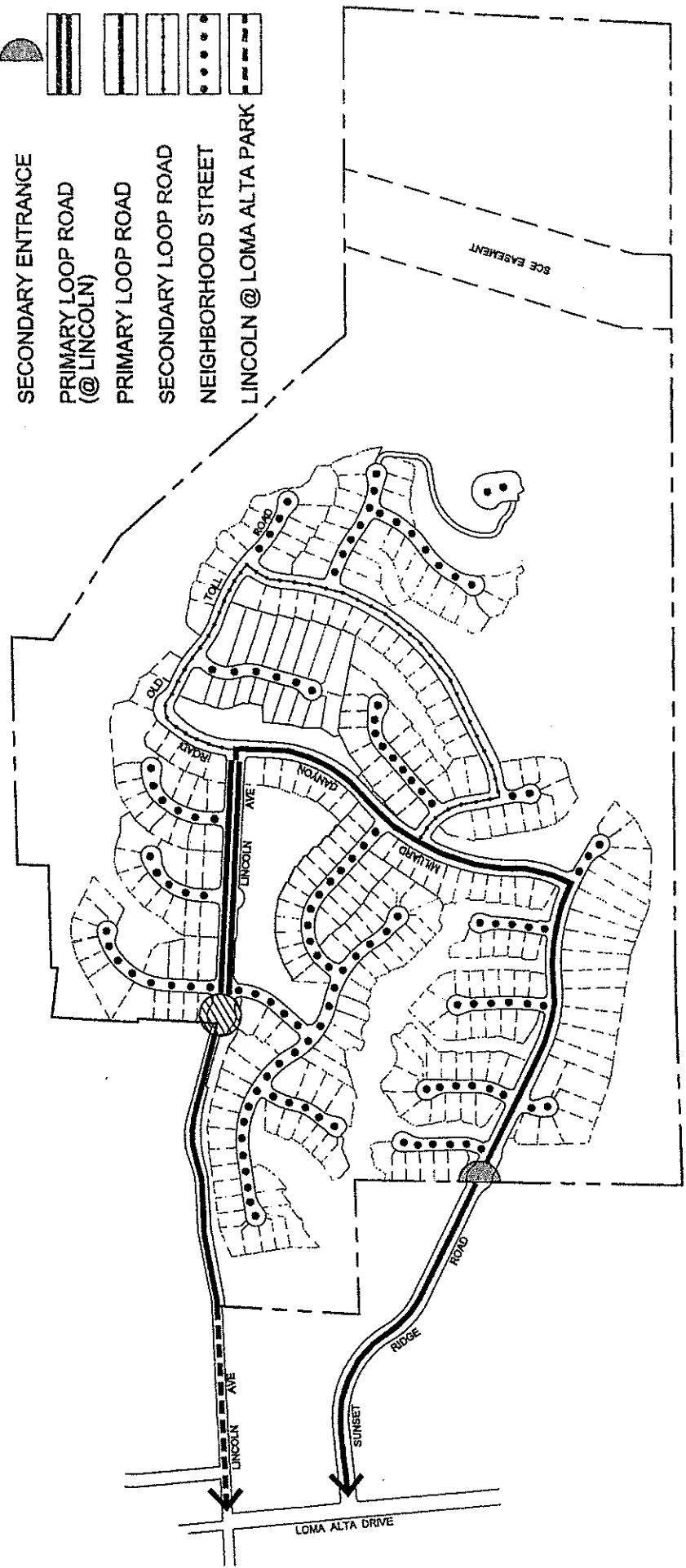
REVISION	
07/03/2012	REVISE LAND USE PLAN TO MODIFY PLANNING AREA 6.
	REPLACE PREVIOUS EXHIBIT 3 WITH REVISED EXHIBIT C.

EXHIBIT C
LA VINA
SPECIFIC PLAN 2

IDC

CONCEPTUAL CIRCULATION PLAN

- MAIN ENTRANCE
- SECONDARY ENTRANCE
- PRIMARY LOOP ROAD (@ LINCOLN)
- PRIMARY LOOP ROAD
- SECONDARY LOOP ROAD
- NEIGHBORHOOD STREET
- LINCOLN @ LOMA ALTA PARK

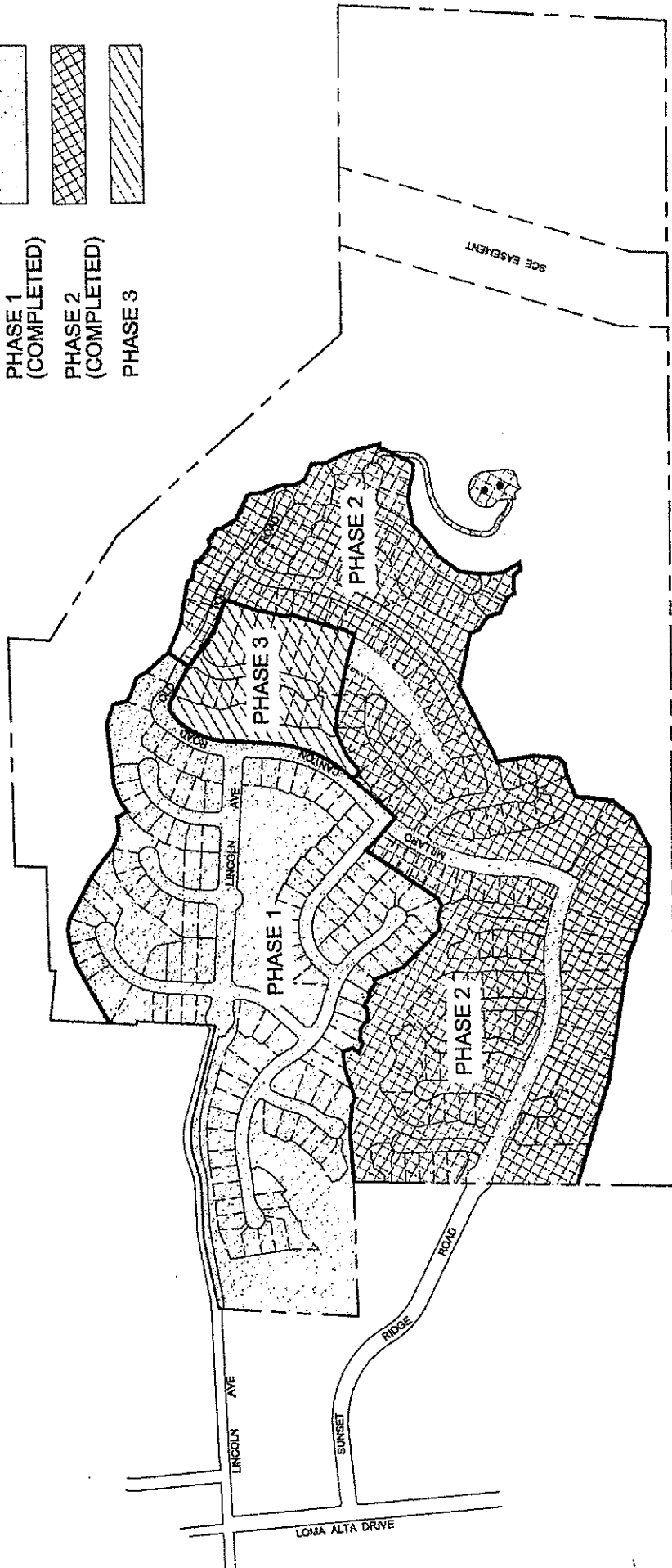


NOT TO SCALE

REVISION	
07/03/2012	REVISE CONCEPTUAL CIRCULATION PLAN TO MODIFY PLANNING AREA 6. REPLACE PREVIOUS EXHIBIT 4 WITH REVISED EXHIBIT D.

CONCEPTUAL PHASING PLAN

- PHASE 1
(COMPLETED)
- PHASE 2
(COMPLETED)
- PHASE 3



NOT TO SCALE

REVISION	
07/03/2012	REVISE CONCEPTUAL PHASING PLAN TO MODIFY PLANNING AREA & REPLACE PREVIOUS EXHIBIT 9 WITH REVISED EXHIBIT E

EXHIBIT E
LA VINA
SPECIFIC PLAN 2

IDC

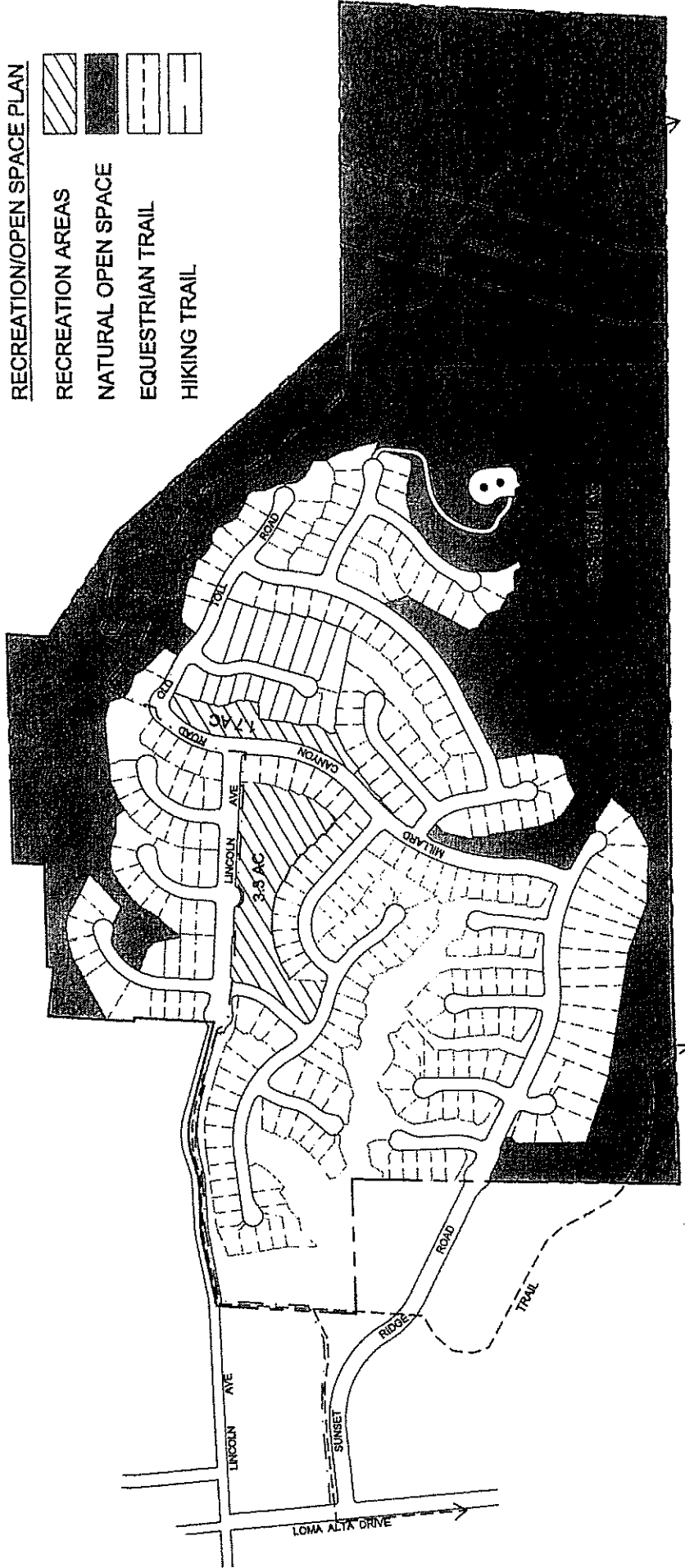
RECREATION/OPEN SPACE PLAN

RECREATION AREAS

NATURAL OPEN SPACE

EQUESTRIAN TRAIL

HIKING TRAIL



NOT TO SCALE

REVISION	
07/03/2012	REVISE RECREATION/OPEN SPACE PLAN TO INCORPORATE MODIFICATIONS TO PLANNING AREA & REPLACE PREVIOUS EXHIBIT 10 WITH REVISED EXHIBIT F.

EXHIBIT F
LA VINA
SPECIFIC PLAN 2
IDC

**Burden of Proof for Requested Conditional Use Permit
for Single Family Residential Project
at Planning Area 6 of Approved La Vina Specific Plan
Site Plan Review and Hillside Development
RCUP 2007-00114**

As required by County Code Section 22.56.040(A)(1), the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because:

- 1. The project site is approved for development of a 500-student private school as part of the La Vina Specific Plan.**

In December 1989, the Board of Supervisors approved the La Vina Specific Plan to guide the development of 220 acres in the unincorporated Altadena community. In January 1993, the Board approved Vesting Tentative Tract Map No. 45546, Conditional Use Permit Nos. 87-044 and 91-073, and Oak Tree Permit No. 87-044 to implement the Specific Plan approval.

The land use approvals authorize development of 272 detached dwelling units and a 500-student private school within the La Vina Specific Plan area. Subsequently, the Department of Regional Planning's Hearing Officer approved two tentative tract map amendments dealing with changes involving trails, circulation improvements, easements, and other miscellaneous items.

The La Vina project has been built out, with the exception of the school and recreation site within Planning Area 6, which is graded and remains vacant due to the lack of interest on behalf of schools in building and operating a school within La Vina.

Concurrent with this conditional use permit application, the developer has applied for a Specific Plan Amendment to allow for residential development of Planning Area 6. This conditional use permit provides for site plan review under the La Vina Specific Plan and compliance with hillside development standards.

- 2. No school is willing to build and operate a school within La Vina.**

Planning Area 6 is designated in the La Vina Specific Plan as School/Recreation. The developer has attempted for many years to secure a school to build and operate a private school within Planning Area 6, without success. Due to the site's location inside a gated community, there were many logistical issues such as facility size, property layout, and access for student drop-off/pick-up restrictions associated with the Specific Plan and the homeowners' association, which have made the site inappropriate for school use. [Information concerning these extensive but unsuccessful efforts to locate a school is documented in a report by the applicant on file with the planning director.](#)

3. **Planning Area 6 remains a vacant, graded lot within the successful La Vina community.**

Because the developer has been unable to secure a school for Planning Area 6, it now sits as a vacant lot within a completed residential community. Because no school appears willing to build and operate a private school within La Vina, it is now necessary to amend the Specific Plan to allow for the development of the vacant infill site.

4. **The project is a logical extension of existing similar development within a gated residential community.**

The proposed project development of 18 single-family (R-1) residential lots, one street lot and one recreation area lot will provide a creative residential development that is similar with the existing community neighborhood. The proposed project is consistent in product type and is proposing similar housing to that of the immediately adjacent residential lots. In order to ensure the quality of the development after occupancy, the development will adhere to the existing community homeowner's association standards and the Specific Plan design guidelines.

Recreational use area parking standards. The recreational use area within Planning Area 6 is a neighborhood amenity. It is a small, approximately 70,894 square-foot lot, and is not intended as a community or regional park. The recreational use area is accessible via trails and sidewalks in a walk-able neighborhood with limited vehicular access. Nearby residents within walking distance will be the primary users. The north side of Millard Canyon Road between Old Toll Road and Coate Court near the recreational use area can accommodate parking for at least 30 cars. Available street parking on Millard Canyon Road is sufficient to meet the vehicle parking demand generated by the recreational use area. No off-street parking lot is required. In keeping with the design standards of the La Vina community, additional paving, marking, striping, wheel stops, lighting, and/or painting to delineate parking spaces on Millard Canyon Road shall not be required.

As required by County Code Section 22.56.040(A)(2), the requested use at the proposed location will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because:

1. **Planning Area 6 remains a vacant, graded lot within the successful La Vina community.**

Because the developer has been unable to secure a school for Planning Area 6, it sits as a vacant infill lot within a completed residential community.

2. Residential land uses would complement the existing community.

After extensive discussions with the La Vina residents and homeowners' association, the developer proposes to build 18 new homes and a recreational facility on the vacant school site. The new homes will comply with the design guidelines for the La Vina Specific Plan and will be developed at a lower density than the existing neighborhood. The proposed project will complement the existing gated residential community. Recreational use area parking standards. The recreational use area within Planning Area 6 is a neighborhood amenity. It is a small, approximately 70,894 square-foot lot, and is not intended as a community or regional park. The recreational use area is accessible via trails and sidewalks in a walk-able neighborhood with limited vehicular access. Nearby residents within walking distance will be the primary users. The north side of Millard Canyon Road between Old Toll Road and Coate Court near the recreational use area can accommodate parking for at least 30 cars. Available street parking on Millard Canyon Road is sufficient to meet the vehicle parking demand generated by the recreational use area. No off-street parking lot is required. In keeping with the design standards of the La Vina community, additional paving, marking, striping, wheel stops, lighting, and/or painting to delineate parking spaces on Millard Canyon Road shall not be required

As required by County Code Section 22.56.040(A)(3), the requested use at the proposed location will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because:

1. The project is located proximate to development, emergency services and other essential services.

The areas adjacent to the project site are developed with residential land uses. The site is already linked to urban infrastructure and emergency services, which can be readily extended to the project side.

2. The project will provide for the health, safety and welfare of its residents through its integration to the existing community.

The project is part of the larger La Vina Specific Plan and its residents will have use of its community facilities and parks, including the new recreational facility that will be developed by the project.

The project is in close proximity to existing communities in Altadena and the surrounding cities. Residents of the project will have access to regional recreation facilities, as well as hiking trails and bicycle trails.

3. **The project will include on-site recreational amenities for its residents and the surrounding community.**

The project will provide a recreation area, as approved in the La Vina Specific Plan.

4. **The requested General Plan Amendment will result in similar or reduced environmental impacts as compared to the approved project.**

The project replaces an approved 500-student school with 18 homes. The proposed changes do not raise important new issues about the significant effects on the environment. As a result, no significant environmental effects that cannot be avoided have been identified for the project, and impacts remain largely the same or reduced when compared to the previous environmental analyses certified by the Board of Supervisors for the approved project.

As required by County Code Section 22.56.040(B), the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the County Zoning Ordinance, or as is otherwise required in order to integrate the proposed use with the uses in the surrounding area because:

1. **The project will comply with County zoning development standards.**

The conditional use permit includes a site plan that implements zoning requirements for the project. The project expects to meet all site development standards including building height and setbacks without requesting a variance or other site modifications.

2. **The project site is sufficiently large.**

The project provides sufficient land area and accommodates all provisions of the County Zoning Ordinance as required to integrate the proposed development with the land uses existing in the surrounding area.

The areas within the project site proposed for residential development will have appropriate space and area to accommodate required parking and loading, walls, yards, and landscaping.

The proposed development provides more than adequate space and accommodates all provisions of the County Code as required in order to integrate the proposed residential and recreational use with the uses in the surrounding area. The single-family area and recreation area have appropriate space to accommodate required parking, walls, yard areas and landscaping areas. The proposed development is aimed at providing a good quality of living for both the future project residents and the surrounding area residents within the La Vina community.

As required by County Code Section 22.56.040(C)(1), the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate because:

1. The project is located proximate to existing streets and highways.

The project site is located within the master-planned community of La Vina wherein streets were constructed in accordance with County standards to accommodate development of the project site. The existing road circulation system, including the future street associated with the project, is adequate to support the proposed project and existing traffic volume. All roadways have been and will be designed to County standards. Existing rapid transit service and other local transportation services are available to the area south along Lincoln Ave and Loma Alta Drive.

As required by County Code Section 22.56.040(C)(2), the proposed site is adequately served by other public or private service facilities as are required because:

1. The project is located proximate to urban development, emergency services and other essential services.

The project site is located immediately adjacent to existing and approved urban development, and are thus located proximate to emergency services and other essential services.

2. Utility services are available.

Utility services are available without imposing any additional costs to the community. Existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in adjacent residential areas.

For Hillside Development

The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard because:

1. The project is regulated by the approved La Vina Specific Plan.

Development of the proposed project will occur within an established, gated single-family community that was built through a previously approved Specific Plan, which included a hillside development plan. The adopted La Vina Specific Plan establishes comprehensive guidelines and regulations for the development of La Vina. The Specific

Plan serves both a planning and regulatory function, and is the zoning ordinance for the property. The Specific Plan includes detailed design guidelines and a grading concept plan to regulate grading within La Vina.

2. The project design mitigates impacts to geological resources.

All infrastructure improvements and mitigations have been implemented to mitigate the presence of geologic, seismic, slope instability, fire, flood, or erosion hazards. The project will not create any significant threats to life or property of both existing and future community residents.

3. The project site is graded.

The proposed site was graded previously as part of the overall development of the La Vina community.

The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area because:

1. The project site is graded and contains no significant natural resources.

The project site is within an established residential community and the site was graded previously for the approved school/recreational uses as part of the overall development of the La Vina community. There are no significant natural resources on-site. The proposed single-family development will be consistent with the adjacent existing single-family uses that border the site.

2. The project is part of the La Vina community, which included substantial trail dedications and recreational amenities.

The project proposes development on a graded site approved for development of a 500-student private school. The project will not encroach within the open space resources of the overall approved La Vina project, and the project will develop the recreational site as previously approved.

The proposed project is conveniently served by neighborhood shopping and commercial facilities, can be adequately served with public services without imposing undue costs on the total community, and is consistent with the General Plan:

1. The project site is proximate to urban development and services.

The project is being proposed within an existing community that is adjacent to an already urbanized region. The project site and its surrounding residents are conveniently served by well established shopping and commercial centers just few miles south along

Lincoln Avenue and few miles southeast along Lake Avenue, Woodbury Road, and Altadena Drive.

Essential local and regional public services and utilities are currently available, and these services have the capacity to serve the proposed development without creating any deficiencies or imposing any additional costs to the community. In addition, a recreational site is also proposed on-site.

2. The project is consistent with the General Plan.

The project site is within the approved La Vina Specific Plan, and an amendment is proposed in order to allow for the single-family residential use on the site that was originally approved for school use. The proposed Specific Plan Amendment will allow for development of a product type that is similar to the exiting community, and it will adhere to the intended goals, design guidelines, and policies of the Specific Plan.

The adopted Specific Plan establishes comprehensive guidelines and regulations for the development of La Vina. The Specific Plan serves both a planning and regulatory function, and is the zoning ordinance for the property.

The Specific Plan approves development of 272 detached dwelling units and a private school/recreation area on 220 acres. The Specific Plan includes detailed design guidelines and a grading concept plan to regulate grading within La Vina. The Specific Plan approves development of the graded site with a private school and a recreation area within Planning Area 6.

The Board of Supervisors in 1993 approved implementing entitlements for the La Vina Specific Plan. The existing community was developed and the project site was graded pursuant to the adopted Specific Plan and the implementing approvals.

With approval of the requested Specific Plan Amendment, the project is consistent with the General Plan and the La Vina Specific Plan.

The proposed project demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents:

1. The project will comply with the La Vina Specific Plan design guidelines.

The project takes advantage of a previously mass-graded site that was approved for development of a 500-student school. The proposed development design will be consistent and complement the existing residential development and surrounding community, which is bordered by two-story single-family homes and accessory improvements. The development will develop a vacant, graded, infill site within a gated community and will not create any significant visual impacts to the area. The proposed

recreation site will also provide an amenity that will benefit the residents. Recreational use area parking standards. The recreational use area within Planning Area 6 is a neighborhood amenity. It is a small, approximately 70,894 square-foot lot, and is not intended as a community or regional park. The recreational use area is accessible via trails and sidewalks in a walk-able neighborhood with limited vehicular access. Nearby residents within walking distance will be the primary users. The north side of Millard Canyon Road between Old Toll Road and Coate Court near the recreational use area can accommodate parking for at least 30 cars. Available street parking on Millard Canyon Road is sufficient to meet the vehicle parking demand generated by the recreational use area. No off-street parking lot is required. In keeping with the design standards of the La Vina community, additional paving, marking, striping, wheel stops, lighting, and/or painting to delineate parking spaces on Millard Canyon Road shall not be required.

VTTM 69504

HILLSIDE MANAGEMENT CUP-BURDEN OF PROOF (Section 22.56.215)

1. **That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard because:**

Development of the proposed project will occur within an established, gated single-family community that was built through a previously approved Specific Plan (SP No. 2), which included a hillside development plan. All infrastructure improvements and mitigations have been implemented to mitigate the presence of geologic, seismic, slope instability, fire, flood, or erosion hazards. The proposed project will not create any additional significant threats to life or property of both existing and future community residents. The proposed site has been previously graded in conjunction with the residential development within the La Vina development.

2. **That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area because:**

The project site will occur within an established residential community and the property has been previously graded for approved school/recreational uses. There are no significant natural resources that exists onsite. The project type will be consistent with the adjacent single-family uses that border the site.

3. **That the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be adequately served with public services without imposing undue costs on the total community, and is consistent with the General Plan:**

The project is being proposed within an existing community that is adjacent to an already urbanized region. The project site and its surrounding residents are conveniently served by well established shopping and commercial centers just a few miles south along Lincoln Avenue and few miles southeast along Lake Avenue, Woodbury Road, and Altadena Drive.

Essential local and regional public services and utilities are currently available, and these services have the capacity to serve the proposed development without creating any deficiencies or imposing any additional costs to the community. In addition, a recreational site is also proposed onsite, which includes a meeting/event room, a pool, and an outdoor barbecue area.

The project site is within the approved La Vina Specific Plan (SP No. 2), and an amendment is proposed in order to allow for the single-family and recreation use on the existing site that was originally approved for school and recreation use. Proposed

Amendment will allow for consistent product type that is similar to the exiting community, and it will adhere to the intended goals, design guidelines, and policies set under the Specific Plan.

4. **That the proposed project demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents:**

The project takes advantage of a previously mass-graded site that was approved for urban uses. The proposed development design will be consistent and complement the existing characteristics of existing residential development and community, which is bordered by existing 2-story single-family homes and improvements. No natural biological resources occurs onsite, and the development will not create any significant visual impacts to the area since it is within an urbanized community. Proposed 1.7 acre recreation site will also provide an amenity that will benefit the existing residents.

Cantwell-Anderson, Inc

414 S Marengo Avenue, Pasadena CA 91101

VOICE (310) 568-9100 -- FAX (310) 568-9191

La Vina Community Development

SCHOOL SEARCH

The original La Vina development began in 1985 with a vision to create a truly distinctive residential lifestyle in the Altadena Foothills of the San Gabriel Mountains. In 1989, the Los Angeles County Board of Supervisors approved the development of the La Vina community in Altadena, including the La Vina Specific Plan, and the certification of the initial Final Environmental Impact Report (EIR).

Today, the La Vina Specific Plan community has been built out and occupied with 272 residential homes. The approved 500 student school & 150 student day care site was graded with the original project and is the only portion of the La Vina project that remains to be completed.

During the initial planning phase, Cantwell-Anderson entered into an agreement with Ribet Academy, a private school then located in La Canada that was looking for a larger campus. As part of the approval process the County of Los Angeles imposed several conditions on Ribet and these were incorporated into the building plans. However, several members of the Altadena community filed a lawsuit against the project and litigation ensued that lasted a number of years. Unable to wait, the Ribet Academy relocated their La Canada campus to an available property along the Glendale Freeway.

In 2003, after all the residential development was complete and Cantwell-Anderson received back the graded school site parcel, we began a study and conducted a search to identify a school that would meet the School Development Plan. Flyers, mailers and personal contacts were used in this attempt and Cantwell-Anderson had initial meetings with several interested schools. However, these schools were not able/willing to meet the requirements and conditions that had been set out by the County in the School Development Plan. The "shoe" simply "did not fit" for these schools.

Several years ago, Cantwell-Anderson again made a concerted effort to bring a school to the La Vina community and contracted John Grech & Associates to assist in this process. John Grech is a real estate broker with over 30 years of experience specializing in marketing and selling

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property in the San Gabriel Valley. He created marketing materials and reached out to well over one thousand schools in Ventura, Los Angeles and Orange Counties to identify any that might have an interest in relocating to La Vina.

After an exhaustive search, Mr. Grech had identified two schools that had some interest in relocating, one of which was a school for children with disabilities. As these schools began to contemplate the challenges of interfacing within a private residential community, they chose to look elsewhere. The Fifth District's Planning Staff was made aware of these efforts and of the concerns raised by the schools contemplating relocation.

In addition to Mr. Grech's work, Cantwell-Anderson undertook multiple planning efforts for the school site including a plan to create a campus that could be shared by three "boutique" schools catering to children with different educational needs.

Concurrent with the search for a school, Cantwell-Anderson continued to meet with the La Vina HOA. While initial homeowners with elementary school aged children were in favor of having a school in the community, time passed and these children have grown up and are established in other private schools throughout the community, so those homeowners are much less interested in having a school on the premises. The La Vina HOA overwhelmingly prefers the idea of developing additional homes on this site rather than continuing to try to identify a private school that would like to relocate and can work within the constraints of the Conditional Use Permit. Cantwell-Anderson agreed to file an amendment to the Specific Plan to add 18 additional homes to the parcel of land that had originally been intended for a school.

Park, Kerry L.

From: Moore, Charles J.
Sent: Wednesday, August 05, 2015 9:12 AM
To: Park, Kerry L.
Subject: Fw: La Vina Outstanding Issues

Please print.

Sent from my BlackBerry Wireless Handheld
(without benefit of Spellcheck)

From: GrechRealtors@aol.com [mailto:GrechRealtors@aol.com]
Sent: Wednesday, August 05, 2015 08:37 AM
To: ppostlmayr@cantwell-anderson.com <ppostlmayr@cantwell-anderson.com>; tcantwell@cantwell-anderson.com <tcantwell@cantwell-anderson.com>; Andrew4oliver@aol.com <Andrew4oliver@aol.com>; rbishop@cantwell-anderson.com <rbishop@cantwell-anderson.com>; Moore, Charles J.; oliverandassociatespasadena@outlook.com <oliverandassociatespasadena@outlook.com>; SHunter@ldcLA.com <SHunter@ldcLA.com>
Subject: Re: La Vina Outstanding Issues

Hello Everyone,

It was over 5 years ago when I was engaged to market the site to schools. Maybe this occurred as many as 7 years ago but it was long enough ago that I no longer have any records which I only keep for 5 or 6 years. In any event, I paid a lot of money to have a large "postcard" brochure prepared that included an expensive aerial photograph. It was an attention grabber.

I then spent many, many hours trying to find a source for a mailing list for private schools. I was finally able to find such a source that purportedly included the names and addresses OF EACH AND EVERY PRIVATE SCHOOL IN VENTURA, LOS ANGELES AND ORANGE COUNTY. As I recall, there were well over 1,000 such schools on this list, maybe even more, and in my opinion it did appear to be a very complete list. For instance, I checked the listings on this list with my knowledge of private Pasadena schools (Pasadena has an unusually large number of private schools) and it appeared that all private schools in Pasadena were listed on this list. So I assumed based on this and on the sheer volume of the overall listings that this indeed was a VERY COMPREHENSIVE AND COMPLETE list of ALL private schools in those 3 counties.

A brochure was mailed to each of these schools. I received inquiries from a handful of schools, but somewhat surprisingly, not from a great number. I did receive somewhat strong interest from at least 2 local schools and interest from another group that dealt with disabled youth. I forget whether the disabled youth group already had a school or was looking to expand their current programs into including a school. In any event, once we got into the details, reviewed the restrictions outlined in the CUP, had discussions with some of the HOA members, etc. all of these interested parties were discouraged enough that they all said "forget it". As I recall, the traffic restrictions were a very significant issue (maybe even a deal breaker), there may have been an issue with allowed hours of operation, etc. But a very major issue was that the HOA made it very clear at the time that they would fight a private school tooth and nail and that alone seemed to scare any interested parties away.

I assume you need information about this in connection with an application and a public hearing for a subdivision of this site for single family homes. Hopefully this response will demonstrate that a rather Herculean effort was made to attract a private school to this location. I spent a lot of money and spent a tremendous amount of time on this and I feel that the property was EXTREMELY WELL EXPOSED TO THE MARKET. I cannot think of anything else that could have been done to find a school.

As you all know, I have been a local real estate broker for the past 41 years and for several decades I have specialized in marketing and selling land of all kinds in this specific geographical area. For instance, during that time I have represented buyers and sellers of land in Pasadena alone that have resulted in the development of close to 4,000 residential units (in a "built-out" area with virtually no vacant land) as well as selling land for many other uses (office, industrial,

commercial, parkland, etc.). I have outlined my qualifications in the event you wish to use this letter as evidence of our past efforts.

Thank you.

John G. Grech
JOHN E. GRECH & ASSOCIATES
1708 E. Walnut Street
Pasadena, CA 91106
Cell: 626-628-5027
Office: 626-449-1181
Fax: 626-449-1185
Email: grechrealtors@aol.com
BRE License No. 00460920

In a message dated 8/4/2015 4:02:00 P.M. Pacific Daylight Time, ppostlmayr@cantwell-anderson.com writes:

This is what I could find in the network for La Vina School lists.

From: Tim Cantwell
Sent: Tuesday, August 4, 2015 5:32 PM
To: Andrew4oliver@aol.com; Randy Bishop <rbishop@cantwell-anderson.com>; CMoore@coxcastle.com; oliverandassociatespasadena@outlook.com; SHunter@ldcLA.com; Peter Postlmayr <ppostlmayr@cantwell-anderson.com>
Cc: John Grech <GrechRealtors@aol.com>
Subject: Re: La Vina Outstanding Issues

The only records we have would be those that John grech might still have.

I know for the longest time he had a stack of cards from mass mailing to several thousand operators in the LA County area.

You do have permission. Start with John.

We also had talks progress with at least one maybe two that fizzled over the complications of managing after school events, science fairs and other extracurricular activity. At best such activities are very cumbersome.

Sent from my BlackBerry 10 smartphone.

From: Andrew4oliver@aol.com

Sent: Tuesday, August 4, 2015 5:25 PM

To: Tim Cantwell; Randy Bishop; CMoore@coxcastle.com; oliverandassociatespasadena@outlook.com; SHunter@ldcLA.com; Peter Postlmayr

Subject: La Vina Outstanding Issues

Tim / Randy

An outstanding issue has been raised by Judy Matthews regarding the due diligence of Cantwell-Anderson's efforts to obtain a school for the site. We know that Catwell-Anderson has made sincere efforts and have met with various schools and officials in the past. Are there any records that you may have to substantiate these efforts? If so, can Oliver & Associates be granted a time to review these records so that we can prepare documentation to present to L.A. County Regional Planning? Please advise me as soon as possible, as we are in the process of addressing all the outstanding issues in preparation to returning to land-use commity

DECLARATION FROM JOHN G. GRECH

It was over 5 years ago when I was engaged to market the site to schools. Maybe this occurred as many as 7 years ago but it was long enough ago that I no longer have any records which I only keep for 5 or 6 years. In any event, I paid a lot of money to have a large "postcard" brochure prepared that included an expensive aerial photograph. It was an attention grabber.

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Thank you.

John G. Grech
JOHN E. GRECH & ASSOCIATES
1708 E. Walnut Street
Pasadena, CA 91106
Cell: [626-628-5027](tel:626-628-5027)
Office: [626-449-1181](tel:626-449-1181)
Fax: [626-449-1185](tel:626-449-1185)
Email: grechrealtors@aol.com
BRE License No. 00460920

Potential La Vina Schools

1. Holy Family Catholic Elementary (818) 247-2222 Glendale
Mr. Mariona
2. Salem Lutheran School (818) 243-8264 ext. 206 Glendale
Ghada Huleis
3. Glendale Montessori School (818) 240-9415
Director
4. Incarnation School (818) 241-2269 or (213) 637-7000 or (213) 637-7273 (director of
Real Estate Michael Davitt)
5. A-Plus Adventist (818) 241-9353 (Mrs. Anoosh) Glendale
6. Glendale Christian School (818) 247-7557
7. Zion Lutheran School (818) 243-3119 Mrs. Lucas
8. Chamlian Armenian Elementary (818) 957-3398
9. First Lutheran School (818) 244-7319
10. Tobinworld (818) 247-7474 (Assistant Director, Mr. Tracy)
11. Arcadia Montessori (626) 447-3513
12. Holy Angels (626) 447-6312
13. Annunciation (626) 447-8262 (under the jurisdiction of the archdysis)
14. Arcadia Christian (626)574-8229
15. Arroyo Pacific Academy (626) 294-0661
16. First Presbyterian School (626)294-9219 (interested in a school) fpslily@yahoo.com
17. Rio Hondo Prep. (626)444-9531
- 18.

Name	Title	School	Address	City	ST	ZIP
BERNARDO RODRIGUEZ	PRINCIPAL	LA SENDA ANTIGUA CHRISTIAN SCHOOL	4512 ROCKLAND PL	LA CANADA FLINTRIDGE	CA	91011-1426
DIRECTOR	OWNER	PAPILLON IIC FRENCH LANGUAGE	5238 INDIAN DR	LA CANADA FLINTRIDGE	CA	91011-1747
MS ANN BROWNE	ADMISSIONS	EL CAMINO CO-OP SCHOOL	4644 EL CAMINO CORTO	LA CANADA FLT	CA	91011-2020
ALICIA A. ELLIOTT	EDUCATIONAL CONS	ELLIOTT INSTITUTE INC.	1346 FOOTHILL BLVD	LA CANADA FLINTRIDGE	CA	91011-2122
MS BONNIE HINE	ADMISSIONS	CRESCENTA CANADA NURSERY SCH	1700 FOOTHILL BLVD	LA CANADA FLT	CA	91011-2921
ANGELE QUICK	PRESIDENT	MONTESSORI ACADEMY OF LA CANAD	1739 FOOTHILL BLVD	LA CANADA FLINTRIDGE	CA	91011-2950
DIRECTOR	OWNER	POLYMATH	1030 FOOTHILL BLVD STE 2	LA CANADA FLINTRIDGE	CA	91011-3241
DIRECTOR	OWNER	KUMON CENTER	4469 CHEVY CHASE DR	LA CANADA FLINTRIDGE	CA	91011-3242
MS MARILYN FREITAG	ADMISSIONS	LA CANADA CMTY PRE-SCH	4469 CHEVY CHASE DR	LA CANADA FLT	CA	91011-3242
DIRECTOR	ADMINISTRATOR	RENAISSANCE ACADEMY	4490 CORNISHON AVE	LA CANADA FLINTRIDGE	CA	91011-3243
DIRECTOR	PRINCIPAL	LEARNING CASTLE	4490 CORNISHON AVE	LA CANADA FLINTRIDGE	CA	91011-3243
DIRECTOR	ADMINISTRATOR	DELPHI ACADEMY	4490 CORNISHON AVE	LA CANADA FLINTRIDGE	CA	91011-3243
DIRECTOR	PRINCIPAL	PINEWOOD ACADEMY	4490 CORNISHON AVE	LA CANADA FLINTRIDGE	CA	91011-3243
MS FLANAGAN	ADMISSIONS	PARENTS & CHILDREN'S NURSERY	4603 INDIANOLA WAY	LA CANADA FLT	CA	91011-3300
DIRECTOR	EXECUTIVE ADMISSIC	ST GEORGE'S PRE-SCHOOL	4467 COMMONWEALTH A	LA CANADA FLINTRIDGE	CA	91011-3332
PADMINI JOSEPH	ADMISSIONS	FOOTHILL PROGRESSIVE MONT PS	827 HOUSEMAN ST	LA CANADA FLT	CA	91011-3347
DIRECTOR	PRINCIPAL	MONTESSORI SCHOOL OF LA CANADA	4526 INDIANOLA WAY	LA CANADA FLINTRIDGE	CA	91011-3350
MS MARY E GILSTRAP	ADMISSIONS	LA CANADA PRE-SCHOOL	4460 OAKWOOD AVE	LA CANADA FLINTRIDGE	CA	91011-3414
MARY ELLEN LARA	ADMINISTRATOR	CALVARY CHAPEL OF THE FOOTHILL	663 1/2 FOOTHILL BLVD	LA CANADA FLINTRIDGE	CA	91011-3431
MS ANNE LETTA	ADMISSIONS	LA CANADA PRESBY DAY CARE	626 FOOTHILL BLVD	LA CANADA FLT	CA	91011-3489
DIRECTOR	PRINCIPAL	FLINTRIDGE PREPARATORY SCHOOL	4543 CROWN AVE	LA CANADA FLINTRIDGE	CA	91011-3699
DIRECTOR	PRINCIPAL	ST FRANCIS COLLEGE PREP HIGH	200 FOOTHILL BLVD	LA CANADA FLINTRIDGE	CA	91011-3700
DIRECTOR	EXECUTIVE ADMISSIC	HILLSIDE DEVELOPMENTAL CTR	4331 OAK GROVE DR	LA CANADA FLINTRIDGE	CA	91011-3707
DIRECTOR	PRINCIPAL	HILLSIDE SCHOOL	4331 OAK GROVE DR	LA CANADA FLINTRIDGE	CA	91011-3707
MS ELYSSA NELSON	ADMISSIONS	JPL CHILD EDUCATION CENTER	140 FOOTHILL BLVD	LA CANADA FLT	CA	91011-3727
RALPH VALENTE	PRINCIPAL	ST. BEDE THE VENERABLE SCHOOL	217 FOOTHILL BLVD	LA CANADA FLINTRIDGE	CA	91011-3754
DIRECTOR	ADMINISTRATOR	CRESTVIEW PREPARATORY SCHOOL	140 FOOTHILL BLVD STE A	LA CANADA FLINTRIDGE	CA	91011-3792
DIRECTOR	PRINCIPAL	FLINTRIDGE SACRED HEART ACAD	440 SAINT KATHERINE DR	LA CANADA FLINTRIDGE	CA	91011-4198
SR. RAMONA BASCOM	PRINCIPAL	FLINTRIDGE SACRED HEART ACADEMY	440 SAINT KATHERINE DR	LA CANADA FLINTRIDGE	CA	91011-4198
MRS MONICA KRIEGER	ADMISSIONS	CHS HEAD NPSAGSTART VILLA PARK CTR	363 E VILLA ST	PASADENA	CA	91101-1021
DIRECTOR	RELIGIOUS LEADER	LAKE AVENUE CONGREGATIONAL CH	393 N LAKE AVE	PASADENA	CA	91101-1298
MS GENOVIEVE ZEPEDA	ADMISSIONS	PASADENA DAY NURSERY	450 N GARFIELD AVE	PASADENA	CA	91101-1306
DIRECTOR	PRESIDENT	PASADENA INSTITUTE-THE BIBLE	464 E WALNUT ST	PASADENA	CA	91101-1632
BETTYE R. ARNAUD	EXECUTIVE ADMINIS	REYNOLDS CHRISTIAN ACADEMY	464 E WALNUT ST	PASADENA	CA	91101-1632
MR JOHN D REYNOLDS	PRINCIPAL	REYNOLDS CULTURAL INSTITUTE	464 E WALNUT ST	PASADENA	CA	91101-1632
DIRECTOR	OWNER	LINGUA HOUSE	135 N OAKLAND AVE	PASADENA	CA	91101-1713
MS MERNA SHADLEY	ADMISSIONS	ALL SAINTS CHILDRENS CENTER	132 N EUCLID AVE	PASADENA	CA	91101-1796

YVONNE ROATH	ADMISSIONS	WEE KIRK NURSERY SCHOOL	54 N OAKLAND AVE	PASADENA	CA	91101-2013
MS CHERRY CHUA	ADMISSIONS	EPWORTH PROGRAM	500 E COLORADO BLVD	PASADENA	CA	91101-2027
DIRECTOR	OWNER	THERAPY & PREVENTION CTR	16 S OAKLAND AVE	PASADENA	CA	91101-2043
MS LINDA TINDLE	ADMISSIONS	PASADENA MONTESSORI SCHOOL	300 S LOS ROBLES AVE	PASADENA	CA	91101-2821
DIRECTOR	PRINCIPAL	MAYFIELD JUNIOR SCHOOL-HOLY	405 S EUCLID AVE	PASADENA	CA	91101-3199
DIRECTOR	PRESIDENT	WOODWORKER'S PLACE	330 S EL MOLINO AVE	PASADENA	CA	91101-3425
BENIGNA CAMPBELL	ADMISSIONS	JACKSON PRE-SCHOOL	351 S HUDSON AVE	PASADENA	CA	91101-3507
JOYCE ROBINSON	ADMISSIONS	BURBANK PRE-SCHOOL	351 S HUDSON AVE	PASADENA	CA	91101-3507
DIRECTOR	EXECUTIVE ADMISS	SCORE EDUCATIONAL CTR	532 S LAKE AVE	PASADENA	CA	91101-3515
DIRECTOR	OWNER	POLY LANGUAGES INSTITUTE	350 S LAKE AVE STE 200	PASADENA	CA	91101-3531
DIRECTOR	EXECUTIVE ADMISS	NPSAGSTAR CHRISTIAN ACADEMY	239 W WASHINGTON BLVD	PASADENA	CA	91103-0000
MR DAVID L JACOBS	ADMISSIONS	BRIGHT FACES CHILD DEV CTR II	445 W MONTANA ST	PASADENA	CA	91103-1327
DIRECTOR	PRINCIPAL	HARAMBEE PREPARATORY SCHOOL	1599 NAVARRO AVE	PASADENA	CA	91103-1541
MR ANTHONY HENRY	ADMISSIONS	SCOTT CHILD DEVELOPMENT CENTER	2034 N FAIR OAKS AVE	PASADENA	CA	91103-1625
DIRECTOR	PRINCIPAL	HARRIET TUBMAN PRE-SCHOOL	36 W MONTANA ST	PASADENA	CA	91103-1725
DIRECTOR	PRINCIPAL	C J ROWE CHRISTIAN ACADEMY	1541 N RAYMOND AVE	PASADENA	CA	91103-1820
MRS M SIMON-BURGESS	ADMISSIONS	WASHINGTON CHILDREN'S CENTER	130 E PENN ST	PASADENA	CA	91103-1828
ELLA PERKINS	ADMISSIONS	PERKINS FAMILY DAY CARE	1790 N RAYMOND AVE	PASADENA	CA	91103-1837
DR DAVID L JACOBS JR	ADMISSIONS	BRIGHT FACES CHILD DEV CENTER	1840 N RAYMOND AVE	PASADENA	CA	91103-1839
LINDA MORRIS	ADMISSIONS	CLEVELAND PRE-SCHOOL	524 PALISADE ST # 113	PASADENA	CA	91103-2095
NAIMA OLUGBALA	ADMISSIONS	NORTHWEST COMMUNITY/OMOWALE OJ	1415 N RAYMOND AVE	PASADENA	CA	91103-2229
MRS NAIMA P OLUGBALA	PRINCIPAL	OMOWALE UJAMMA-NW CMY SCHOOL	1415 N RAYMOND AVE	PASADENA	CA	91103-2229
DIRECTOR	PRINCIPAL	CHANDLER SCHOOL	1005 ARMADA DR	PASADENA	CA	91103-2802
TONIA MUTLAK	TEACHER	WESTGATE PALMS	480 WESTGATE ST	PASADENA	CA	91103-2821
JEWELL WASHINGTON	ADMISSIONS	ST BARNABAS AFTER SCH CENTER	1062 N FAIR OAKS AVE	PASADENA	CA	91103-3011
DIRECTOR	ADMISSIONS	KYODO SYSTEM PASADENA GAKUEN	595 LINCOLN AVE	PASADENA	CA	91103-3300
MS PAM POWELL	ADMISSIONS	HODGES CHILDRENS CENTER	136 W PEORIA ST	PASADENA	CA	91103-3341
DIRECTOR	PRINCIPAL	NEW HORIZON SCHOOL	651 N ORANGE GROVE BLV	PASADENA	CA	91103-3384
DIRECTOR	PRINCIPAL	ROOSEVELT SCHOOL-HANDICAPPED	315 N PASADENA AVE	PASADENA	CA	91103-3597
DIRECTOR	PRINCIPAL	ST ANDREWS GRAMMAR SCHOOL	42 CHESTNUT ST	PASADENA	CA	91103-3898
DIRECTOR	PRESIDENT	ALLIANCE FRANCAISE DE PASADENA	87 N RAYMOND AVE	PASADENA	CA	91103-3932
MS PAT CHAMBERS	ADMISSIONS	WESTMINSTER CHILDREN'S CENTER	1757 N LAKE AVE	PASADENA	CA	91104-1226
JOYCE ROBINSON	ADMISSIONS	WEBSTER PRE-SCHOOL	2101 E WASHINGTON BLVI	PASADENA	CA	91104-1825
DIRECTOR	PRINCIPAL	PASADENA CHRISTIAN SCHOOL	1515 N LOS ROBLES AVE	PASADENA	CA	91104-2198
MRS. JACKIE BAILEY	PRINCIPAL	PASADENA CHRISTIAN SCHOOL	1515 N LOS ROBLES AVE	PASADENA	CA	91104-2198
MS PHYLLIS VINCENT	ADMISSIONS	LONGFELLOW CHILDREN'S CENTER	1377 N MAR VISTA AVE	PASADENA	CA	91104-2502
ANTOINETTE HEGEMIER	CO-ADMISSIONS	ALLEGRA SCHOOL	1194 E WASHINGTON BLVI	PASADENA	CA	91104-2517
PAMELA QUILLA	ADMISSIONS	ABUNDANT LIFE ACADEMY	1610 E ELIZABETH ST	PASADENA	CA	91104-2700
MARGARET STENBERG	PRINCIPAL	WILLIAM CAREY ACADEMY	1605 E ELIZABETH ST	PASADENA	CA	91104-2721

DIRECTOR	RELIGIOUS LEADER	LIVING WORD BIBLE COLLEGE	PASADENA	CA	91104-3424
DIRECTOR	RELIGIOUS LEADER	LIVING WAY CHRISTIAN ACADEMY	PASADENA	CA	91104-3424
MRS. DARLENE SIMONE	ADMISSIONS	LIVING WAY DAY CARE	PASADENA	CA	91104-3424
LINDA THOMPSON	PRINCIPAL	LIVING WAY CHRISTIAN ACADEMY	PASADENA	CA	91104-3424
DIRECTOR	ADMISSIONS	OAK KNOLL KINDERHAUS SCHOOL	PASADENA	CA	91104-3744
DIANNE JEAN MOORE	ADMISSIONS	OUR SCHOOL DAY CARE	PASADENA	CA	91104-3939
MS PAT HEDLUND	ADMISSIONS	ALTADENA NURSERY	PASADENA	CA	91104-4317
DAVID CROCKER	ADMISSIONS OF EDU SYCAMORES COMMUNITY, THE	LAKE AVENUE PRE-SCHOOL	PASADENA	CA	91104-4343
DIRECTOR	OWNER	DALEY CHILD DEVELOPMENT CENTER	PASADENA	CA	91104-4518
MRS ESTELLE DALEY	ADMISSIONS	PROFESSIONAL CASSETTE CTR	PASADENA	CA	91104-5030
DIRECTOR	PRESIDENT	EXECUTIVE ADMISSIC PACIFIC OAKS CHILDREN'S SCHOOL	PASADENA	CA	91105-1860
DIRECTOR	PRINCIPAL	MAYFIELD SENIOR SCHL-HOLY CHLD	PASADENA	CA	91105-2417
MS HEIDI JOHNSON	PRINCIPAL	WAVERLY SCHOOL	PASADENA	CA	91105-2439
MS MARYANN CALDERO	CO-ADMISSIONS	WAVERLY PRE-SCHOOL	PASADENA	CA	91105-2501
JOHN M. HITCHCOCK	PRESIDENT	HILLSIDES EDUCATION CENTER	PASADENA	CA	91105-2512
DIRECTOR	EXECUTIVE ADMISSIC	SEQUOYAH SCHOOL	PASADENA	CA	91105-2711
MS KAY CONNORS	ADMISSIONS	HUNTINGTON MEM HOSP CHLD CARE	PASADENA	CA	91105-3001
BETH REEVES FOURTNEY	CO-ADMISSIONS	COTTAGE NURSERY SCHOOL	PASADENA	CA	91105-3097
DIRECTOR	PRINCIPAL	WESTRIDGE SCHOOL FOR GIRLS	PASADENA	CA	91105-3109
DIRECTOR	ADMINISTRATOR	LANGUAGE INSTITUTE	PASADENA	CA	91105-3399
SUSAN MANDEL	ADMISSIONS	PASADENA CHILD GUIDANCE CLINIC	PASADENA	CA	91105-3709
DR PATTY HAFNER	ADMISSIONS	JEFFERSON CHILDRENS CENTER	PASADENA	CA	91105-4025
DIRECTOR	ADMISSIONS	CELEBRATION CHRISTIAN CHURCH	PASADENA	CA	91106-1346
DIRECTOR	ADMINISTRATOR	GRACE CHRISTIAN ACADEMY	PASADENA	CA	91106-1452
MS. DONNA MCELROY	PRINCIPAL	MERRYLAND SCHOOL	PASADENA	CA	91106-1904
MS TERI LEDYARD	ADMISSIONS	CALVARY CHRISTIAN DAY CARE CTR	PASADENA	CA	91106-1933
TERI LEDYARD	PRINCIPAL	CALVARY CHRISTIAN SCHOOL	PASADENA	CA	91106-2132
MS FAITH PARKER	ADMISSIONS	FAITH EDUCATIONAL CENTER #2	PASADENA	CA	91106-2132
ELSPETH BENTON	ADMISSIONS	CHILDREN'S CENTER AT CAL TECH	PASADENA	CA	91106-3103
DIRECTOR	PRINCIPAL	ST PHILIP SCHOOL	PASADENA	CA	91106-3456
DIRECTOR	ADMINISTRATOR	ARIA MONTESSORI SCHOOL	PASADENA	CA	91106-3499
MS CAMELLIA ROWE	PRINCIPAL	CAMELLIA JOYCE ROWE CHRN SCH	PASADENA	CA	91106-3732
MS SHERRIE WILSON	PRINCIPAL	CAMBRIDGE ELEMENTARY SCHOOL	PASADENA	CA	91106-3827
DIRECTOR	EXECUTIVE ADMISSIC	BERLITZ INTERNATIONAL INC	PASADENA	CA	91106-3827
MS PADMINI JOSEPH	ADMISSIONS	PASADENA PROGRESSIVE MONT	PASADENA	CA	91106-3955
DIRECTOR	PRINCIPAL	POLYTECHNIC SCHOOL	PASADENA	CA	91106-4012
DIRECTOR	OWNER	KUMON MATH & READING PASADENA	PASADENA	CA	91106-4099
DIRECTOR	ADMISSIONS	TRAVEL & TOURISM ACADEMY	PASADENA	CA	91106-4233
				CA	91106-4265

DIRECTOR	OWNER	KUMON MATH & READING CTR	1727 KINNELOA CANYON F PASADENA	CA	91107-1025
DIRECTOR	PRINCIPAL	HIGH POINT ACADEMY	1720 KINNELOA CANYON F PASADENA	CA	91107-1099
DIRECTOR	PRINCIPAL	CHAIM WEIZMANN JEWISH SCHOOL	1434 N ALTADENA DR PASADENA	CA	91107-1433
DIRECTOR	RELIGIOUS LEADER	PASADENA JEWISH TEMPLE & CTR	1434 N ALTADENA DR PASADENA	CA	91107-1489
MS SANDRA PANROD	ADMISSIONS	SANDY'S DAY CARE CENTER	1215 N MICHILLINDA AVE PASADENA	CA	91107-1707
MS JACKIE ROSS	ADMISSIONS	STEP BY STEP ENRICHMENT CENTER	2611 WOODLYN RD PASADENA	CA	91107-1832
MS FRANCESCA PAIVA	ADMISSIONS	HILLCREST MONTESSORI SCHOOL	1041 N ALTADENA DR PASADENA	CA	91107-1854
DIRECTOR	MANAGER	FROSTIG CENTER-EDUCATIONAL	971 N ALTADENA DR PASADENA	CA	91107-1870
MS MARGO PEHLIVANO	ADMISSIONS	SUNRISE PRE-SCHOOL	3700 E SIERRA MADRE BLV PASADENA	CA	91107-1970
MS BOBBI WANNAMAKE	ADMISSIONS	HASTINGS RANCH NURSERY SCHOOL	3740 E SIERRA MADRE BLV PASADENA	CA	91107-1971
DIRECTOR	ADMISSIONS	LA SALLE CATHOLIC HIGH SCHOOL	3880 E SIERRA MADRE BLV PASADENA	CA	91107-1996
LA SALLE HIGH SCHOOL	PRINCIPAL	LA SALLE HIGH SCHOOL	3880 E SIERRA MADRE BLV PASADENA	CA	91107-1996
MRS SHARYN JONES	ADMISSIONS	FAITH LUTHERAN DAY CARE CENTER	835 HASTINGS RANCH DR PASADENA	CA	91107-2245
TERRI ASHLEY-MACQUAI	PRINCIPAL	OAKWOOD CHRISTIAN ACADEMY	633 PALO VERDE AVE PASADENA	CA	91107-2329
DIRECTOR	EXECUTIVE ADMISSIONS	VILLA ESPERANZA	2116 E VILLA ST PASADENA	CA	91107-2496
MRS DIANE HOWARD	PRINCIPAL	VILLA ESPERANZA SCHOOL	2116 E VILLA ST PASADENA	CA	91107-2496
DIRECTOR	PRINCIPAL	ASSUMPTION-BLESSED MARY SCHOOL	2660 E ORANGE GROVE BL PASADENA	CA	91107-2632
CONNIE HINKLE	PRINCIPAL	JOY CHRISTIAN K	425 SIERRA MADRE VILLA / PASADENA	CA	91107-2966
MS JUDITH THAYER	PRINCIPAL	S E D S SCHOOL	3579 E FOOTHILL BLVD # 3 PASADENA	CA	91107-3119
MS LAURA THEAKER	ADMISSIONS	BETHANY LUTHERAN CHLD CARE CTR	2670 LA TIERRA ST PASADENA	CA	91107-3411
DIRECTOR	PRINCIPAL	ST GREGORY CHURCH AM SCHOOL	2215 E COLORADO BLVD PASADENA	CA	91107-3642
DIRECTOR	OWNER	VINPSAGSTA TEST ONLY CTR	2655 E COLORADO BLVD # PASADENA	CA	91107-3725
DIRECTOR	EXECUTIVE ADMISSIONS	WALDEN SCHOOL	74 S SAN GABRIEL BLVD PASADENA	CA	91107-3762
DENISE CORDERO	ADMISSIONS	OF EDU ROSEMARY	3244 E GREEN ST PASADENA	CA	91107-3893
DIRECTOR	PRINCIPAL	PASADENA TOWNE & COUNTRY SCHL	200 S SIERRA MADRE BLVD PASADENA	CA	91107-4100
MR AL NYLAND	PRINCIPAL	LAS ENCINAS SCHOOL	2900 E DEL MAR BLVD PASADENA	CA	91107-4399
MS MARGARET WARREN	ADMISSIONS	LAWRENCE L FRANK CENTER	201 S KINNELOA AVE PASADENA	CA	91107-4552
DIRECTOR	EXECUTIVE ADMISSIONS	Y-SPIRIT PROGRAM FOR CHILDREN	300 MADRE ST PASADENA	CA	91107-4634
DIRECTOR	OWNER	PASADENA CHINESE SCHOOL	300 MADRE ST PASADENA	CA	91107-4634
MS ELIZABETH REY	ADMISSIONS	GIRLS CLUBS OF PASADENA	3160 E DEL MAR BLVD PASADENA	CA	91107-4649
IDE MORIN	ADMINISTRATOR	CHRIST CENTERED PASADENA CHRIS	3211 E DEL MAR BLVD PASADENA	CA	91107-4651
MS PAT WILKERSON	ADMISSIONS	WILLARD CHILDREN'S CENTER	345 S HALSTEAD ST PASADENA	CA	91107-4659
DIRECTOR	OWNER	MILLER EDUCATIONAL SVC	271 S ROSEMEAD BLVD PASADENA	CA	91107-4942
DIRECTOR	EXECUTIVE ADMISSIONS	SAN MARINO MONTESSORI SCHOOL	444 S SIERRA MADRE BLVD PASADENA	CA	91107-5238
MS LINDA TINDEL	PRINCIPAL	SAN MARINO MONTESSORI SCHOOL	444 S SIERRA MADRE BLVD PASADENA	CA	91107-5238
DIRECTOR	OWNER	SAN MARINO ACADEMY	3007 HUNTINGTON DR PASADENA	CA	91107-5522
DIRECTOR	EXECUTIVE ADMISSIONS	PREMIER ACADEMY SAN MARINO	3719 HUNTINGTON DR PASADENA	CA	91107-5602
GREG ACHTEMICHUK	PRINCIPAL	IMPERIAL HIGH SCHOOL	254 SOUTH PASADENA AVI PASADENA	CA	91129-0001
DIRECTOR	PROGRAM COORDINATOR	FULLER THEOLOGICAL SEMINARY	135 N OAKLAND AVE PASADENA	CA	91182-0002

PRINCIPAL/ DIRECTOR
4622 AMBROSE AVE
LOS ANGELES, CA 90027-1998

ADMISSIONS
MR MORGAN GRAHAM
4612 WELCH PL
LOS ANGELES, CA 90027-3113

PRINCIPAL ELIZABETH LADOU
2714 ST GEORGE ST
LOS ANGELES, CA 90027-3390

PRESIDENT/ DIRECTOR
1811 N WESTERN AVE
LOS ANGELES, CA 90027-3403

PRESIDENT/ DIRECTOR
5303 RUSSELL AVE
LOS ANGELES, CA 90027-3503

ADMISSIONS
KRISTI KATCH
1839 N KENMORE AVE
LOS ANGELES, CA 90027-4007

ADMISSIONS
MS LAVENA JONES
1733 N NEW HAMPSHIRE AVE
LOS ANGELES, CA 90027-4207

ADMISSIONS DIRECTOR
4627 RUSSELL AVE
LOS ANGELES, CA 90027-4211

MANAGER/ DIRECTOR
1727 N VERMONT AVE STE 211
LOS ANGELES, CA 90027-4343

PRINCIPAL LAWRENCE R. DENNISON
4655 KINGSWELL AVE STE 201
LOS ANGELES, CA 90027-4351

PRINCIPAL MICHELLE LEVORATO
4155 RUSSELL AVE
LOS ANGELES, CA 90027-4509

PRINCIPAL GISELE MANCHEVA
4155 RUSSELL AVE
LOS ANGELES, CA 90027-4509

ADMISSIONS
MS NORA CARMONA
2132 HYPERION AVE
LOS ANGELES, CA 90027-4708

ADMISSIONS
MR CURTIS TOM
2328 HYPERION AVE
LOS ANGELES, CA 90027-4712

EXECUTIVE ADMISSIONS
PAULA GONZALEZ
2442 HYPERION AVE
LOS ANGELES, CA 90027-4714

ADMISSIONS
MS MARIETTA MALBAS
1542 N MARIPOSA AVE
LOS ANGELES, CA 90027-5102

PRINCIPAL/ DIRECTOR
1518 N ALEXANDRIA AVE
LOS ANGELES, CA 90027-5204

RELIGIOUS LEADER/ DIRECTOR
1615 N ALEXANDRIA AVE
LOS ANGELES, CA 90027-5207

ADMISSIONS
MS FAY ARROYO
4607 PROSPECT AVE
LOS ANGELES, CA 90027-5304

ADMISSIONS
MS MARGARET SASSOON
1311 N HARVARD BLVD
LOS ANGELES, CA 90027-5713

ADMISSIONS
MRS KARINE MUTAFYAN
1409 N NORMANDIE AVE
LOS ANGELES, CA 90027-5817

ADMISSIONS
MS MARGOT SALCIDO
1300 N VERMONT AVE
LOS ANGELES, CA 90027-6005

PRINCIPAL GARY BLUMER
333 EAST AVENUE 43
LOS ANGELES, CA 90031-1305

ADMISSIONS DIRECTOR
342 N SAN FERNANDO RD
LOS ANGELES, CA 90031-1730

ADMISSIONS OF EDUCATION
PAUL FULGINITI
234 EAST AVENUE 33
LOS ANGELES, CA 90031-1937

ADMISSIONS
MS ERMA ORTIZ
220 EAST AVENUE 28
LOS ANGELES, CA 90031-2024

ADMISSIONS
MS ERMA DIAZ
2500 GRIFFIN AVE
LOS ANGELES, CA 90031-2309

ADMISSIONS OF EDUCATION
ROBYN LUTSKY
2670 GRIFFIN AVE
LOS ANGELES, CA 90031-2311

ADMISSIONS
MS JOSEPHINE MORELES
2661 PASADENA AVE
LOS ANGELES, CA 90031-2323

EXECUTIVE ADMISSIONS DIRECTOR
2618 WORKMAN ST # 15
LOS ANGELES, CA 90031-2329

ADMISSIONS
MS KATHY PIGUET
2670 GRIFFIN AVE
LOS ANGELES, CA 90031-2391

ADMISSIONS
MS JUDY CHARLTON
348 SOUTH AVENUE 18
LOS ANGELES, CA 90031-2507

ADMISSIONS
MS DAVID
2306 THOMAS ST
LOS ANGELES, CA 90031-2820

ADMISSIONS
MS KATHY CATANO
2434 GATES ST
LOS ANGELES, CA 90031-2899

ADMISSIONS
MS ROSEMARY SIMS
2141 WORKMAN ST
LOS ANGELES, CA 90031-3039

PRINCIPAL/ DIRECTOR
2109 SICHEL ST
LOS ANGELES, CA 90031-3095

PRINCIPAL/ DIRECTOR
2111 GRIFFIN AVE
LOS ANGELES, CA 90031-3098

ADMISSIONS
MS MARIA WRIBE
3845 SELIG PL
LOS ANGELES, CA 90031-3143

PRINCIPAL/ DIRECTOR
2024 DARWIN AVE
LOS ANGELES, CA 90031-3226

ADMISSIONS
MS JUANITA TIJERINA
2701 N MAIN ST
LOS ANGELES, CA 90031-3320

EXECUTIVE ADMISSIONS DIRECTOR
4339 STATE UNIVERSITY DR
LOS ANGELES, CA 90032-0000

COORDINATOR
ALICE MARIE GUTIERREZ
5151 STATE UNIVERSITY DR
LOS ANGELES, CA 90032-0000

ADMISSIONS
MS JOYCE PALACIO
3802 PUEBLO AVE
LOS ANGELES, CA 90032-1039

ADMISSIONS
MS MALA CHABRA
5743 HUNTINGTON DR N
LOS ANGELES, CA 90032-1365

ADMISSIONS
MS PEARL ESPINOZA
5036 HUNTINGTON DR S
LOS ANGELES, CA 90032-1617

ADMISSIONS
MS CHERYL PAYNE
5385 POPLAR BLVD
LOS ANGELES, CA 90032-1748

RELIGIOUS LEADER/ DIRECTOR
4504 BROWNE AVE
LOS ANGELES, CA 90032-1819

ADMISSIONS
MS MARIA URIBE
4520 HUNTINGTON DR S
LOS ANGELES, CA 90032-1913

PRINCIPAL/ DIRECTOR
3420 PORTOLA AVE
LOS ANGELES, CA 90032-2216

ADMISSIONS
MS PAM KISOR
2301 LEVANDA AVE
LOS ANGELES, CA 90032-3922

ADMISSIONS
MS MARIAN ARABIAN
PO BOX 39495
LOS ANGELES, CA 90039-0495

ADMISSIONS
MS ELLIA DIAZ
4118 CHEVY CHASE DR
LOS ANGELES, CA 90039-1253

ADMISSIONS
MS CHARLENE BONES
3745 DOVER PL
LOS ANGELES, CA 90039-1612

PRINCIPAL/ DIRECTOR
3716 BOYCE AVE
LOS ANGELES, CA 90039-1810

EXECUTIVE ADMISSIONS DIRECTOR
3370 PERLITA AVE
LOS ANGELES, CA 90039-2220

ADMISSIONS
MS SERENA WOO
2646 GRIFFITH PARK BLVD
LOS ANGELES, CA 90039-2520

ADMISSIONS
MS BETTY WAKAMATSU
2700 TESLA AVE
LOS ANGELES, CA 90039-2654

ADMINISTRATOR LUIS VALDES
2772 ROWENA AVE
LOS ANGELES, CA 90039-2721

PRINCIPAL DIRECTOR
2223 FARGO ST
LOS ANGELES, CA 90039-3107

ADMISSIONS
MS KIM BLALOWSKY
2414 LAKE VIEW AVE
LOS ANGELES, CA 90039-3315

ADMISSIONS
MS SUZANNE BURRALL
1953 LAKE SHORE AVE
LOS ANGELES, CA 90039-3924

ADMISSIONS
MR JERRY LEE
2210 RIVERSIDE DR
LOS ANGELES, CA 90039-4096

ADMISSIONS
MS JANET DANIEL
1100 EAGLE VISTA DR
LOS ANGELES, CA 90041-1602

RELIGIOUS LEADER/ DIRECTOR
5066 ELLENWOOD DR
LOS ANGELES, CA 90041-1857

PRINCIPAL/ DIRECTOR
2005 MERTON AVE
LOS ANGELES, CA 90041-1911

ADMISSIONS
MS DORIS BRANSCOMB
5032 N MAYWOOD AVE
LOS ANGELES, CA 90041-2054

PRINCIPAL/ DIRECTOR
1439 COLORADO BLVD
LOS ANGELES, CA 90041-2320

PRINCIPAL/ DIRECTOR
1495 COLORADO BLVD
LOS ANGELES, CA 90041-2366

ADMISSIONS
MRS CAROLYN HARRIS
4848 EAGLE ROCK BLVD
LOS ANGELES, CA 90041-2633

ADMISSIONS
MS. MARIA DIAZ
1856 YOSEMITE DR
LOS ANGELES, CA 90041-2817

ADMISSIONS
MS TAMARA WOOLERY
1824 CAMPUS RD
LOS ANGELES, CA 90041-3007

EXECUTIVE ADMISSIONS DIRECTOR
4371 EAGLE ROCK BLVD
LOS ANGELES, CA 90041-3210

PRESIDENT RAJAH NALLIAH
4475 EAGLE ROCK BLVD
LOS ANGELES, CA 90041-3212

ADMISSIONS
MS J BARBER
4505 TOLAND WAY
LOS ANGELES, CA 90041-3427

PRINCIPAL
MS. ZELINA BANKS
6957 N FIGUEROA ST
LOS ANGELES, CA 90042-1245

ADMISSIONS
MS MARIA TRISKA
6124 RUBY PL
LOS ANGELES, CA 90042-2129

ADMISSIONS
ROSEMARY SIMMS
6310 ALDAMA ST
LOS ANGELES, CA 90042-2623

ADMINISTRATOR/ DIRECTOR
6338 N FIGUEROA ST
LOS ANGELES, CA 90042-2733

PRINCIPAL/ DIRECTOR
6311 N FIGUEROA ST
LOS ANGELES, CA 90042-2763

ADMISSIONS
SUSAN BURLANDO
5509 ASH ST
LOS ANGELES, CA 90042-3315

PRINCIPAL/ DIRECTOR
6025 MONTE VISTA ST
LOS ANGELES, CA 90042-3435

ADMISSIONS DIRECTOR
6114 YORK BLVD
LOS ANGELES, CA 90042-3542

RELIGIOUS LEADER/ DIRECTOR
4900 N FIGUEROA ST
LOS ANGELES, CA 90042-4410

PRINCIPAL FORREST BAIRD & MS.
JOYCE SHER
4805 SYCAMORE TER
LOS ANGELES, CA 90042-4482

PRINCIPAL/ DIRECTOR
161 S AVENUE 49
LOS ANGELES, CA 90042-4496

PRINCIPAL RICHARD RIESEN
625 COLEMAN AVE
LOS ANGELES, CA 90042-4903

ADMISSIONS
MS BRENDA STEWART
1145 CYPRESS AVE
LOS ANGELES, CA 90065-1110

ADMISSIONS
MS VALERIE PADILLA
2630 PEPPER AVE
LOS ANGELES, CA 90065-1152

PRINCIPAL
MS. JOAN NEWTON
2911 N SAN FERNANDO RD
LOS ANGELES, CA 90065-1323

PRINCIPAL/ DIRECTOR
624 CYPRESS AVE
LOS ANGELES, CA 90065-1504

PRINCIPAL/ DIRECTOR
3254 VERDUGO RD
LOS ANGELES, CA 90065-2036

ADMISSIONS
MS MARY BROOKS
4328 N FIGUEROA ST
LOS ANGELES, CA 90065-3014

ADMISSIONS
JUDITH A NYGREN
944 ELYRIA DR
LOS ANGELES, CA 90065-3234

PRESIDENT/ DIRECTOR
4352 VERDUGO RD
LOS ANGELES, CA 90065-4836

OWNER/ DIRECTOR
292 E FOOTHILL BLVD STE C
ARCADIA, CA 91006-2554

PRINCIPAL
MS. LANA FRIIS
120 S 3RD AVE
ARCADIA, CA 91006-3703

ADMISSIONS
MS JUDY CALHAND
550 S 2ND AVE
ARCADIA, CA 91006-3841

MANAGER/ DIRECTOR
806 S 1ST AVE
ARCADIA, CA 91006-3917

OWNER/ DIRECTOR
821 S 1ST AVE
ARCADIA, CA 91006-3918

ADMISSIONS
JENNE RING
121 ALICE ST
ARCADIA, CA 91006-3926

EXECUTIVE ADMISSIONS DIRECTOR
1406 S SANTA ANITA AVE
ARCADIA, CA 91006-4013

ADMISSIONS
MS DEBBIE JOHNSON
1511 S 10TH AVE
ARCADIA, CA 91006-4514

ADMINISTRATOR SUSAN S.
CRAWFORD
1110 SHRODE ST
ARCADIA, CA 91006-4563

ADMISSIONS
MRS PATRICIA BORCHERS
1900 S SANTA ANITA AVE
ARCADIA, CA 91006-4620

ADMISSIONS
MS LILLIAN AGILAR
2607 S SANTA ANITA AVE
ARCADIA, CA 91006-5159

EXECUTIVE ADMISSIONS DIRECTOR
36 E LIVE OAK AVE
ARCADIA, CA 91006-5237

ADMINISTRATOR/ DIRECTOR
100 E LIVE OAK AVE
ARCADIA, CA 91006-5239

OWNER/ DIRECTOR
159 E LIVE OAK AVE
ARCADIA, CA 91006-5249

PRINCIPAL/ DIRECTOR
1307 E LONGDEN AVE
ARCADIA, CA 91006-5597

CO-ADMISSIONS
MS B SPRINGER
5705 LENORE AVE
ARCADIA, CA 91006-5745

ADMISSIONS
MS ROSEMARY FRANCISCO
4149 E LIVE OAK AVE
ARCADIA, CA 91006-5828

PRINCIPAL/ DIRECTOR
5150 FARNA AVE
ARCADIA, CA 91006-5900

MANAGER/ DIRECTOR
57 CALIFORNIA ST
ARCADIA, CA 91006-6517

EXECUTIVE ADMISSIONS DIRECTOR
921 S BALDWIN AVE STE D
ARCADIA, CA 91007-1300

PRINCIPAL/ DIRECTOR
240 W COLORADO BLVD
ARCADIA, CA 91007-2606

PRINCIPAL KATHIE TURIN
226 W COLORADO BLVD
ARCADIA, CA 91007-2606

ADMINISTRATOR/ DIRECTOR
1245 W HUNTINGTON DR STE 102
ARCADIA, CA 91007-6383

ADMISSIONS
MS TERRY FELTS
1111 OKOBOJI DR
ARCADIA, CA 91007-6581

ADMISSIONS
FRAN HENSON
400 W DUARTE RD
ARCADIA, CA 91007-6899

PRINCIPAL/ DIRECTOR
360 CAMPUS DR
ARCADIA, CA 91007-6917

MANAGER/ DIRECTOR
66 W DUARTE RD
ARCADIA, CA 91007-6918

OWNER/ DIRECTOR
1 W DUARTE RD STE D
ARCADIA, CA 91007-6930

OWNER/ DIRECTOR
1012 S BALDWIN AVE
ARCADIA, CA 91007-7234

PRESIDENT/ DIRECTOR
641 W DUARTE RD
ARCADIA, CA 91007-7332

PRINCIPAL FR. CHARLES J. WARD
1100 W DUARTE RD
ARCADIA, CA 91007-7726

ADMISSIONS
MS KELI WRIGHT
9845 E LEMON AVE
ARCADIA, CA 91007-7983

PRESIDENT/ DIRECTOR
2612 S BALDWIN AVE
ARCADIA, CA 91007-8324

ADMISSIONS
MS DORA ESCOBEDO
530 LAS TUNAS DR
ARCADIA, CA 91007-8425

ADMISSIONS DIRECTOR
615 LAS TUNAS DR
ARCADIA, CA 91007-8468

ADMISSIONS
SANDHYA RAY
141 LAS TUNAS DR
ARCADIA, CA 91007-8513

OWNER/ DIRECTOR
174 W LIVE OAK AVE
ARCADIA, CA 91007-8562

MANAGER/ DIRECTOR
62 LAS TUNAS DR
ARCADIA, CA 91007-8565

PRINCIPAL BERNARDO RODRIGUEZ
4512 ROCKLAND PL
LA CANADA, CA 91011-1426

OWNER/ DIRECTOR
5238 INDIAN DR
LA CANADA, CA 91011-1747

ADMISSIONS
MS ANN BROWNE
4644 EL CAMINO CORTO
LA CANADA, CA 91011-2020

EDUCATIONAL CONSULTANT
ALICIA A. ELLIOTT
1346 FOOTHILL BLVD
LA CANADA, CA 91011-2122

ADMISSIONS
MS BONNIE HINE
1700 FOOTHILL BLVD
LA CANADA, CA 91011-2921

PRESIDENT ANGELE QUICK
1739 FOOTHILL BLVD
LA CANADA, CA 91011-2950

OWNER/ DIRECTOR
1030 FOOTHILL BLVD STE 202
LA CANADA, CA 91011-3241

OWNER/ DIRECTOR
4469 CHEVY CHASE DR
LA CANADA, CA 91011-3242

ADMISSIONS
MS MARILYN FREITAG
4469 CHEVY CHASE DR
LA CANADA, CA 91011-3242

ADMINISTRATOR/ DIRECTOR
4490 CORNISHON AVE
LA CANADA, CA 91011-3243

ADMISSIONS
MS FLANAGAN
4603 INDIANOLA WAY
LA CANADA, CA 91011-3300

EXECUTIVE ADMISSIONS DIRECTOR
4467 COMMONWEALTH AVE
LA CANADA, CA 91011-3332

ADMISSIONS
PADMINI JOSEPH
827 HOUSEMAN ST
LA CANADA, CA 91011-3347

PRINCIPAL/ DIRECTOR
4526 INDIANOLA WAY
LA CANADA, CA 91011-3350

ADMISSIONS
MS MARY E GILSTRAP
4460 OAKWOOD AVE
LA CANADA, CA 91011-3414

ADMINISTRATOR
MARY ELLEN LARA
663 1/2 FOOTHILL BLVD
LA CANADA, CA 91011-3431

ADMISSIONS
MS ANNE LETTA
626 FOOTHILL BLVD
LA CANADA, CA 91011-3489

PRINCIPAL/ DIRECTOR
4543 CROWN AVE
LA CANADA, CA 91011-3699

PRINCIPAL/ DIRECTOR
200 FOOTHILL BLVD
LA CANADA, CA 91011-3700

EXECUTIVE ADMISSIONS DIRECTOR
4331 OAK GROVE DR
LA CANADA, CA 91011-3707

ADMISSIONS
MS ELYSSA NELSON
140 FOOTHILL BLVD
LA CANADA, CA 91011-3727

PRINCIPAL RALPH VALENTE
217 FOOTHILL BLVD
LA CANADA, CA 91011-3754

ADMINISTRATOR/ DIRECTOR
140 FOOTHILL BLVD STE A
LA CANADA, CA 91011-3792

PRINCIPAL SR. RAMONA BASCOM
440 SAINT KATHERINE DR
LA CANADA, CA 91011-4198

CO-ADMISSIONS
MARY FINKLE-JESSE
140 S 5TH AVE
MONROVIA, CA 91016-1008

PRINCIPAL CAROLYN FORTE
527 FRANKLIN PL
MONROVIA, CA 91016-1519

ADMISSIONS
MS NANCY SHARPE
101 E FOOTHILL BLVD
MONROVIA, CA 91016-2247

ADMISSIONS
OLGA CARLETON
240 E FOOTHILL BLVD
MONROVIA, CA 91016-2250

PRINCIPAL CARLA WEECHEGOTTEN
376 N IVY AVE
MONROVIA, CA 91016-2262

ADMISSIONS
MS DEBORAH WHEELER
303 W COLORADO BLVD
MONROVIA, CA 91016-2708

EXECUTIVE ADMISSIONS DIRECTOR
140 E PALM AVE
MONROVIA, CA 91016-2851

PRINCIPAL/ DIRECTOR
429 WILDROSE AVE
MONROVIA, CA 91016-2940

PRINCIPAL/ DIRECTOR
319 W OLIVE AVE
MONROVIA, CA 91016-3339

ADMISSIONS
MS DONNA MACLEOD
1000 S CANYON BLVD
MONROVIA, CA 91016-3535

PRINCIPAL/ DIRECTOR
726 S SHAMROCK AVE
MONROVIA, CA 91016-3653

ADMISSIONS
MRS GLORIA LEE
501 S MOUNTAIN AVE
MONROVIA, CA 91016-3655

PRINCIPAL/ DIRECTOR
1323 S MAGNOLIA AVE
MONROVIA, CA 91016-4021

ADMISSIONS
MS DARYA ALLEN
1327 S MAGNOLIA AVE
MONROVIA, CA 91016-4021

ADMISSIONS
MS L HERRERA
940 W DUARTE RD
MONROVIA, CA 91016-4394

ADMISSIONS
MS HELEN ACUNA
610 W DUARTE RD
MONROVIA, CA 91016-4437

ADMISSIONS
MS SHERRY TOPP
1300 BOLEY ST
MONROVIA, CA 91016-4905

ADMISSIONS
MS SUSAN SCHOLZ
2700 MONTROSE, CA AVE
MONTROSE, CA 91020-1314

PRINCIPAL/ DIRECTOR
2361 DEL MAR RD
MONTROSE, CA 91020-1403

PRINCIPAL STEPHANIE
MCREYNOLDS
2545 HONOLULU AVE
MONTROSE, CA 91020-1805

RELIGIOUS LEADER/ DIRECTOR
2361 FLORENCITA AVE
MONTROSE, CA 91020-1817

ADMISSIONS DIRECTOR
2324 MIRA VISTA AVE
MONTROSE, CA 91020-1834

ADMISSIONS
MS JOAN BUTSH
PO BOX 424
MONTROSE, CA 91021-0424

PRINCIPAL/ DIRECTOR
322 N BALDWIN AVE
SIERRA MADRE, CA 91024-1213

PRINCIPAL/ DIRECTOR
200 N MICHILLINDA AVE
SIERRA MADRE, CA 91024-1699

PRINCIPAL/ DIRECTOR
93 N BALDWIN AVE
SIERRA MADRE, CA 91024-1901

PRINCIPAL/ DIRECTOR
192 N BALDWIN AVE
SIERRA MADRE, CA 91024-1999

PRINCIPAL/ DIRECTOR
160 N CANON AVE
SIERRA MADRE, CA 91024-2099

ADMISSIONS
LILLIAN BURKE
701 E SIERRA MADRE, CA BLVD
SIERRA MADRE, CA 91024-2118

EXECUTIVE ADMISSIONS DIRECTOR
161 W SIERRA MADRE, CA BLVD
SIERRA MADRE, CA 91024-2460

ADMISSIONS
MS SUSANNE KISNER
71 SUFFOLK AVE
SIERRA MADRE, CA 91024-2569

ADMISSIONS
MRS S TAYLOR
1205 FREMONT AVE
S. PASADENA, CA 91030-0000

PRESIDENT/ DIRECTOR
709 FREMONT AVE # C
S. PASADENA, CA 91030-2559

HEAD OF SCHOOL
HOLLIS R. KIM
1101 ARROYO VERDE RD
S. PASADENA, CA 91030-2912

ADMISSIONS
MS DEBBIE COON
699 MONTEREY RD
S. PASADENA, CA 91030-3617

PRINCIPAL/ DIRECTOR
1301 ROLLIN ST
S. PASADENA, CA 91030-3736

OWNER/ DIRECTOR
1315 FAIR OAKS AVE STE 104
S. PASADENA, CA 91030-3868

ADMISSIONS
CORA M LEMON
1515 GARFIELD AVE
S. PASADENA, CA 91030-3924

ADMISSIONS
MR DINO HIPANA
1400 MARENGO AVE
S. PASADENA, CA 91030-3951

PRESIDENT/ DIRECTOR
1137 HUNTINGTON DR # B
S. PASADENA, CA 91030-4563

CEO/ DIRECTOR
1955 FREMONT AVE
S. PASADENA, CA 91030-4596

OWNER/ DIRECTOR
1922 HUNTINGTON DR
S. PASADENA, CA 91030-4812

OWNER/ DIRECTOR
2130 HUNTINGTON DR
S. PASADENA, CA 91030-4964

ADMISSIONS
BARBARA ENGLAND
PO BOX A
S. PASADENA, CA 91031-0030

PRINCIPAL/ DIRECTOR
4494 CONISHEIN
TUJUNGA, CA 91042-0000

PRINCIPAL FLOR LELIS
7324 APPERSON ST
TUJUNGA, CA 91042-1898

ADMISSIONS
MS NANCY WERBE
7051 VALMONT ST
TUJUNGA, CA 91042-2450

PRINCIPAL RICHARD LOWE
7754 MCGROARTY ST
TUJUNGA, CA 91042-2612

ADMISSIONS
MS CAMILLE ZIMMERMAN
6840 FOOTHILL BLVD
TUJUNGA, CA 91042-2711

PRINCIPAL/ DIRECTOR
6470 FOOTHILL BLVD
TUJUNGA, CA 91042-2729

ADMISSIONS
M LIZ HENDERSON
9901 TUJUNGA CANYON BLVD
TUJUNGA, CA 91042-2859

PRINCIPAL REV. DANIEL FLORES
9100 TUJUNGA CANYON BLVD
TUJUNGA, CA 91042-3439

ADMISSIONS
B TAYLOR
9641 TUJUNGA CANYON BLVD
TUJUNGA, CA 91042-3448

PRINCIPAL LILY LIU
PO BOX 2268
ARCADIA, CA 91077-2268

ADMISSIONS
MRS MONICA KRIEGER
363 E VILLA ST
PASADENA, CA 91101-1021

RELIGIOUS LEADER/ DIRECTOR
393 N LAKE AVE
PASADENA, CA 91101-1298

ADMISSIONS
MS GENOVIEVE ZEPEDA
450 N GARFIELD AVE
PASADENA, CA 91101-1306

EXECUTIVE ADMINISTRATOR
BETTYE R. ARNAUD
464 E WALNUT ST
PASADENA, CA 91101-1632

PRINCIPAL JOHN D REYNOLDS
464 E WALNUT ST
PASADENA, CA 91101-1632

OWNER/ DIRECTOR
135 N OAKLAND AVE
PASADENA, CA 91101-1713

ADMISSIONS
MS MERNA SHADLEY
132 N EUCLID AVE
PASADENA, CA 91101-1796

ADMISSIONS
YVONNE ROATH
54 N OAKLAND AVE
PASADENA, CA 91101-2013

ADMISSIONS
MS CHERRY CHUA
500 E COLORADO BLVD
PASADENA, CA 91101-2027

OWNER/ DIRECTOR
16 S OAKLAND AVE
PASADENA, CA 91101-2043

ADMISSIONS
MS LINDA TINDLE
300 S LOS ROBLES AVE
PASADENA, CA 91101-2821

PRINCIPAL/ DIRECTOR
405 S EUCLID AVE
PASADENA, CA 91101-3199

PRESIDENT/ DIRECTOR
330 S EL MOLINO AVE
PASADENA, CA 91101-3425

ADMISSIONS
BENIGNA CAMPBELL
351 S HUDSON AVE
PASADENA, CA 91101-3507

ADMISSIONS
JOYCE ROBINSON
351 S HUDSON AVE
PASADENA, CA 91101-3507

EXECUTIVE ADMISSIONS DIRECTOR
532 S LAKE AVE
PASADENA, CA 91101-3515

OWNER/ DIRECTOR
350 S LAKE AVE STE 200
PASADENA, CA 91101-3531

EXECUTIVE ADMISSIONS DIRECTOR
239 W WASHINGTON BLVD
PASADENA, CA 91103-0000

ADMISSIONS
MR DAVID L JACOBS
445 W MONTANA ST
PASADENA, CA 91103-1327

PRINCIPAL/ DIRECTOR
1599 NAVARRO AVE
PASADENA, CA 91103-1541

ADMISSIONS
MR ANTHONY HENRY
2034 N FAIR OAKS AVE
PASADENA, CA 91103-1625

PRINCIPAL/ DIRECTOR
36 W MONTANA ST
PASADENA, CA 91103-1725

PRINCIPAL/ DIRECTOR
1541 N RAYMOND AVE
PASADENA, CA 91103-1820

ADMISSIONS
MRS M SIMON-BURGESON
130 E PENN ST
PASADENA, CA 91103-1828

ADMISSIONS
ELLA PERKINS
1790 N RAYMOND AVE
PASADENA, CA 91103-1837

ADMISSIONS
DR DAVID L JACOBS JR
1840 N RAYMOND AVE
PASADENA, CA 91103-1839

ADMISSIONS
LINDA MORRIS
524 PALISADE ST # 113
PASADENA, CA 91103-2095

PRINCIPAL NAIMA P OLUGBALA
1415 N RAYMOND AVE
PASADENA, CA 91103-2229

PRINCIPAL/ DIRECTOR
1005 ARMADA DR
PASADENA, CA 91103-2802

TEACHER TONIA MUTLAK
480 WESTGATE ST
PASADENA, CA 91103-2821

ADMISSIONS
JEWELL WASHINGTON
1062 N FAIR OAKS AVE
PASADENA, CA 91103-3011

ADMISSIONS/ DIRECTOR
595 LINCOLN AVE
PASADENA, CA 91103-3300

ADMISSIONS
MS PAM POWELL
136 W PEORIA ST
PASADENA, CA 91103-3341

PRINCIPAL/ DIRECTOR
651 N ORANGE GROVE BLVD
PASADENA, CA 91103-3384

PRINCIPAL/ DIRECTOR
315 N PASADENA, CA AVE
PASADENA, CA 91103-3597

PRINCIPAL/ DIRECTOR
42 CHESTNUT ST
PASADENA, CA 91103-3898

PRESIDENT/ DIRECTOR
87 N RAYMOND AVE
PASADENA, CA 91103-3932

ADMISSIONS
MS PAT CHAMBERS
1757 N LAKE AVE
PASADENA, CA 91104-1226

ADMISSIONS
JOYCE ROBINSON
2101 E WASHINGTON BLVD
PASADENA, CA 91104-1825

PRINCIPAL. JACKIE BAILEY
1515 N LOS ROBLES AVE
PASADENA, CA 91104-2198

ADMISSIONS
MS PHYLLIS VINCENT
1377 N MAR VISTA AVE
PASADENA, CA 91104-2502

CO-ADMISSIONS
ANTOINETTE HEGEMIER
1194 E WASHINGTON BLVD
PASADENA, CA 91104-2517

ADMISSIONS
PAMELA QUILLA
1610 E ELIZABETH ST
PASADENA, CA 91104-2700

PRINCIPAL MARGARET STENBERG
1605 E ELIZABETH ST
PASADENA, CA 91104-2721

PRINCIPAL LINDA THOMPSON
2495 E MOUNTAIN ST
PASADENA, CA 91104-3424

ADMISSIONS DIRECTOR
1200 N LAKE AVE
PASADENA, CA 91104-3744

ADMISSIONS
DIANNE JEAN MOORE
1800 E MOUNTAIN ST
PASADENA, CA 91104-3939

ADMISSIONS
MS PAT HEDLUND
838 N LOS ROBLES AVE
PASADENA, CA 91104-4317

ADMISSIONS OF EDUCATION
DAVID CROCKER
851 N OAKLAND AVE
PASADENA, CA 91104-4343

OWNER/ DIRECTOR
981 N LAKE AVE
PASADENA, CA 91104-4518

ADMISSIONS
MRS ESTELEE DALEY
1377 PALM TER
PASADENA, CA 91104-5030

PRESIDENT/ DIRECTOR
408 S. PASADENA, CA, CA AVE
PASADENA, CA 91105-1860

EXECUTIVE ADMISSIONS DIRECTOR
714 W CALIFORNIA BLVD
PASADENA, CA 91105-2417

PRINCIPAL/ DIRECTOR
500 BELLEFONTAINE ST
PASADENA, CA 91105-2439

PRINCIPAL HEIDI JOHNSON
67 W BELLEVUE DR
PASADENA, CA 91105-2501

CO-ADMISSIONS
MS MARYANN CALDERON
56 WAVERLY DR
PASADENA, CA 91105-2512

PRESIDENT JOHN M. HITCHCOCK
940 AVENUE 64
PASADENA, CA 91105-2711

EXECUTIVE ADMISSIONS DIRECTOR
535 S. PASADENA, CA, CA AVE
PASADENA, CA 91105-3001

ADMISSIONS
MS KAY CONNORS
100 W CALIFORNIA BLVD
PASADENA, CA 91105-3097

CO-ADMISSIONS
BETH REEVES- FOURTNEY
169 ARLINGTON DR
PASADENA, CA 91105-3109

PRINCIPAL/ DIRECTOR
324 MADELINE DR
PASADENA, CA 91105-3399

ADMINISTRATOR/ DIRECTOR
150 E COLORADO BLVD STE 103
PASADENA, CA 91105-3709

ADMISSIONS
SUSAN MANDEL
66 HURLBUT ST
PASADENA, CA 91105-4025

ADMISSIONS
DR PATTY HAFNER
391 N SIERRA BONITA AVE
PASADENA, CA 91106-1346

ADMISSIONS/ DIRECTOR
1000 E WALNUT ST
PASADENA, CA 91106-1452

ADMINISTRATOR/ DIRECTOR
73 N HILL AVE
PASADENA, CA 91106-1904

PRINCIPAL DONNA MCELROY
1305 E COLORADO BLVD
PASADENA, CA 91106-1933

PRINCIPAL TERI LEDYARD
1555 E COLORADO BLVD
PASADENA, CA 91106-2132

ADMISSIONS
MS FAITH PARKER
240 S MICHIGAN AVE
PASADENA, CA 91106-3103

ADMISSIONS
ELSPETH BENTON
293 S CHESTER AVE
PASADENA, CA 91106-3456

PRINCIPAL/ DIRECTOR
161 S HILL AVE
PASADENA, CA 91106-3499

ADMINISTRATOR/ DIRECTOR
693 S EUCLID AVE
PASADENA, CA 91106-3732

PRINCIPAL CAMELLIA ROWE
597 S MADISON AVE
PASADENA, CA 91106-3827

PRINCIPAL SHERRIE WILSON
597 S MADISON AVE
PASADENA, CA 91106-3827

EXECUTIVE ADMISSIONS DIRECTOR
600 S LAKE AVE STE 101
PASADENA, CA 91106-3955

ADMISSIONS
MS PADMINI JOSEPH
615 S CATALINA AVE
PASADENA, CA 91106-4012

PRINCIPAL/ DIRECTOR
1030 E CALIFORNIA BLVD
PASADENA, CA 91106-4099

OWNER/ DIRECTOR
223 WALLIS ST
PASADENA, CA 91106-4233

ADMISSIONS/ DIRECTOR
1201 S MARENGO AVE
PASADENA, CA 91106-4265

OWNER/ DIRECTOR
1727 KINNELOA CANYON RD
PASADENA, CA 91107-1025

PRINCIPAL/ DIRECTOR
1720 KINNELOA CANYON RD
PASADENA, CA 91107-1099

RELIGIOUS LEADER/ DIRECTOR
1434 N ALTADENA DR
PASADENA, CA 91107-1489

ADMISSIONS
MS SANDRA PANROD
1215 N MICHILLINDA AVE
PASADENA, CA 91107-1707

ADMISSIONS
MS JACKIE ROSS
2611 WOODLYN RD
PASADENA, CA 91107-1832

ADMISSIONS
MS FRANCESCA PAIVA
1041 N ALTADENA DR
PASADENA, CA 91107-1854

MANAGER/ DIRECTOR
971 N ALTADENA DR
PASADENA, CA 91107-1870

ADMISSIONS
MS MARGO PEHLIVANOS
3700 E SIERRA MADRE, CA BLVD
PASADENA, CA 91107-1970

ADMISSIONS
MS BOBBI WANNAMAKER
3740 E SIERRA MADRE, CA BLVD
PASADENA, CA 91107-1971

PRINCIPAL
LA SALLE HIGH SCHOOL
3880 E SIERRA MADRE, CA BLVD
PASADENA, CA 91107-1996

ADMISSIONS
MRS SHARYN JONES
835 HASTINGS RANCH DR
PASADENA, CA 91107-2245

PRINCIPAL TERRI ASHLEY-
MACQUARRIE
633 PALO VERDE AVE
PASADENA, CA 91107-2329

PRINCIPAL DIANE HOWARD
2116 E VILLA ST
PASADENA, CA 91107-2496

PRINCIPAL/ DIRECTOR
2660 E ORANGE GROVE BLVD
PASADENA, CA 91107-2632

PRINCIPAL CONNI HINKLE
425 SIERRA MADRE, CA VILLA AVE
PASADENA, CA 91107-2966

PRINCIPAL JUDITH THAYER
3579 E FOOTHILL BLVD # 319
PASADENA, CA 91107-3119

ADMISSIONS
MS LAURA THEAKER
2670 LA TIERRA ST
PASADENA, CA 91107-3411

PRINCIPAL/ DIRECTOR
2215 E COLORADO BLVD
PASADENA, CA 91107-3642

OWNER/ DIRECTOR
2655 E COLORADO BLVD # D
PASADENA, CA 91107-3725

EXECUTIVE ADMISSIONS DIRECTOR
74 S SAN GABRIEL, CA BLVD
PASADENA, CA 91107-3762

ADMISSIONS OF EDUCATIONAL
DENISE CORDERO
3244 E GREEN ST
PASADENA, CA 91107-3893

PRINCIPAL/ DIRECTOR
200 S SIERRA MADRE, CA BLVD
PASADENA, CA 91107-4100

PRINCIPAL AL NYLAND
2900 E DEL MAR BLVD
PASADENA, CA 91107-4399

ADMISSIONS
MS MARGARET WARREN
201 S KINNELOA AVE
PASADENA, CA 91107-4552

EXECUTIVE ADMISSIONS DIRECTOR
300 MADRE ST
PASADENA, CA 91107-4634

ADMISSIONS
MS ELIZABETH REYER
3160 E DEL MAR BLVD
PASADENA, CA 91107-4649

ADMINISTRATOR IDE MORIN
3211 E DEL MAR BLVD
PASADENA, CA 91107-4651

ADMISSIONS
MS PAT WILKERSON
345 S HALSTEAD ST
PASADENA, CA 91107-4659

OWNER/ DIRECTOR
271 S ROSEMEAD, CA BLVD
PASADENA, CA 91107-4942

PRINCIPAL LINDA TINDEL
444 S SIERRA MADRE BLVD
PASADENA, CA 91107-5238

OWNER/ DIRECTOR
3007 HUNTINGTON DR
PASADENA, CA 91107-5522

EXECUTIVE ADMISSIONS DIRECTOR
3719 HUNTINGTON DR
PASADENA, CA 91107-5602

MANAGER/ DIRECTOR
2800 MONTEREY RD
SAN MARINO, CA 91108-1798

OWNER/ DIRECTOR
2060 HUNTINGTON DR STE 8
SAN MARINO, CA 91108-2044

OWNER/ DIRECTOR
2920 HUNTINGTON DR STE 120
SAN MARINO, CA 91108-2206

PRINCIPAL/ DIRECTOR
2955 HUNTINGTON DR
SAN MARINO, CA 91108-2222

RELIGIOUS LEADER/ DIRECTOR
1175 S SAN GABRIEL, CA BLVD
SAN MARINO, CA 91108-2226

ADMISSIONS
CONSTANCE L JAMES
2560 HUNTINGTON DR
SAN MARINO, CA 91108-2298

ADMISSIONS
MS SHERRY BOYD
1650 HUNTINGTON DR
SAN MARINO, CA 91108-2503

ADMISSIONS
MS NANCY SWANSON
1750 VIRGINIA RD
SAN MARINO, CA 91108-2597

PRINCIPAL/ DIRECTOR
2425 HUNTINGTON DR
SAN MARINO, CA 91108-2644

OWNER/ DIRECTOR
2233 HUNTINGTON DR
SAN MARINO, CA 91108-2655

ADMISSIONS
MRS CATHERINE MARTINET
PO BOX 80038
SAN MARINO, CA 91118-8038

PRINCIPAL GREG ACHTEMICHUK
254 S. PASADENA AVENUE
PASADENA, CA 91129-0001

PROGRAM COORDINATOR/
DIRECTOR
135 N OAKLAND AVE
PASADENA, CA 91182-0002

ADMISSIONS
MS PAM ADAME
2041 W GLENOAKS BLVD
GLENDALE, CA 91201-1346

ADMISSIONS
NIRANJALA E. BIBILE
1920 W GLENOAKS BLVD
GLENDALE, CA 91201-1616

ADMINISTRATOR/ DIRECTOR
1930 W GLENOAKS BLVD STE 7
GLENDALE, CA 91201-1650

ADMISSIONS
MS ELIZABETH RICKSECKER
1130 RUBERTA AVE
GLENDALE, CA 91201-1907

ADMISSIONS
MR ALBERT L COHEN
1320 GLENWOOD RD
GLENDALE, CA 91201-1915

PRINCIPAL/ DIRECTOR
1212 N PACIFIC AVE
GLENDALE, CA 91202-1620

ADMISSIONS
JOHN R MC CARTHY
1200 N PACIFIC AVE
GLENDALE, CA 91202-1620

ADMISSIONS/ DIRECTOR
1201 N PACIFIC AVE
GLENDALE, CA 91202-1661

PRINCIPAL/ DIRECTOR
1211 N BRAND BLVD
GLENDALE, CA 91202-1999

ADMISSIONS/ DIRECTOR
1115 N PACIFIC AVE
GLENDALE, CA 91202-2311

ADMINISTRATOR/ DIRECTOR
534 W GLENOAKS BLVD
GLENDALE, CA 91202-2813

PRINCIPAL/ DIRECTOR
123 W GLENOAKS BLVD
GLENDALE, CA 91202-2908

ADMISSIONS
MS ELSIE MC CARTEN
1015 N CENTRAL AVE
GLENDALE, CA 91202-2910

ADMISSIONS
MS MICHELLE RIBACK
1015 N CENTRAL AVE
GLENDALE, CA 91202-2910

OWNER/ DIRECTOR
1325 VALLEY VIEW RD APT 306
GLENDALE, CA 91202-4420

ADMINISTRATOR/ DIRECTOR
413 W DORAN ST
GLENDALE, CA 91203-1714

ADMISSIONS DIRECTOR
377 W CALIFORNIA AVE
GLENDALE, CA 91203-2237

ADMISSIONS
MS GLORIA GREELA
514 W BROADWAY
GLENDALE, CA 91204-1120

ADMISSIONS
MS KANDIS PHIPPS
320 W WINDSOR RD
GLENDALE, CA 91204-2017

ADMISSIONS
MR MIKE PEREZ
1720 S BRAND BLVD
GLENDALE, CA 91204-2802

ADMISSIONS
GARY DIXON
125 S LOUISE ST
GLENDALE, CA 91205-1098

PRINCIPAL JERRY GUMBLETON
920 E BROADWAY
GLENDALE, CA 91205-1204

ADMISSIONS
MS AGHAZARIN
1200 CARLTON DR
GLENDALE, CA 91205-1410

ADMISSIONS
MS IRENE CELANI
225 S VERDUGO RD
GLENDALE, CA 91205-1458

PRINCIPAL/ DIRECTOR
1300 E COLORADO ST
GLENDALE, CA 91205-1498

PRINCIPAL
DR RICHARD A HOSKINS
1479 E BROADWAY
GLENDALE, CA 91205-1558

ADMISSIONS
MS MARY ROSENBLATT
1479 E BROADWAY
GLENDALE, CA 91205-1558

ADMISSIONS
ELAINE SANCHEZ
411 E COLORADO ST
GLENDALE, CA 91205-1604

OWNER MARGARITA BLIKIAN
213 S KENWOOD ST
GLENDALE, CA 91205-1634

PRINCIPAL/ DIRECTOR
400 E LOMITA AVE
GLENDALE, CA 91205-1698

PRINCIPAL/ DIRECTOR
400 S LOUISE ST
GLENDALE, CA 91205-1699

ADMISSIONS
MRS BECKY RISHER
1215 E GARFIELD AVE
GLENDALE, CA 91205-2612

EXECUTIVE ADMISSIONS DIRECTOR
411 E ACACIA AVE
GLENDALE, CA 91205-2821

ADMISSIONS
MS MARY ZADIKIAN
1003 S VERDUGO RD
GLENDALE, CA 91205-3831

OWNER/ DIRECTOR
520 E BROADWAY STE 400
GLENDALE, CA 91205-4943

PRINCIPAL DR. GLEN BAKER
700 KIMLIN DR
GLENDALE, CA 91206-1641

EXECUTIVE ADMISSIONS DIRECTOR
2146 E CHEVY CHASE DR
GLENDALE, CA 91206-1716

EXECUTIVE ADMISSIONS DIRECTOR
1010 N GLENDALE, CA AVE STE 203
GLENDALE, CA 91206-2121

PRINCIPAL LINDA PROSSER
610 N GLENDALE, CA AVE
GLENDALE, CA 91206-2497

RELIGIOUS LEADER/ DIRECTOR
301 N ISABEL ST
GLENDALE, CA 91206-3699

ADMISSIONS
MS MARTHA GARCIA
735 E LEXINGTON DR
GLENDALE, CA 91206-3752

ADMISSIONS
MS JUDITH CRAWFORD
1509 WILSON TER
GLENDALE, CA 91206-4098

MANAGER/ DIRECTOR
134 N KENWOOD ST
GLENDALE, CA 91206-4204

ADMISSIONS
PAULA TOLLEFSON
134 N KENWOOD ST
GLENDALE, CA 91206-4204

PRINCIPAL ANOOSH KESHISHZADE
234 N ISABEL ST
GLENDALE, CA 91206-4317

ADMISSIONS
MR RENE GUEVARA
1700 E MOUNTAIN ST
GLENDALE, CA 91207-1246

PRESIDENT/ DIRECTOR
416 E RANDOLPH ST
GLENDALE, CA 91207-1451

OWNER/ DIRECTOR
3245 N VERDUGO RD
GLENDALE, CA 91208-1641

ADMISSIONS
MS GIGI QUIGLEY
2512 WESTON PL
GLENDALE, CA 91208-2035

ADMISSIONS
MS ELAINE DORSI
1751 N VERDUGO RD
GLENDALE, CA 91208-2920

MANAGER/ DIRECTOR
100 W BROADWAY STE 520
GLENDALE, CA 91210-1221

MANAGER/ DIRECTOR
3811 FOOTHILL BLVD
LA CRESCENTA, CA 91214-1619

ADMISSIONS
KATRINE EBRAHIMIAN
3950 FOOTHILL BLVD
LA CRESCENTA, CA 91214-1620

ADMISSIONS
MS PHYLLIS MILLER
4519 WILLALEE AVE
LA CRESCENTA, CA 91214-1808

PRINCIPAL/ DIRECTOR
3561 FOOTHILL BLVD
LA CRESCENTA, CA 91214-1850

PRINCIPAL/ DIRECTOR
4635 DUNSMORE AVE
LA CRESCENTA, CA 91214-1898

PRINCIPAL/ DIRECTOR
6245 HONOLULU AVE
LA CRESCENTA, CA 91214-2347

PRINCIPAL
VAZKEN MADENLIAN
4444 LOWELL AVE
LA CRESCENTA, CA 91214-2366

ADMISSIONS
MS EILEEN OLM
3333 ALTURA AVE
LA CRESCENTA, CA 91214-2502

MANAGER/ DIRECTOR
3130 FOOTHILL BLVD
LA CRESCENTA, CA 91214-2693

OWNER/ DIRECTOR
4502 DYER ST STE 201
LA CRESCENTA, CA 91214-2854

ADMISSIONS
MS ROBIN SLESHER
2307 MOUNTAIN AVE
LA CRESCENTA, CA 91214-3135

OWNER/ DIRECTOR
2914 FOOTHILL BLVD
LA CRESCENTA, CA 91214-3411

OWNER/ DIRECTOR
2930 FOOTHILL BLVD
LA CRESCENTA, CA 91214-3411

ADMISSIONS
MS JO BURNS
4444 CLOUD AVE
LA CRESCENTA, CA 91214-3440

OWNER/ DIRECTOR
2751 FOOTHILL BLVD
LA CRESCENTA, CA 91214-3518

PRINCIPAL MARTHA COOK
3013 MONTROSE, CA AVE
LA CRESCENTA, CA 91214-3620

ADMISSIONS
MS LILY HERNANDEZ
3966 PENNSYLVANIA AVE
LA CRESCENTA, CA 91214-3770

ADMISSIONS
MR ATEFEH ARDESHIR
2723 MAYFIELD AVE
LA CRESCENTA, CA 91214-3817

ADMISSIONS
MS TRUDY LUCEY
2902 MONTROSE, CA AVE
LA CRESCENTA, CA 91214-3861

CO-ADMISSIONS
R GOEBEL
2912 HONOLULU AVE
LA CRESCENTA, CA 91214-3909

ADMISSIONS
MS LINDA GALLMEIER
700 E CYPRESS AVE
BURBANK, CA 91501-1812

ADMISSIONS
NANCEE RODRIGUEZ
521 E OLIVE AVE
BURBANK, CA 91501-2112

PRINCIPAL/ DIRECTOR
465 E OLIVE AVE
BURBANK, CA 91501-2176

PRINCIPAL SR. CHERYL MILNER
465 E OLIVE AVE
BURBANK, CA 91501-2176

PRINCIPAL/ DIRECTOR
154 N 5TH ST
BURBANK, CA 91501-2177

ADMISSIONS
MS ELIZABETH DALLY
505 S 6TH ST
BURBANK, CA 91501-2414

ADMISSIONS
MS SALLIE TOMAS
700 N GLENOAKS BLVD
BURBANK, CA 91502-1097

MANAGER/ DIRECTOR
333 N SAN FERNANDO BLVD
BURBANK, CA 91502-1126

ADMISSIONS
MS MARGARITA RODRIQUEZ
353 E SAN JOSE AVE
BURBANK, CA 91502-1138

ADMISSIONS DIRECTOR
321 E MAGNOLIA BLVD
BURBANK, CA 91502-1189

ADMISSIONS
MS BARBARA BELL
533 S 3RD ST
BURBANK, CA 91502-1404

ADMISSIONS
MS GAIL SIOKANAKUL
910 S GLENOAKS BLVD
BURBANK, CA 91502-1528

MANAGER/ DIRECTOR
332 E VALENCIA AVE
BURBANK, CA 91502-1549

PRINCIPAL/ DIRECTOR
1001 S GLENOAKS BLVD
BURBANK, CA 91502-1594

ADMINISTRATOR/ DIRECTOR
204 N VICTORY BLVD
BURBANK, CA 91502-1838

ADMISSIONS DIRECTOR
903 S LAKE ST
BURBANK, CA 91502-2435

EXECUTIVE ADMISSIONS DIRECTOR
310 E ALAMEDA AVE
BURBANK, CA 91502-2698

PRESIDENT/ DIRECTOR
9358 TELSTAR AVE
EL MONTE, CA 91731-0000

RELIGIOUS LEADER/ DIRECTOR
4900 KINGS ROW
EL MONTE, CA 91731-1483

PRINCIPAL/ DIRECTOR
4900 KINGS ROW
EL MONTE, CA 91731-1483

RELIGIOUS LEADER/ DIRECTOR
4434 SANTA ANITA AVE
EL MONTE, CA 91731-1608

ADMISSIONS
MS LISA DUNBAR
11121 BRYANT RD
EL MONTE, CA 91731-2053

PRINCIPAL/ DIRECTOR
10907 SAINT LOUIS DR
EL MONTE, CA 91731-2098

PRINCIPAL/ DIRECTOR
10507 VALLEY BLVD
EL MONTE, CA 91731-2411

ADMISSIONS
MS CAROL ARCINIEGA
3527 LEXINGTON AVE
EL MONTE, CA 91731-2607

EXECUTIVE ADMISSIONS DIRECTOR
9660 FLAIR DR STE 450
EL MONTE, CA 91731-3019

PRESIDENT/ DIRECTOR
3419 TYLER AVE
EL MONTE, CA 91731-3103

PRINCIPAL/ DIRECTOR
11129 BROCKWAY AVE
EL MONTE, CA 91731-3205

PRINCIPAL JONATHAN CUPOLI
11129 BROCKWAY AVE
EL MONTE, CA 91731-3205

EXECUTIVE ADMISSIONS DIRECTOR
525 N CHANDLER AVE
MONTEREY PARK, CA 91754-1011

EXECUTIVE ADMISSIONS DIRECTOR
618 N MOORE AVE
MONTEREY PARK, CA 91754-1020

OWNER/ DIRECTOR
507 N CHANDLER AVE
MONTEREY PARK, CA 91754-1099

EXECUTIVE ADMISSIONS DIRECTOR
111 N ATLANTIC BLVD STE 112
MONTEREY PARK, CA 91754-1544

ADMISSIONS
JOAN CHIANG
320 W GARVEY AVE
MONTEREY PARK, CA 91754-1605

ADMISSIONS DIRECTOR
113 AVONDALE AVE
MONTEREY PARK, CA 91754-1766

PRINCIPAL DENNIS HSIEH
113 AVONDALE AVE
MONTEREY PARK, CA 91754-1766

ADMISSIONS DENNIS HSIEH
113 AVONDALE AVE STE B
MONTEREY PARK, CA 91754-1766

PRINCIPAL/ DIRECTOR
119 S RAMONA AVE
MONTEREY PARK, CA 91754-2802

ADMISSIONS
MS BETTY CHEN
115 W NEWMARK AVE
MONTEREY PARK, CA 91754-2813

ADMISSIONS
JANE WHITE
333 S GARFIELD AVE
MONTEREY PARK, CA 91754-3326

RELIGIOUS LEADER/ DIRECTOR
1111 S ATLANTIC BLVD
MONTEREY PARK, CA 91754-4718

PRINCIPAL DIRECTOR
1501 S ATLANTIC BLVD
MONTEREY PARK, CA 91754-5299

RELIGIOUS LEADER DIRECTOR
1951 S GARFIELD AVE
MONTEREY PARK, CA 91754-6516

PRINCIPAL DEAN TAGAWA
1951 S GARFIELD AVE
MONTEREY PARK, CA 91754-6516

EXECUTIVE ADMISSIONS DIRECTOR
2009 S GARFIELD AVE
MONTEREY PARK, CA 91754-6617

PRINCIPAL/ DIRECTOR
2231 FINDLAY AVE
MONTEREY PARK, CA 91754-7011

PRINCIPAL/ DIRECTOR
440 W MARKLAND DR
MONTEREY PARK, CA 91754-7119

OWNER/ DIRECTOR
603 N NEW AVE STE E
MONTEREY PARK, CA 91755-1479

ADMISSIONS
MS JENNY KAWAWATE
333 N ALHAMBRA, CA AVE
MONTEREY PARK, CA 91755-1916

PRINCIPAL/ DIRECTOR
126 N NEW AVE
MONTEREY PARK, CA 91755-2018

PRINCIPAL DANA POTTISH
126 N NEW AVE
MONTEREY PARK, CA 91755-2018

ADMISSIONS
MS ESTHER SZETO
308 N NEW AVE
MONTEREY PARK, CA 91755-2022

PRINCIPAL BEVERLY GATHLIN
PO BOX 369
ROSEMEAD, CA 91770-0369

ADMISSIONS
MS LINDA BARKER
PO BOX 1039
ROSEMEAD, CA 91770-1000

RELIGIOUS LEADER/ DIRECTOR
8618 MISSION DR
ROSEMEAD, CA 91770-1138

ADMISSIONS
MS JAN BARRERA
4715 ROSEMEAD BLVD
ROSEMEAD, CA 91770-1466

EXECUTIVE ADMISSIONS DIRECTOR
8705 VALLEY BLVD
ROSEMEAD, CA 91770-1711

ADMISSIONS DIRECTOR
3733 ROSEMEAD BLVD
ROSEMEAD, CA 91770-1981

ADMISSIONS
MS ALBA RODRIGUEZ
7732 EMERSON PL
ROSEMEAD, CA 91770-2395

ADMISSIONS
MS GINA LOPEZ
3107 GLADYS AVE
ROSEMEAD, CA 91770-2513

EXECUTIVE ADMISSIONS DIRECTOR
2662 WALNUT GROVE AVE
ROSEMEAD, CA 91770-3265

PRINCIPAL/ DIRECTOR
2720 RIVER AVE
ROSEMEAD, CA 91770-3304

ADMISSIONS DIRECTOR
8968 GARVEY AVE
ROSEMEAD, CA 91770-3325

PRINCIPAL PATRICIA A. SULLIVAN
7600 GRAVES AVE
ROSEMEAD, CA 91770-3414

ADMISSIONS
LILLIAN I AGUILAR
1630 DEL MAR AVE
ROSEMEAD, CA 91770-3577

ADMISSIONS DIRECTOR
2215 SAN GABRIEL BLVD
ROSEMEAD, CA 91770-3665

OWNER/ DIRECTOR
1318 POTRERO GRANDE DR
ROSEMEAD, CA 91770-4154

PRESIDENT/ DIRECTOR
1600 POTRERO GRANDE DR STE 1
ROSEMEAD, CA 91770-4167

ADMINISTRATOR/ DIRECTOR
1151 SAN GABRIEL BLVD
ROSEMEAD, CA 91770-4251

PRINCIPAL MICHAEL ALVAREZ
1151 SAN GABRIEL BLVD
ROSEMEAD, CA 91770-4299

PRINCIPAL/ DIRECTOR
4105 ROSEMEAD, CA BLVD
ROSEMEAD, CA 91770-4405

PRINCIPAL/ DIRECTOR
9032 MISSION DR
ROSEMEAD, CA 91770-4410

PRESIDENT/ DIRECTOR
8640 SUNNYSLOPE DR
SAN GABRIEL, CA 91775-1129

PRINCIPAL/ DIRECTOR
8400 HUNTINGTON DR
SAN GABRIEL, CA 91775-1154

ADMINISTRATOR IVY SUN
6948 ROSEMEAD BLVD
SAN GABRIEL, CA 91775-1413

ADMISSIONS
BECKY RAMIREZ
6948 ROSEMEAD BLVD
SAN GABRIEL, CA 91775-1413

OWNER/ DIRECTOR
6410 ROSEMEAD BLVD
SAN GABRIEL, CA 91775-1958

EXECUTIVE ADMISSIONS DIRECTOR
535 W ROSES RD
SAN GABRIEL, CA 91775-2205

PRINCIPAL/ DIRECTOR
117 N PINE ST
SAN GABRIEL, CA 91775-2345

PRINCIPAL ESTHER WIJAYASINGHE
5714 N MUSCATTEL AVE
SAN GABRIEL, CA 91775-3011

ADMISSIONS
MS MARIA KASTANADA
248 S MISSION DR
SAN GABRIEL, CA 91776-1126

PRINCIPAL/ DIRECTOR
254 S SANTA ANITA AVE
SAN GABRIEL, CA 91776-1140

PRINCIPAL KAREN LYNCH
416 S MISSION DR
SAN GABRIEL, CA 91776-1252

OWNER/ DIRECTOR
222 E LAS TUNAS DR
SAN GABRIEL, CA 91776-1404

PRINCIPAL/ DIRECTOR
8827 E BROADWAY
SAN GABRIEL, CA 91776-2199

ADMISSIONS
CHERYL PRENTICE
203 E MISSION RD
SAN GABRIEL, CA 91776-2607

ADMISSIONS
NORMA DERTS
208 W FAIRVIEW AVE
SAN GABRIEL, CA 91776-2943

CO-ADMISSIONS
MRS MALI MUNWEERA
1134 S SAN GABRIEL, CA BLVD
SAN GABRIEL, CA 91776-3115

ADMISSIONS DIRECTOR
1120 S SAN GABRIEL, CA BLVD
SAN GABRIEL, CA 91776-3118

OWNER/ DIRECTOR
1540 MANLEY DR
SAN GABRIEL, CA 91776-3214

ADMISSIONS
ANITA LEYEN
1540 MANLEY DR
SAN GABRIEL, CA 91776-3214

ADMISSIONS
MS CHRISTINA KAU-YEN
1720 S SAN GABRIEL, CA BLVD
SAN GABRIEL, CA 91776-3937

PRINCIPAL KATHLEEN CALLAWAY
1905 S SAN GABRIEL, CA BLVD
SAN GABRIEL, CA 91776-3991

ADMISSIONS
LINDA L HERNDON
6051 ROSEMEAD, CA BLVD
TEMPLE CITY, CA 91780-1539

ADMISSIONS
NANCY ASH
6019 BALDWIN AVE
TEMPLE CITY, CA 91780-1709

ADMISSIONS
GRACE WALLS
9723 GARIBALDI AVE
TEMPLE CITY, CA 91780-1740

EXECUTIVE ADMISSIONS DIRECTOR
6210 TEMPLE CITY, CA BLVD
TEMPLE CITY, CA 91780-1749

OWNER/ DIRECTOR
5770 ROSEMEAD BLVD STE 202
TEMPLE CITY, CA 91780-1811

OWNER/ DIRECTOR
9163 LAS TUNAS DR # A
TEMPLE CITY, CA 91780-1906

PRESIDENT/ DIRECTOR
9666 LAS TUNAS DR
TEMPLE CITY, CA 91780-2139

ADMISSIONS
CLAUDETTE PITTMAN
9953 LAS TUNAS DR
TEMPLE CITY, CA 91780-2201

EXECUTIVE ADMISSIONS DIRECTOR
9141 BROADWAY
TEMPLE CITY, CA 91780-2301

PRINCIPAL/ DIRECTOR
9123 BROADWAY
TEMPLE CITY, CA 91780-2301

ADMINISTRATOR
ISABELLE NIDEVER
9303 BROADWAY
TEMPLE CITY, CA 91780-2404

PRINCIPAL/ DIRECTOR
5521 CLOVERLY AVE
TEMPLE CITY, CA 91780-2598

CO-ADMISSIONS
UMA CHANDER
5313 SANTA ANITA AVE
TEMPLE CITY, CA 91780-3624

PRINCIPAL DONNA C. COLES
4932 MCCLINTOCK AVE
TEMPLE CITY, CA 91780-4103

OWNER/ DIRECTOR
100 E HUNTINGTON DR STE 209
ALHAMBRA, CA 91801-1022

ADMISSIONS
MS CYNTHIA SOSA
1957 W HUNTINGTON DR
ALHAMBRA, CA 91801-1240

EXECUTIVE ADMISSIONS DIRECTOR
3044 W MAIN ST
ALHAMBRA, CA 91801-1666

PRINCIPAL ELIZABETH MACK
3044 W MAIN ST
ALHAMBRA, CA 91801-1666

PRINCIPAL/ DIRECTOR
29 S ELECTRIC AVE
ALHAMBRA, CA 91801-1965

ADMISSIONS
MS ELIZABETH HAYNES
119 N CURTIS AVE
ALHAMBRA, CA 91801-2112

ADMISSIONS
MS MARIANNE HUGGINS
19 N HIDALGO AVE
ALHAMBRA, CA 91801-2628

PRESIDENT/ DIRECTOR
107 N HIDALGO AVE
ALHAMBRA, CA 91801-2631

ADMISSIONS DIRECTOR
9 N ALMANSOR ST
ALHAMBRA, CA 91801-2699

ADMISSIONS
MS NANCY PEDLOW
9 N ALMANSOR ST
ALHAMBRA, CA 91801-2699

PRINCIPAL LEE SION
9 N ALMANSOR ST
ALHAMBRA, CA 91801-2699

PRINCIPAL ANITA L. ZEPEDA
125 CHAMPION PL
ALHAMBRA, CA 91801-2811

PRINCIPAL/ DIRECTOR
515 N VEGA ST
ALHAMBRA, CA 91801-2847

PRINCIPAL FIONA EMERSLEY
2221 POPLAR BLVD
ALHAMBRA, CA 91801-3051

ADMISSIONS
MS LUCIA KAI
115 S MARENGO AVE
ALHAMBRA, CA 91801-3136

ADMISSIONS
MS CHARITY HPAUYAM
101 S ATLANTIC BLVD
ALHAMBRA, CA 91801-3256

ADMISSIONS DIRECTOR
11 N 4TH ST
ALHAMBRA, CA 91801-3407

OWNER/ DIRECTOR
210 E MAIN ST
ALHAMBRA, CA 91801-3517

PRESIDENT/ DIRECTOR
29 N GARFIELD AVE
ALHAMBRA, CA 91801-3545

ADMISSIONS
MS CYNTHIA J REIMERS
150 N GARFIELD AVE
ALHAMBRA, CA 91801-3546

ADMISSIONS DIRECTOR
330 S GARFIELD AVE
ALHAMBRA, CA 91801-3892

OWNER/ DIRECTOR
354 E MAIN ST STE D
ALHAMBRA, CA 91801-3966

ADMISSIONS DIRECTOR
1033 E MAIN ST
ALHAMBRA, CA 91801-4110

ADMISSIONS
MS VAMILE YAYER
616 S CHAPEL AVE
ALHAMBRA, CA 91801-4401

EXECUTIVE ADMISSIONS DIRECTOR
840 S ALMANSOR ST
ALHAMBRA, CA 91801-4538

PRINCIPAL/ DIRECTOR
840 S ALMANSOR ST
ALHAMBRA, CA 91801-4538

ADMISSIONS
MARY AREVALO
401 CORTO ST
ALHAMBRA, CA 91801-4553

ADMISSIONS
ROSEMARY CISNEROS
401 CORTO ST
ALHAMBRA, CA 91801-4553

ADMISSIONS
MS ELIZABETH WAGMAN
1000 S 8TH ST
ALHAMBRA, CA 91801-4614

ADMISSIONS
MS MARIAM ATTALLAH
700 FRONT ST
ALHAMBRA, CA 91801-4643

EXECUTIVE ADMISSIONS DIRECTOR
1418 S VEGA ST
ALHAMBRA, CA 91801-5322

ADMISSIONS
MS JUDY LEE
1423 NEW AVE
ALHAMBRA, CA 91801-5341

PRINCIPAL JUDY LEE
1423 NEW AVE
ALHAMBRA, CA 91801-5341

OWNER/ DIRECTOR
225 S ATLANTIC BLVD
ALHAMBRA, CA 91801-6314

PRESIDENT/ DIRECTOR
25 S RAYMOND AVE STE 201
ALHAMBRA, CA 91801-7146

OWNER/ DIRECTOR
317 W MAIN ST STE 328
ALHAMBRA, CA 91801-7405

EXECUTIVE ADMISSIONS DIRECTOR
1145 WESTMINSTER AVE
ALHAMBRA, CA 91803-1256

PRINCIPAL/ DIRECTOR
1701 W RAMONA RD
ALHAMBRA, CA 91803-3099

ADMISSIONS
MS CAREN BROWN
1850 W HELLMAN AVE
ALHAMBRA, CA 91803-3801

OWNER/ DIRECTOR
3000 W RAMONA RD
ALHAMBRA, CA 91803-4123

ADMISSIONS
POTZE ISHIHARA
3000 W RAMONA RD
ALHAMBRA, CA 91803-4123

PRINCIPAL/ DIRECTOR
2510 S FREMONT AVE
ALHAMBRA, CA 91803-4398

RELIGIOUS LEADER/ DIRECTOR
2021 GARVEY AVE
ALHAMBRA, CA 91803-5201

Cantwell-Anderson, Inc

414 S Marengo Avenue, Pasadena CA 91101

VOICE (310) 568-9100 -- FAX (310) 568-9191

La Vina Community Development

SCHOOL SEARCH

The original La Vina development began in 1985 with a vision to create a truly distinctive residential lifestyle in the Altadena Foothills of the San Gabriel Mountains. In 1989, the Los Angeles County Board of Supervisors approved the development of the La Vina community in Altadena, including the La Vina Specific Plan, and the certification of the initial Final Environmental Impact Report (EIR).

Today, the La Vina Specific Plan community has been built out and occupied with 271 residential homes. The approved 500 student school & 150 student day care site was graded with the original project and is the only portion of the La Vina project that remains to be completed.

During the initial planning phase, Cantwell-Anderson (CAI) entered into an agreement with Ribet Academy, a private school then located in La Canada that was looking for a larger campus. As part of the approval process the County of Los Angeles imposed several conditions on Ribet and these were incorporated into the building plans. However, several members of the Altadena community filed a lawsuit against the La Vina project and litigation ensued that lasted a number of years. Unable to wait, the Ribet Academy relocated their La Canada campus to an available property along the Glendale Freeway.

In 2003, after all the residential development was complete and Cantwell-Anderson received back the graded school site parcel, a study and search were conducted to identify a school that would meet the School Development Plan. CAI contracted with John Grech & Associates to assist in this process. John Grech is a real estate broker with over 40 years of experience specializing in marketing and selling property in the San Gabriel Valley. He created marketing materials that included aerial photos of the site and reached out by mail and phone to well over one thousand schools in Ventura, Los Angeles and Orange Counties to identify any that might have an interest in relocating to La Vina. After this exhaustive search, Mr. Grech had identified three schools that had some interest in relocating, one of which was a school for children with disabilities. In addition to Mr. Grech's work, Cantwell-Anderson undertook multiple planning efforts for the school site including a plan to create a campus that could be shared by three

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FULL REPORT

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Cantwell-Anderson, Inc

414 S Marengo Avenue, Pasadena CA 91101

VOICE (310) 568-9100 -- FAX (310) 568-9191

“boutique” schools catering to children with different educational needs. As these schools began to contemplate the challenges of interfacing within a private residential community, including traffic concerns and restrictions on hours of operations, they chose to look elsewhere. The Fifth District’s Planning Staff was made aware of these efforts and of the concerns raised by the schools contemplating relocation.

Concurrent with the search for a school, Cantwell-Anderson continued to meet with the La Vina HOA. While initial homeowners with elementary school aged children were in favor of having a school in the community, time passed and these children have grown up and are established in other private schools throughout the community, so those homeowners are much less interested in having a school on the premises. The La Vina HOA overwhelmingly prefers the idea of developing additional homes on this site rather than continuing to try to identify a private school that would like to relocate and can work within the constraints of the Conditional Use Permit. This, among other things, led to Cantwell-Anderson’s decision to file an amendment to the Specific Plan to add 18 additional homes to the parcel of land that had originally been intended for a school.



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Today, the La Vina Specific Plan community has been built out and occupied with 272 residential homes. The approved 500 student school site was graded with the original project and is the only portion of the La Vina project that remains to be completed.

During the initial planning phase, Cantwell-Anderson entered into an agreement with Ribet Academy, a private school then located in La Canada that was looking for a larger campus. As part of the approval process the County of Los Angeles imposed several conditions on Ribet and these were incorporated into the building plans. However, several members of the Altadena community filed a lawsuit against the project and litigation ensued that lasted a number of years. Unable to wait, the Ribet Academy relocated their La Canada campus to an available property along the Glendale Freeway.

Cantwell-Anderson then began a study and conducted a search to a school that would meet the School Development Plan. Flyers, mailers and personal contacts were used in this attempt and Cantwell-Anderson had initial meetings with several interested schools. However, none of these schools were able to meet the requirements and conditions that had been required by the County in the School Development Plan.

Several years ago, Cantwell-Anderson again made a concerted effort to bring a school to the La Vina community and contracted John Grech & Associates to assist in this process. John Grech is a real estate broker with over 30 years of experience specializing in marketing and selling property in the San Gabriel Valley. He created marketing materials and reached out to well over one thousand schools in Ventura, Los Angeles and Orange Counties to identify any that might have an interest in relocating to La Vina.

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After an exhaustive search, Mr. Grech had identified two schools that had some interest in relocating as well as a non-profit that was interested in creating a school for children with disabilities. However, once these schools became fully aware of the restrictions outlined in the Conditional Use Permit as well as the concerns of the La Vina Home Owners' Association (HOA) they declined to further consider the relocation. The Fifth District's Planning Staff was made aware of these efforts and of the concerns raised by the schools contemplating relocation.

In addition to Mr. Grech's work, Cantwell-Anderson undertook multiple planning efforts for the school site including a plan to create a campus that could be shared by three "boutique" schools catering to children with special needs.

Concurrent with the search for a school, Cantwell-Anderson continued to meet with the La Vina HOA. While initial homeowners with elementary school aged children were in favor of having a school in the community, time passed and these children have grown up and are established in other private schools throughout the community, so those homeowners are much less interested in having a school on the premises. The La Vina HOA overwhelmingly prefers the idea of developing additional homes on this site rather than continuing to try to identify a private school that would like to relocate and can work within the constraints of the Conditional Use Permit.

Cantwell-Anderson, having exhausted efforts to identify an appropriate school for the site, agreed to file an amendment to the Specific Plan to add 18 additional homes to the parcel of land that had originally been intended for a school.

ATTACHMENT

“1”

**TECHNICAL
REPORTS AND
LETTERS**

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Cox, Castle & Nicholson LLP
2049 Century Park East, 28th Floor
Los Angeles, California 90067-3284
P 310.284.2200 F 310.284.2100

Lisa M. Patricio
310.284.2220
lpatricio@coxcastle.com

File No. 41391

April 2, 2013

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

Re: Environmental Review for La Vina Specific Plan Amendment No. RPA2007-00005 and related Vesting Tentative Tract Map No. 69504 and Conditional Use Permit No. RCUP2007-00114; Final Phase of Specific Plan Number Two

Dear Ms. Baldwin:

This letter expresses our view that an addendum to the certified environmental impact report (EIR) and supplemental EIR is the appropriate form of environmental analysis to study a revised plan for the last undeveloped planning area of the La Vina Specific Plan.

The Project Site is the Final Phase of the Master Planned Community of La Vina

In December 1989, the Board of Supervisors approved the La Vina Specific Plan to guide the development of 220 acres in the unincorporated Altadena community. In January 1993, the Board approved Vesting Tentative Tract Map No. 45546, Conditional Use Permit Nos. 87-044 and 91-073, and Oak Tree Permit No. 87-044 to implement the Specific Plan approval.

The land use approvals authorize development of 272 detached dwelling units and a 500-student private school within the La Vina Specific Plan area. Subsequently, the Department of Regional Planning's Hearing Officer approved two tentative tract map amendments dealing with changes involving trails, circulation improvements, easements, and other miscellaneous items.

The La Vina Project is Nearly Complete

With the exception of school site, the Specific Plan has been built out. The school site has been graded and sits today as a vacant lot within a completed gated residential community.

No Private School is Interested in the School Site

Despite many years of effort, no private school is willing to build and operate a school within the La Vina community.

The Developer Now Proposes to Develop the School Site with Homes Complementing the Existing Community

After extensive discussions with the La Vina residents and homeowners' association, the developer proposes to build 18 new homes on the vacant school site. The new homes will comply with the design guidelines for the La Vina Specific Plan and will be developed at a lower density than the existing neighborhood.

Applications are pending currently for a Specific Plan amendment, subdivision map, and conditional use permit to authorize the new homes. The Specific Plan amendment will change the land use classification for the site from School/Recreation (S/R) to Single Family Residential/Recreation (R-1/R), eliminate references and regulations applicable to the private school, and increase the overall dwelling units permitted from 272 to 290. The planned recreational use area will remain a component of the project.

There is a Strong Presumption Against Additional Environmental Review Once an EIR Has Been Prepared for a Project

To give a degree of finality, CEQA includes a strong presumption against requiring any further environmental review once an EIR has been prepared for a project. The County is bound by a certified final EIR, unless it finds that one of the following triggering events have occurred:

1. Substantial changes are proposed that result in new significant environmental impacts or substantial increases in the severity of previously identified significant impacts;
2. Substantial changes have occurred that cause the project to result in new significant environmental impacts or substantial increases in the severity of previously identified significant impacts; or
3. New information shows that the project:
 - (a) will have one or more significant impacts not discussed in the EIR;
 - (b) significant impacts previously examined in the EIR will be substantially more severe than shown;
 - (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant impacts of the project, but the project proponent declines to adopt the mitigation measure or alternative; or
 - (d) mitigation measures or alternatives that are considerably different from those analyzed in the EIR would substantially reduce one or

more significant impacts on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

See Public Resources Section 21166; CEQA Guidelines Section 15162.

The County is required to prepare an addendum to a previously certified EIR if some changes or additions to the EIR are necessary, but none of the conditions described above have occurred. *See* CEQA Guidelines Section 15164.

This requirement reflects a shift in the policy considerations that govern environmental review: "The low threshold for requiring the preparation of an EIR in the first instance is no longer applicable; instead, agencies are prohibited from requiring further environmental review unless the stated conditions are met." *See Friends of Davis v. City of Davis* (2000) 83 Cal.App.4th 1004, 1017-18. Once the results of the environmental review process have been achieved, the interests of finality are favored over further public comments. *See id.* at 1018. "Section 21166 comes into play precisely because in-depth review has already occurred, the time for challenging the sufficiency of the original EIR has long since expired, and the question is whether circumstances have *changed* enough to justify *repeating* a substantial portion of the process." *See Bowman v. City of Petaluma* (1986) 185 Cal.App.3d 1065, 1073-74.

The Project Site Has Been the Subject of Extensive Environmental Review

The Board of Supervisors certified an EIR to support the original Specific Plan approval and certified also a supplemental EIR to support the implementing entitlements. The EIR and supplemental EIR analyzed development of the Specific Plan area with 272 dwelling units and a 500-student private school.

The Project Will Not Result in Any New or More Severe Impacts

A supplemental EIR is required only if there is a need to address a new or more severe impact to the physical environment. The project will eliminate the 500-student school analyzed previously in the supplemental EIR and will replace the school with 18 homes. As described below, the proposed 18 homes will not result in any new or more severe impacts than those associated with the approved school.

Biology. The site has been graded and no significant vegetation or wildlife are present, as confirmed in a new biological report. Impacts to biology are the same as they would be with the approved school, and no significant biological impacts will occur.

Traffic. As demonstrated in the updated traffic assessment, the proposed 18 homes will generate far fewer vehicle trips than the approved school. As such, potential traffic impacts associated with the proposed use would be considerably less as compared with the school allowed under the Specific Plan.

Noise. Construction noise impacts would be similar under the approved school use. Operational noise impacts would be reduced, however, because vehicle trip generation would be far less and the project would eliminate all noise-producing, school-related nighttime activities such as athletic and fundraising events.

Air Quality and Greenhouse Gas Emissions. Air quality impacts associated with the construction of the proposed residential use would be similar to impacts associated with the approved school. Operational air quality impacts, including greenhouse gas emissions, would occur primarily from project-related traffic, and would be considerably less than the impacts associated with the approved school. The project will comply with the County Green Building Program.

Aesthetics. The visual impacts of the project would be similar to the approved school, and will be less than significant. The site is already graded and surrounded by residential development within a gated community. The proposed development will not degrade the existing visual character. Indeed, the proposed residential product will complement exactly the existing community.

Services. Demand for electricity, sheriff services, fire protection, water, sewer and similar services will be substantially reduced for 18 homes than it would be for a 500-student school.

Education. Although a private school will no longer be developed and 18 new homes will generate additional demand for schools, the project will mitigate to insignificance impacts to schools through payment of state-mandated school fees. The California legislature has determined that school overcrowding is a statewide concern and has completely and expressly preempted the regulation of mitigation for school impacts. *See* Government Code sections 65995–65998. The state law prohibits cities and counties from denying approval of legislative or adjudicative acts that involve the use, planning, or development of property on the basis of inadequate school facilities and further prevents the imposition of mitigation beyond that authorized by the state law. Accordingly, the project will not result in a significant impact to schools.

Geotechnical Hazards. The site is graded and requires only minimal grading to develop the proposed homes. Geotechnical impacts would be similar to the approved school and no significant geotechnical impacts will occur.

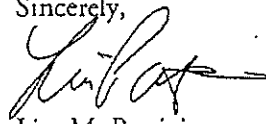
Flood and Fire Hazards. Potential impacts from flood and fire hazards would be similar with the approved school use and no significant impacts will occur.

Given the context of the overall Specific Plan development, the infill nature of the project, and the availability of proven, adequate mitigation for similarly situated development, there does not appear to be a basis for requiring preparation of a supplemental EIR. We believe that the circumstances described in Section 15164 of the state's environmental guidelines exist, so that an addendum to the final environmental impact report is appropriate.

Ms. Alejandrina Baldwin
April 2, 2013
Page 5

Thank you again for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa M. Patricio', with a long horizontal flourish extending to the right.

Lisa M. Patricio

**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

1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 69504
 SUBDIVIDER CAI Holdings, LLC
 ENGINEER Land Design Consultants, Inc.
 GEOLOGIST LGC Valley, Inc.
 SOILS ENGINEER LGC Valley, Inc.

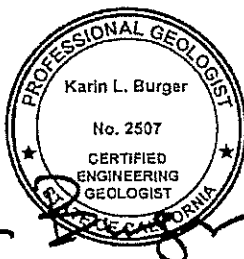
TENTATIVE MAP DATED 1/16/13 (Exhibit)
 LOCATION Altadena
 GRADING BY SUBDIVIDER [Y] (Y or N) (72,000 c.y.)
 REPORT DATE 5/9/11 (113005-01)
 REPORT DATE 5/9/11 (113005-01)

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. The Soils Engineering review dated 5/30/13 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by

Karin Burger

Date June 5, 2013

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 GMTR
Sheet 1 of 1

Review No. 2

Tentative Map (Tract) 69504
Location Altadena
Developer/Owner CAI Holdings, LLC
Engineer/Architect Land Design Consultants, Inc.
Soils Engineer LGC Valley, Inc. (113005-01)
Geologist LGC Valley, Inc.

DISTRIBUTION:

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

Review of:

Tentative Tract Map and Exhibit Dated By Regional Planning 1/16/13 (rev.)
Soils Engineering and Geology Reports Dated 4/11/13, 5/9/11
Previous Review Sheet Dated 2/13/13

ACTION:

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

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

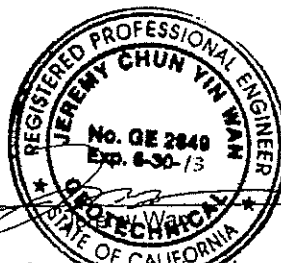
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

A. ON-SITE SOILS SHALL BE CONSIDERED CORROSIVE, UNLESS CHEMICAL TEST RESULTS ARE SUBMITTED INDICATING OTHERWISE.

PER THE SOILS ENGINEER:

B. THE PROPOSED UNRESTRAINED RETAINING WALL WITH A 2:1 (H:V) BACKSLOPE SHALL BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE (EFP) OF 50 PCF.

C. ON-SITE SOILS ARE CORROSIVE TO BURIED METALS. AT ROUGH GRADING STAGE, LABORATORY TESTING CONSISTING OF EXPANSION AND CORROSION TESTING WILL BE PERFORMED AND INCLUDED IN THE AS-GRADE REPORT.



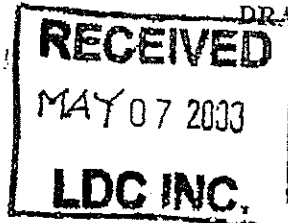
Prepared by _____ Date 5/30/13

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

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:\gme\pub\Soils Review\Jeremy\TR 69504, Altadena, TTM-A_5.doc



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



TO: LDC

Attention Chuck Gillman

DATE 05/06/08

REVIEW OF HYDROLOGY STUDY / DRAINAGE CONCEPT / SUSMP

TR/PM NO. TR 69504
SUBMITTAL DATE 4/28/08

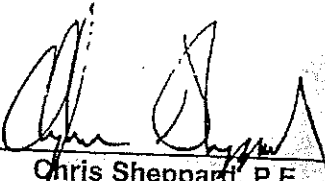
We have reviewed your Hydrology Study / Drainage Concept / SUSMP.

☒ The hydrology study has been approved for Area and Q only.

COMMENTS:

Please provided a CD with a scanned copy of the signed report and map.

APPROVED BY


Chris Sheppard, P.E.
(626) 458-4921



MEMORANDUM

To: Steve Hunter
Land Design Consultants, Inc.

Date: January 23, 2013

From: Clare M. Look-Jaeger *CL-Jaeger* LLG Ref: 1-13-4007-1
Linscott, Law & Greenspan, Engineers

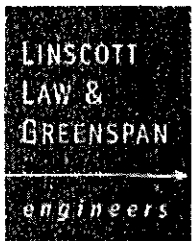
Subject: La Vina Specific Plan (VTTM 069504) – Supplemental Trip Generation Assessment

This memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to summarize the supplemental trip generation assessment prepared for the proposed La Vina Specific Plan VTTM 069504 project located within unincorporated Los Angeles County, north of the current terminus of Lincoln Avenue. LLG received and reviewed the previous traffic impact studies prepared by KAKU Associates dated November 1990 and March 1992 for the entire La Vina Specific Plan project. As you are aware, the La Vina Specific Plan, which consists of approximately 220 acres along Lincoln Avenue north of Loma Alta Drive, was originally proposed to be developed with 272 single-family residential units. The previously approved residential units have all been constructed and occupied. The Specific Plan also included an institutional component which consisted of a reuse of the existing buildings which were planned for a 500-student private school (Pre-Kindergarten through 8th grade) and a daycare facility of up to 150 children at the school site. The institutional portion of the project has not been developed. The project consists of an amendment to the Specific Plan such that the private school and day care component previously included in the La Vina Specific Plan will now be proposed to be developed as additional single-family residential units. Therefore, this memorandum provides a description of the modified project; summarizes the trip generation assessment which compares the trip generation forecasts from the prior institutional component included in the La Vina Specific Plan and the proposed single-family residential units; as well as a conclusion regarding this assessment.

The underlying trip generation methodology used in this analysis is consistent with the original project approval. Briefly, it is concluded that the proposed modified project results in a decrease in traffic volumes during the AM and PM peak hours, as well as on a daily basis, and given this decrease in trip generation no additional traffic analyses are needed.

Modified Project Description

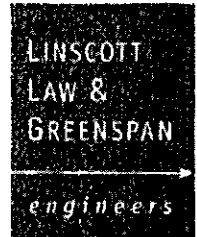
The modified La Vina Specific Plan project consists of an amendment to the Specific Plan such that the previously approved private school and day care component will now be proposed to be developed as 18 single-family units. Vehicular access to the residential units will be provided Lincoln Avenue and Millard Canyon Road.



Engineers & Planners
Traffic
Transportation
Parking

**Linscott, Law &
Greenspan, Engineers**
600 S. Lake Avenue
Suite 500
Pasadena, CA 91106
626.796.2322 T
626.792.0941 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills



Updated Project Trip Generation

In order to compare vehicular trip generation for the modified project, the same trip generation rates incorporated as part of the previously approved traffic study were utilized (i.e., rates listed in *Trip Generation*, 4th Edition, published by the Institute of Transportation Engineers). The updated trip generation forecast for the modified La Vina Specific Plan project is summarized in *Table A*. As shown in *Table A*, the modified project is expected to generate 14 vehicle trips (4 inbound and 10 outbound trips) during the AM peak hour and 18 vehicle trips (11 inbound and 7 outbound) during the PM peak hour. Over a 24-hour period, the modified project is expected to generate 181 vehicle trips (approximately 91 inbound and 91 outbound vehicle trips).

When compared to the trip generation forecast for the previous institutional use as analyzed in the KAKU Associates traffic study, the modified project is expected to generate significantly fewer vehicle trips (196 fewer vehicle trips) during the AM peak hour. During the PM peak hour, the modified project is expected to generate 72 fewer vehicle trips. Over a 24-hour period, the modified project is also forecast to generate significantly fewer vehicle trips during a typical weekday (519 fewer vehicle trips). For comparison purposes, a copy of the trip generation rates and forecast for the previously approved project is attached (Tables 5 and 6).

Trip Generation Assessment

Based on a review of the trip generation forecast, the proposed project is anticipated to generate significantly fewer traffic volumes during the AM and PM peak hours as well as on a daily basis. Accordingly, no further analysis or review of potential impacts is required.

Summary

Based on a review of the above trip generation assessment, no additional traffic analysis (i.e., a revised formal traffic impact study) is required for the proposed modified project, as substantially lower trip generation is expected to occur with the modified project.

Please feel free to contact us should you have any questions or comments regarding this supplemental trip generation assessment at 626.796.2322.

Attachments

c: Kevin Jaeger, LLG Engineers
File

Table A
LA VINA SPECIFIC PLAN TRIP GENERATION
(Approved Institutional Use Compared with Modified Project)

LAND USE	SIZE	TWO-WAY DAILY TRIPS	AM PEAK HOUR VOLUMES			PM PEAK HOUR VOLUMES		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Modified Project:	18 DU	181	4	10	14	11	7	18
Single-Family Housing								
Previously Approved Institutional Use:	500 Students 150 Children	(490) <i>b</i> (210) <i>c</i>	(75) (35)	(70) (30)	(145) <i>b</i> (65) <i>c</i>	(5) (35)	(20) (30)	(25) <i>b</i> (65) <i>c</i>
Private School (K-8) Daycare								
NET DIFFERENCE:		(519)	(106)	(90)	(196)	(29)	(43)	(72)

NOTES:

- a. Trip generation rates and adjustments pursuant to those utilized in the previously approved Traffic Studies for the La Vina Specific Plan, prepared by Kaku Associates. Rates per Institute of Transportation Engineers, *Trip Generation*, 4th Edition, 1987.
- b. Trip generation of proposed private school reduced by 77% to eliminate double-counting due to estimated internal trips (30%), students using school bus (38%) and students using carpool (29%).
- c. Trip generation of proposed daycare reduced 30% to eliminate double-counting of estimated internal trips.

TABLE 5

AVERAGE WEEKDAY TRIP GENERATION RATES

Land Use	Average Daily Rate	AM Peak Hour			PM Peak Hour		
		Rate	% In	% Out	Rate	% In	% Out
Single-Family Housing ^a (trips per dwelling unit)	10.062	0.754	27%	73%	1.005	63%	37%
Elementary School ^b (trips per student)	4.2	1.26	52%	48%	0.21	30%	70%
Daycare ^a (trips per student)	2.0	0.6	50%	50%	0.6	50%	50%

Sources:

- a. Institute of Transportation Engineers, Trip Generation, 4th Edition, 1987.
b. Estimated from unpublished research.

*PER APPROVED TRAFFIC STUDY FOR THE LA VINA
SPECIFIC PLAN, PREPARED BY KAKU ASSOCIATES.*

TABLE 6
TRIP GENERATION OF PROPOSED LA VINA SPECIFIC PLAN

<u>Land Use</u>	<u>Proposed Size</u>	<u>Two-Way Daily Trips</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
			<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single-Family Housing	272 d.u.	2,720	55	150	205	170	100	270
Private School (K-8)	500 student	490 ^a	75	70	145 ^a	5	20	25 ^a
Daycare	150 children	210 ^b	35	30	65 ^b	35	30	65 ^b
Total		3,420	165	250	415	210	150	360

Notes:

- a. Trip generation of proposed private school reduced by 77% to eliminate double-counting due to estimated internal trips (30%), students using school bus (38%) and students using carpool (29%) (see text).
- b. Trip generation of proposed daycare reduced 30% to eliminate double-counting of estimated internal trips (see text).

Daily trips rounded to nearest 10 vehicles; peak hour trips to nearest 5 vehicles.

May 17, 2011

Mr. Steve Hunter
Land Design Consultants
199 S. Los Robles Street, Ste 250
Pasadena, CA 91106



Biological Assessment Services

Subject: Biological Conditions Report for the "School Site" at LaVina, Altadena CA.

Dear Steve,

This letter reports on the biological conditions present on the "school site" in LaVina. Located at the northern terminus of Lincoln Avenue, Altadena, Los Angeles County, CA, the site was graded during the development of the LaVina community in the mid 1990s. A brief floristic survey of the site was conducted on May 13, 2011, beginning at 9:00 am. The purpose of the survey was to determine the general biologic character of the site. The entire site was walked on foot but no attempt was made to walk controlled transects that would cover 100% of the site. Rather, the path chosen was intended to quickly evaluate the most common species present on the site and then to discover additional species that were located in portions of the site that appeared to support more unique flora. The sky was clear and the weather mild, the temperature was approximately 70°F throughout the survey. The California Natural Diversity Database and the California Native Plant Society's lists of sensitive plants were accessed for the nine USGS quadrangle maps surrounding the site. The potential for the occurrence of any species found on these lists was evaluated.

Site Description

The property is located in the northern quarter of the LaVina community and is surrounded by residential development. The community is located at the southern base of the San Gabriel Mountains approximately where the steeper mountain slopes meet the more gently sloping alluvial fan that skirts the base of the mountains. The site consists of four pads separated by five to ten-feet in elevation with steep slopes between the pads. The soils of the site are typical of the high alluvium in the area with rocks and boulders in a sandy, loamy matrix.

Vegetation

The site is heavily dominated by nonnative weedy vegetation. Of the 42 plant species observed, 33 (79%) were nonnative. Using the 79% figure gives an inaccurate picture of the prevalence of nonnative vegetation because several of the native species present

were represented by only one or two individuals. A rough estimate of vegetative cover or plant mass would put the nonnative component at higher than 95%. At this time of year the most obvious nonnative species present is the gazinia (*Gazinia* sp.), which is conspicuous because of its showy flowers. The gazinia is almost certainly the result of intentional planting for soil stabilization following site grading. Eight nonnative grass species are also present, some, like Bermuda grass (*Cynodon dactylon*) are common in lawns, and others, like red brome (*Bromus madritensis* var. *rubens*) are common in the nonnative grasslands throughout the state. Of the 12 sunflower family species present, seven are nonnative weeds and one; the telegraph weed (*Heterotheca grandiflora*) is a native weedy species. Most of these species are abundant on the site. Of the remaining four native sunflower species, three (California sagebrush - *Artemisia californica*; mulefat - *Baccharis salicifolia*; California brickellbush - *Brickellia californica*) were represented by only one individual, and there were only a few individuals of the common sunflower (*Helianthus annuus*) on the site.

The most common and dominant native species on the site is the laurel sumac (*Malosma laurina*). This species is a shrub and on the project site is found in a line running east-west along the slopes between the upper and lower pads of the site. I speculate that some topsoil remained on these slopes following site grading. There is slightly more moisture available at the toe of these slopes, facilitating germination of the laurel sumac seeds that remained in the topsoil. Three nonnative shrub/tree species are also present along this slope including the red gum (*Eucalyptus camaldulensis*), red ironbark (*Eucalyptus sideroxylon*), and carob tree (*Ceratonia siliqua*). A complete list of the plant species observed is attached to this letter.

Wildlife

Little wildlife was observed at the time of the survey, probably due to the lack of native habitat and lack of any mature habitat at all. Though the weedy species present, especially the sunflowers, present some foraging opportunities, especially for migratory birds, there is little habitat available for native wildlife to breed or nest in. No reptiles or amphibians were noted at the time of the survey but it is likely that the western fence lizard (*Sceloporus occidentalis*) and side-blotched lizard (*Uta stansburiana*) could be found there. No mammals were directly observed and those noted were based on the presence of diagnostic sign. These include the one mouse nest of undetermined species, California ground squirrel (*Spermophilus beecheyi*), pocket gopher (*Thomomys bottae*), and coyote (*Canis latrans*). The most abundant class of wildlife on the site was the birds, though even birds were conspicuously absent. The species noted on the site were Anna's hummingbird, spotted towhee, California towhee, and house finch. The northern mockingbird was present on adjacent properties and undoubtedly also utilizes the site. It is expected that numerous other species use the site for forage or during migration. There may be a few nesting birds in the laurel sumac shrubs near the center of the site. None of these species are considered sensitive and none are specifically protected by state or federal law. However, all of the bird species observed on the site are protected from nest disturbance by the federal Migratory Bird Treaty Act and the

California Fish and Game Code. These regulations prohibit the disturbance of nesting birds in any manner that may cause reproductive failure. In general, this means that land clearing must be accomplished during winter months while the birds are not nesting.

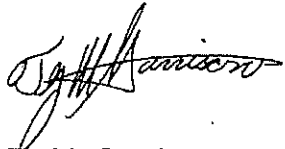
Conclusion

No species listed as Rare, Threatened, or Endangered by the state or federal governments were found on the property. No sensitive habitats are present on the site.

No Jurisdictional Waters of the US or State Waters are present on the site. Any birds that nest on the site are protected by the Migratory Bird Treaty Act and the California Fish and Game Code.

As always, it is a pleasure working with you and Land Design Consultants.

Sincerely,
Biological Assessment Services

A handwritten signature in black ink, appearing to read "Ty M. Garrison", written over a horizontal line.

Ty M. Garrison
Principal

APPENDIX

FLORAL COMPENDIUM

A brief floristic survey of the site was conducted on May 13, 2011. The purpose of the survey was to determine the general biologic character of the site. The entire site was walked on foot but no attempt was made to walk controlled transects that would cover 100% of the site. Rather, the path chosen was intended to quickly evaluate the most common species present on the site and then to discover additional species that were located in portions of the site that appeared to support more unique flora.

LEGEND

STATUS

- * Nonnative**
- @ Ornamental/Landscape**

VASCULAR PLANTS

ANGIOSPERMAE (DICOTYLEDONS)

AIZOACEAE - ICEPLANT FAMILY

- | | | |
|---|---------------------------|---------------|
| * | <i>Carpobrotus edulis</i> | hottentot-fig |
|---|---------------------------|---------------|

ANACARDIACEAE - SUMAC FAMILY

- | | | |
|--|------------------------|--------------|
| | <i>Malosma laurina</i> | laurel sumac |
|--|------------------------|--------------|

ASTERACEAE - SUNFLOWER FAMILY

- | | | |
|---|--------------------------------|-------------------------|
| | <i>Artemisia californica</i> | coastal sagebrush |
| | <i>Baccharis salicifolia</i> | mulefat |
| | <i>Brickellia californica</i> | California brickellbush |
| * | <i>Carduus pycnocephalus</i> | Italian thistle |
| * | <i>Centaurea melitensis</i> | toocalote |
| * | <i>Gazania</i> sp. | gazania |
| | <i>Helianthus annuus</i> | common sunflower |
| | <i>Heterotheca grandiflora</i> | telegraph weed |
| * | <i>Hypochoeris glabra</i> | smooth cat's-ear |
| * | <i>Lactuca serriola</i> | prickly lettuce |
| * | <i>Picris echioides</i> | bristly ox-tongue |
| * | <i>Sonchus oleraceus</i> | common sow-thistle |

BORAGINACEAE - BORAGE FAMILY

- | | | |
|--|----------------------------------|-----------------|
| | <i>Heliotropium curassavicum</i> | salt heliotrope |
|--|----------------------------------|-----------------|

BRASSICACEAE - MUSTARD FAMILY

- | | | |
|---|-----------------------|---------------|
| * | <i>Brassica nigra</i> | black mustard |
|---|-----------------------|---------------|

CHENOPODIACEAE - GOOSEFOOT FAMILY

- | | | |
|---|-----------------------|-----------------|
| * | <i>Salsola tragus</i> | Russian-thistle |
|---|-----------------------|-----------------|

EUPHORBIACEAE - SPURGE FAMILY

- * *Euphorbia peplus* petty spurge

FABACEAE - PEA FAMILY

- * *Ceratonia siliqua* Carob tree
- * *Medicago polymorpha* bur-clover
- * *Melilotus albus* white sweet-clover

GERANIACEAE - GERANIUM FAMILY

- * *Erodium cicutarium* red-stemmed filaree
- * *Erodium moschatum* white-stemmed filaree
- * *Erodium brachycarpum* long-beaked filaree

LAMIACEAE - MINT FAMILY

- *@ *Rosmarinus officinalis* rosemary

MALVACEAE - MALLOW FAMILY

- * *Malva parviflora* cheeseweed

MYRTACEAE - MYRTLE FAMILY

- * *Eucalyptus camaldulensis* red gum
- * *Eucalyptus sideroxylon* red ironbark

PLUMBAGINACEAE - LEADWORT FAMILY

- * *Limonium sinuatum* statice

POLYGONACEAE - BUCKWHEAT FAMILY

- Eriogonum fasciculatum* California buckwheat

PRIMULACEAE - PRIMROSE FAMILY

- * *Anagallis arvensis* scarlet pimpernel

SOLANACEAE - NIGHTSHADE FAMILY

	<i>Datura wrightii</i>	western jimsonweed
*	<i>Nicotiana glauca</i>	tree tobacco

ANGIOSPERMAE (MONOCOTYLEDONS)

ARECACEAE - PALM FAMILY

@	<i>Washingtonia filifera</i>	California fan palm
---	------------------------------	---------------------

POACEAE - GRASS FAMILY

*	<i>Avena barbata</i>	slender wild oat
*	<i>Bromus diandrus</i>	ripgut grass
*	<i>Bromus hordeaceus</i>	soft chess
*	<i>Bromus madritensis</i> var. <i>rubens</i>	red brome
*	<i>Cynodon dactylon</i>	Bermuda grass
*	<i>Hordeum murinum</i> ssp. <i>leporinum</i>	foxtails
*	<i>Lolium perenne</i>	English ryegrass
*	<i>Vulpia myuros</i>	rat-tail fescue



April 5, 2011

564 WEST HARRIET STREET
ALTADENA, CALIFORNIA 91001-4571
(626) 798-9101
FAX (626) 798-9446

Steve Hunter
Land Design Consultants, Inc.
199 South Los Robles Ave Suite 250
Pasadena CA 91101

*The mission of the
Lincoln Avenue
Water Company
is to reliably provide
to its customers and
shareholders high quality
water, service, and
maintenance of the
Company's resources
in an environmentally
and fiscally responsible
manner.*

RE: Water Availability for the proposed new development Track
#69504, La Vina

Dear Mr. Hunter:

The above-referenced development ("Development") is within the service area of Lincoln Avenue Water Company ("Company"). The Company is prepared to provide water service to the Development subject to the following terms, conditions and reservations:

1. Developer must own the number of shares of stock in the Company required to provide service to the Development.

2. Developer shall submit to Company all plans, designs and fire department requirements for the Development. This will enable Company to determine distribution system and other water facilities required for the Development in accordance with Company rules. The Development may require the installation of water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Developer.

3. Developer shall be responsible for construction of any facilities necessary to provide the Development adequate water flows for fire protection, as may be determined by the local fire protection agency having jurisdiction over the Development. The size and scope of any facilities required to deliver adequate fire flow must be determined by an independent qualified hydraulics engineer.

4. Developer shall grant Company all easements required for water service to the Development, together with a policy of title insurance guaranteeing Company's title to and interest in such easements.

5. Pursuant to the requirements of the Company, Developer shall pay all required fees and charges, including any required deposit amounts, in order to process plans and designs and to complete construction of on-site and off-site improvements required for water service to the Development.

6. Developer shall comply with Company rules regarding water service in force at the time water service is requested, as those rules may be amended from time to time. Developer acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Company rules.

7. The provision of water service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.

8. Developer acknowledges and agrees that this letter is limited and exclusive to the Development for the number of units or lots indicated and may not be transferred or assigned to any other person, firm or entity, or for any other purpose.

9. Developer acknowledges that water service to the Development shall be subject to the availability of water. In relying upon this letter and Company's willingness to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of Company upon wells and service from Metropolitan Water District to supply the water needed for domestic water purposes. Developer understands that, while there is currently no prohibition against additional connections, Company has the authority to reduce and restrict service connections. Developer further acknowledges and agrees that this letter does not constitute any guarantee that, at the time of connection, water service will be available for the Development.

10. At any time prior to connection, and upon a finding by the Board of Directors of Company that it is unable to serve the Development for reasons beyond Company's control, this letter may be revoked by the Company.

11. This letter and any representations or assurances made herein, shall expire and be null and void twelve months from the date hereof if water service has not been installed to the Development. The Developer and the Development shall not be entitled to any individual water service connections not installed prior to expiration of this letter.

12. By issuing this letter, the Company does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Company.

13. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against Company, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse Company for any costs, fees or expenses Company may incur as a result of any such legal action. Further, Developer agrees that in conducting the defense of such action, Company shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.

14. All service pursuant to this letter shall be in accordance with Company rules as they may be amended from time to time. By issuing this letter, the Company does not guarantee any specific quantities, pressures, or flows with respect to service provided by the Company.

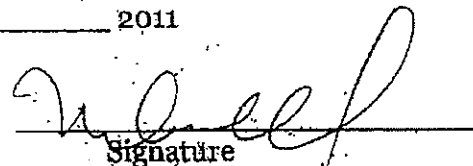
Sincerely,
Lincoln Avenue Water Company



Robert J. Hayward
General Manager

Accepted on this 9th day of July 2011

By: Thomas R. Anderson, Jr.
Print (Name & Title)



Signature



584 WEST HARRIET STREET
ALHAMBRA, CALIFORNIA 91001-4571
(826) 798-9101
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April 5, 2011

Steve Hunter
Land Design Consultants, Inc
199 South Los Robles Ave, Suite 250
Pasadena CA 91101

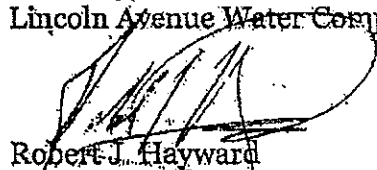
RE: Availability of Recycled Water for proposed
Tract #69504, La Vina

Dear Mr. Hunter:

At this present time there is NO recycled water available for
irrigation for the proposed tract #69504, La Vina.

If you have any questions, please contact me at this office.

Sincerely,
Lincoln Avenue Water Company



Robert J. Hayward
General Manager

RECEIVED

APR 21 2011

LDC INC.



564 WEST HARRIET STREET
ALTADENA, CALIFORNIA 91001-4571
(626) 798-9101
FAX (626) 798-9446

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August 17, 2016

Steve Hunter
Land Design Consultants, Inc.
199 South Los Robles Ave Suite 250
Pasadena CA 91101

RE: Will Serve Letter for the proposed new development Track
#69504, La Vina

Dear Mr. Hunter:

The above-referenced development ("Development") is within the service area of Lincoln Avenue Water Company ("Company"). The Company is prepared to provide water service to the Development subject to the following terms, conditions and reservations:

1. Developer must own the number of shares of stock in the Company required to provide service to the Development.
2. Developer shall submit to Company all plans, designs and fire department requirements for the Development. This will enable Company to determine distribution system and other water facilities required for the Development in accordance with Company rules. The Development may require the installation of water mains, services or other appurtenances, or may require improvements to the existing source of supply, which improvements shall be the responsibility of Developer.
3. Developer shall be responsible for construction of any facilities necessary to provide the Development adequate water flows for fire protection, as may be determined by the local fire protection agency having jurisdiction over the Development. The size and scope of any facilities required to deliver adequate fire flow must be determined by an independent qualified hydraulics engineer.
4. Developer shall grant Company all easements required for water service to the Development, together with a policy of title insurance guaranteeing Company's title to and interest in such easements.

5. Pursuant to the requirements of the Company, Developer shall pay all required fees and charges, including any required deposit amounts, in order to process plans and designs and to complete construction of on-site and off-site improvements required for water service to the Development.

6. Developer shall comply with Company rules regarding water service in force at the time water service is requested, as those rules may be amended from time to time. Developer acknowledges that all water service pursuant to this letter and to the Development shall be in accordance with Company rules.

7. The provision of water service to the Development is conditioned upon the Developer meeting all requirements of any other governmental entity having jurisdiction over the Development.

8. Developer acknowledges and agrees that this letter is limited and exclusive to the Development for the number of units or lots indicated and may not be transferred or assigned to any other person, firm or entity, or for any other purpose.

9. Developer acknowledges that water service to the Development shall be subject to the availability of water. In relying upon this letter and Company's willingness to provide water service to the Development, Developer is aware of the restrictions and limitations contained in this letter and the reliance of Company upon wells and service from Metropolitan Water District to supply the water needed for domestic water purposes. Developer also understands that the Company currently has a moratorium in place limiting new connections to the system. Notwithstanding the foregoing, under the terms of the moratorium, Developer may proceed with the Development where the Developer has taken steps to secure water savings elsewhere in the Company's service area. In that regard, Developer has identified several projects where such water savings could be achieved. In fact, Developer has entered into a letter of intent with a community service entity to develop a capital improvement/replacement plan to reduce water consumption in an amount that will exceed the total estimated consumption of the Development. Developer shall submit an improvement plan acceptable to the Company for whatever projects are selected to achieve the necessary water savings prior to County's final tract map approval. Provided Developer completes the necessary improvements and achieves such water savings, Developer will be deemed to have satisfied the terms of the moratorium and shall be entitled to water service to the Development in accordance with the remaining terms of this letter.

10. At any time prior to connection, and upon a finding by the Board of Directors of Company that it is unable to serve the Development for reasons beyond Company's control, this letter may be revoked by the Company.

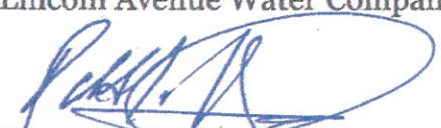
11. This letter and any representations or assurances made herein, shall expire and be null and void twenty-four months from the date hereof if water service has not been installed to the Development. Provided, however, that if the Developer is making satisfactory progress towards completion of the necessary improvements to install water service to the Development, this letter may be extended for an additional twelve months.

12. By issuing this letter, the Company does not guarantee any specific quantities or quality of water, pressures or flows with respect to water service provided by the Company.

13. Developer, for itself and on behalf of its successors, agrees to defend at Developer's expense, any action brought against Company, its agents, officers or employees because of the issuance of this letter or any approvals or authorizations obtained in connection with the Development, or in the alternative, to relinquish any such approvals or authorizations. Developer shall reimburse Company for any costs, fees or expenses Company may incur as a result of any such legal action. Further, Developer agrees that in conducting the defense of such action, Company shall be entitled to engage its own attorneys, the entire expense of which shall be paid by Developer.

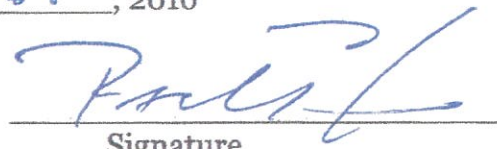
14. All service pursuant to this letter shall be in accordance with Company rules as they may be amended from time to time. By issuing this letter, the Company does not guarantee any specific quantities, pressures, or flows with respect to service provided by the Company

Sincerely,
Lincoln Avenue Water Company


Robert J. Hayward
General Manager

Accepted on this 18th day of August, 2016

By: Russell Bishop
Print (Name & Title) Manager


Signature

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ATTACHMENT

“J”

**ADDENDUM TO
THE FINAL SEIR**

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**ADDENDUM TO ENVIRONMENTAL IMPACT REPORT
FOR
VESTING TENTATIVE TRACT MAP NO. 069504
PLAN AMENDMENT NO. 200700005
CONDITIONAL USE PERMIT NO. 200700114
ENVIRONMENTAL ASSESMENT NO. 200700098
PROJECT NO. TR069504-(5)**

1. Existing Entitlements

- a. 1989 – The County of Los Angeles Board of Supervisors (“Board”) approved legislation for the development of the La Viña community, including amendments to the General Plan and Altadena Community Plan, a zone change and the adoption of the La Viña Specific Plan.
- b. 1993 – The Board approved implementing entitlements for the Specific Plan, including Vesting Tentative Tract Map No. 45546, Conditional Use Permits No. 87-044 and 91-073 and Oak Tree Permit No. 87-044, authorizing the creation of 272 single-family residence lots, private recreation, open space and a 500-student private school.
- c. The Hearing Officer subsequently approved two vesting tract map amendments authorizing, among other things, trails adjustments, circulation improvements and easement disposition changes.
- d. Mitigation measures identified in the certified Final SEIR and MMRP, and imposed on the project as a condition of approval, include the following categories: traffic and circulation, geotechnical hazards, fire protection, biological resources and visual quality.

2. Proposed Entitlement Modifications

The proposed project changes require the following amendments to, or additional entitlements: a vesting tentative tract, Specific Plan amendment, a conditional use permit, and an Addendum to the certified final SEIR.

3. Proposed Vesting Tentative Tract Map No. 069504

Project No. TR069504-(5), including Vesting Tentative Tract Map No. 069504 Plan Amendment 200700005 and Conditional Use Permit 200700114, proposes the following:

- a. To create 18 single-family residence lots, one recreation lot proposed to be developed with a club house, community pool and open space, and a private and future street lot on 7.18 gross acres,
- b. To amend the La Viña Specific Plan to modify the land use category of the Project site from R (Recreation) and S (School) to R and R-1 (Single-Family Residence),
- c. To amend La Viña Plan language regarding maximum permitted density (from 272 to 290) for the La Viña Community and eliminate discussions and regulations applicable to the private school use,
- d. To authorize hillside management area development, and

- e. To modify condition of approval language regarding permitted uses within the Project Site.

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA Section 15164 authorizes a Lead Agency to prepare an Addendum to a previously certified EIR if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects;
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete, shows any of the following:
- The project will not have one or more significant effects not discussed in the previous EIR:
 - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR;
 - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted; and
 - No new mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.

The final SEIR certified by the Board of Supervisors in January, 1993, analyzed the potential project impacts. The Board found that the conditions of approval and mitigation measures discussed in the report are the only mitigation measures feasible and determined that the project would have no significant adverse effects on the environment which could not be mitigated to an acceptable level and adopted the conditions of approval and mitigation measures and monitoring program.

The Project proposes to implement the same mitigation measures as the previous project where the measures are not related to the changes.

As shown in the below chart, proposed changes will result in the reduction of each potential impact identified in the original EIR, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act ("CEQA") that would require a subsequent EIR.

Therefore, the Project qualifies for an Addendum to the previously certified final SEIR, as authorized under CEQA Section 15164.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the FEIR:

COMPARISON OF IMPACTS


DESCRIPTION OF POTENTIAL IMPACTS	APPROVED PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	500 student school	18 residential units	Replacement of 500 student school with 18 residential units.
Aesthetics	108.3 acres of natural open space; development within a gated residential community	108.3 acres of natural open space; development within a gated residential community	Replacement of a school on a graded lot within a gated residential community with 18 single-family homes complementing the existing community. The proposed homes will comply with the design guidelines for the La Vina Specific Plan. Planning Area 6 is proposed for development under both the approved project and the proposed modified project. Impacts to aesthetics would be substantially similar to the approved project and would be less than significant.
Air Quality	Vehicle emissions generated by a 500 student school	Vehicle emissions generated by 18 single family homes	Grading and construction impacts would be substantially the same as the approved project. Operational impacts would be reduced due to reduction in vehicle trips for 18 homes as

			compared to 500-student school. Impacts would remain less than significant.
Biological Resources	Graded site would be improved with a private school	Graded site would be improved with 18 homes	Planning Area 6 is graded, proposed for development under both the approved project and the proposed modified project, and does not contain sensitive biological resources. Impacts to biological resources would be the same as the approved project and would be less than significant.
Cultural Resources	Graded site would be improved with a private school	Graded site would be improved with 18 homes	Planning Area 6 is graded and proposed for development under both the approved project and the proposed modified project. Impacts to cultural resources would be the same as the approved project and would be less than significant.
Geotechnical hazards	Graded site would be improved with a private school	Graded site would be improved with 18 homes	Impacts to geotechnical hazards would be substantially similar to the approved project and would be less than significant.
Global Change	Climate Greenhouse gas emissions associated with 500-student private school	Greenhouse gas emissions associated with 18 homes	Global climate change is not significant new information requiring preparation of a supplement or

			subsequent EIR. Impacts to global climate change would be less under the modified project as compared to the approved project due to the reduction in vehicle trips associated with 18 homes as compared to a 500-student private school.
Hydrology	Graded site would be improved with a private school	Graded site would be improved with 18 homes	Impacts to hydrology would be substantially similar to the approved project and would be less than significant.
Noise	Noise associated with vehicle trips and operation of a 500-student private school, including evening events	Noise associated with 18 homes	Noise impacts would be reduced due to reduction in vehicle trip associated with the modified project and elimination of the private school. Noise impacts would remain less than significant.
Water Supply	Water use associated with a 500-student private school	Water use associated with 18 homes	Impacts to water supply would be substantially similar to the approved project and would be less than significant.
Wastewater	Development of a 500-student private school on a graded site	Development of 18 homes on a graded site	Impacts to wastewater would be substantially similar to the approved project and would be less than significant.
Traffic and Circulation	Vehicle trips associated with a 500-	Vehicle trips associated with 18	Impacts to traffic and circulation would be

	student private school	homes	reduced due to reduction in vehicle trips associate with 18 homes as compared to a 500-student private school, and would remain less than significant.
Education	A 500-student private school would be provided	Demand for educational services associated with 18 homes. Payment of school fees.	The modified project would eliminate a 500-student private school and would generate new demand for educational services associated with 18 homes. The modified project would result in payment of school fees in accordance with state law. Impacts to education would remain less than significant.
Fire Protections Services	Demand for fire protective services associated with a 500-student school	Demand for fire protective services associated with 18 homes	Impacts to fire protective services would be substantially the same as the approved project and would remain less than significant.
Police Protection Services	Demand for police protective services associated with a 500-student school	Demand for police protective services associated with 18 homes	Impacts to police protective services would be substantially the same as the approved project and would remain less than significant.
Libraries	Demand for libraries associated with a 500-student school	Demand for libraries associated with 18 homes. Payment of new library fees.	Impacts to libraries would be substantially the same as the approved project and would remain less

			than significant.
Electricity and Gas	Demand for electricity and gas associated with a 500-student school	Demand for electricity and gas associated with 18 homes	Impacts to electricity and gas would be substantially the same as the approved project and would remain less than significant.
Solid Waste	Demand for solid waste associated with a 500-student school	Demand for solid waste associated with 18 homes	Impacts to solid waste would be substantially the same as the approved project and would remain less than significant.

By: 

Date: 2018 JUN 28

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FINAL SEIR

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1991 RPC

SCHOOL SITE

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AND

PHOTOGRAPHS

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Aerial Image



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Created in GIS-NET

Printed: 7/26/18

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Northward View



Eastward View

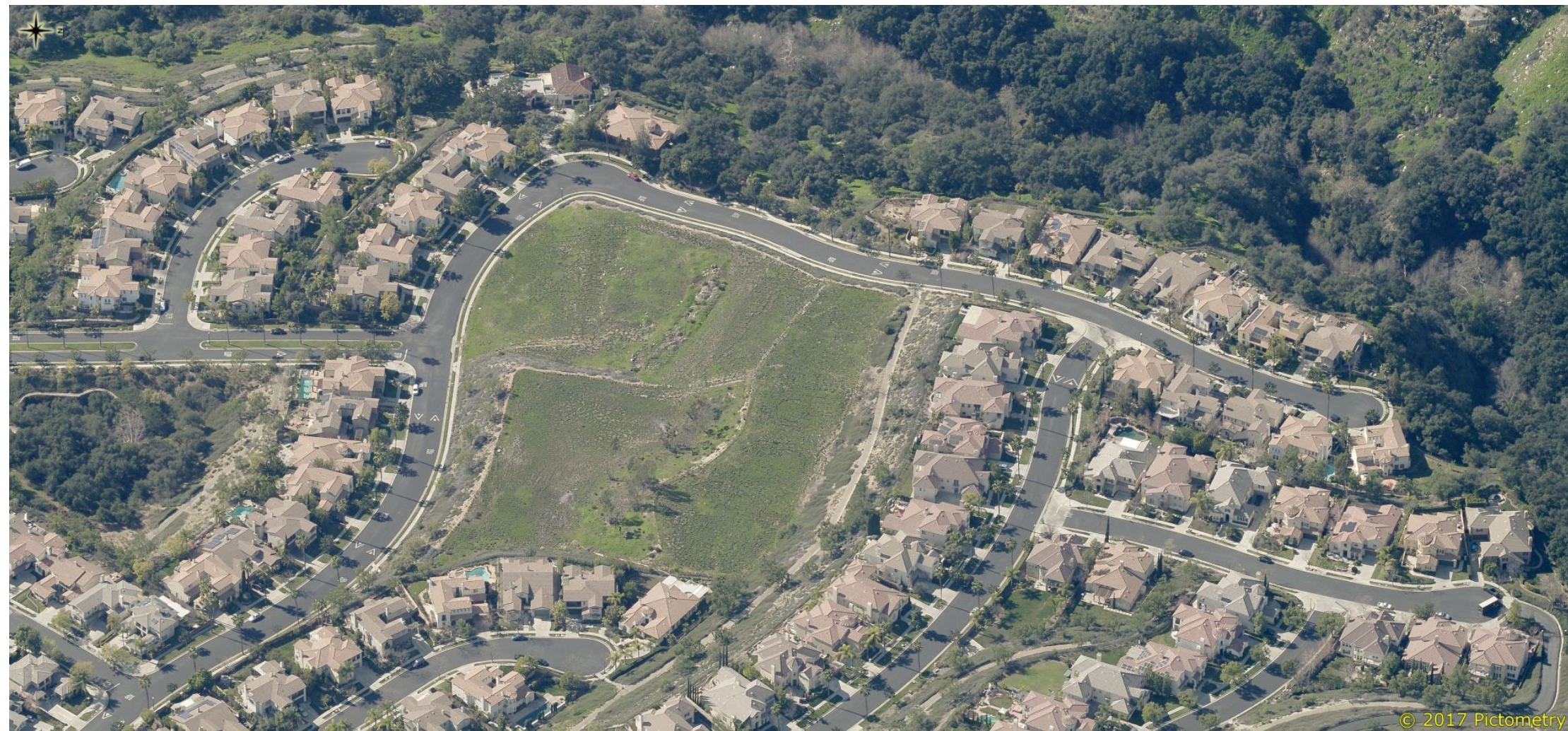


Southward View



© 2017 Pictometry

Westward View



© 2017 Pictometry

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LAND USE AND

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LAND USE

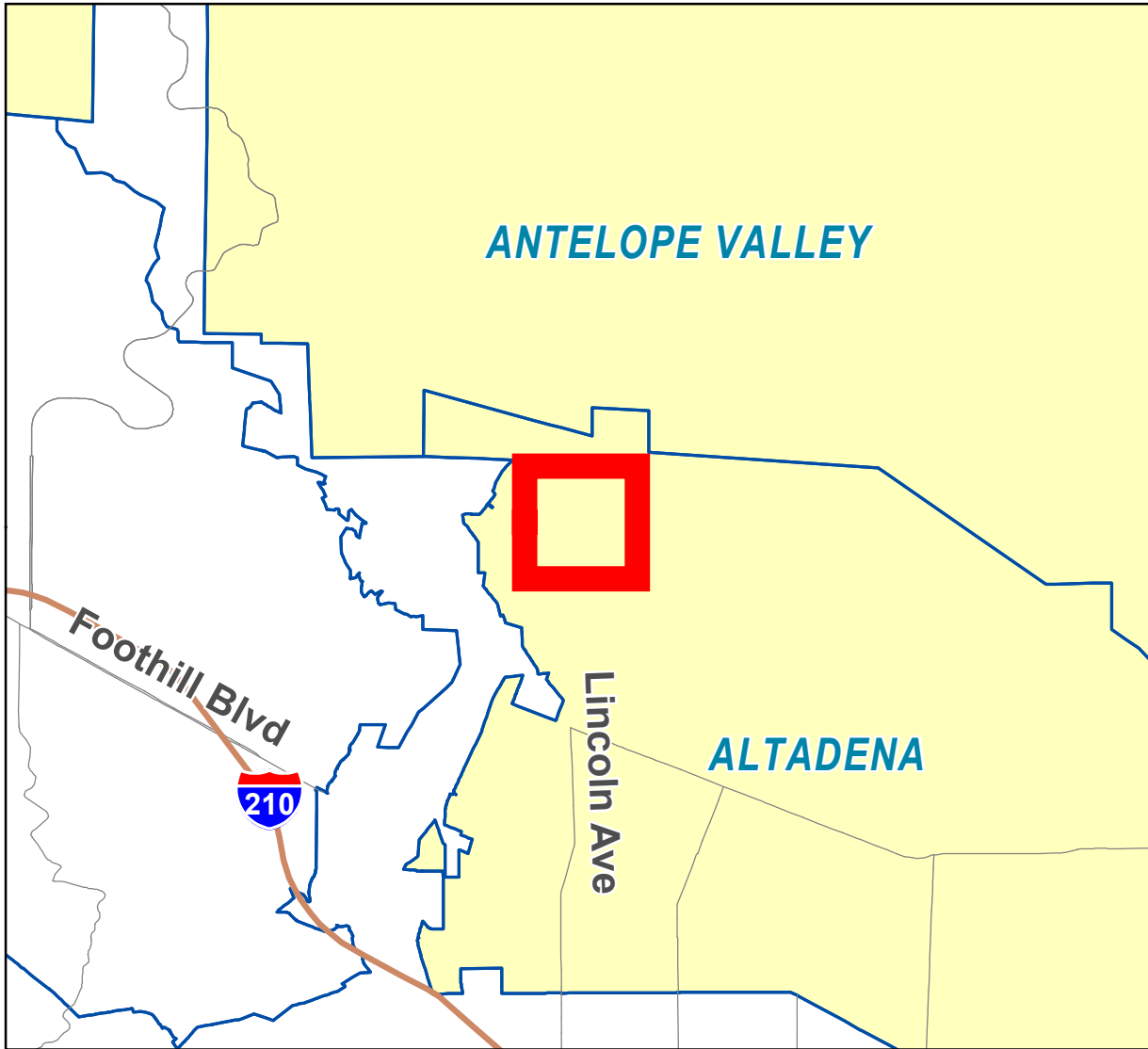
500 FOOT RADIUS MAP

Proj. TR069504 (5)
CUP 200700114
ENV 200700098
RPA 200700005
TR 069504

Legend

- SINGLE-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- VACANT

VICINITY MAP



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LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ZONING

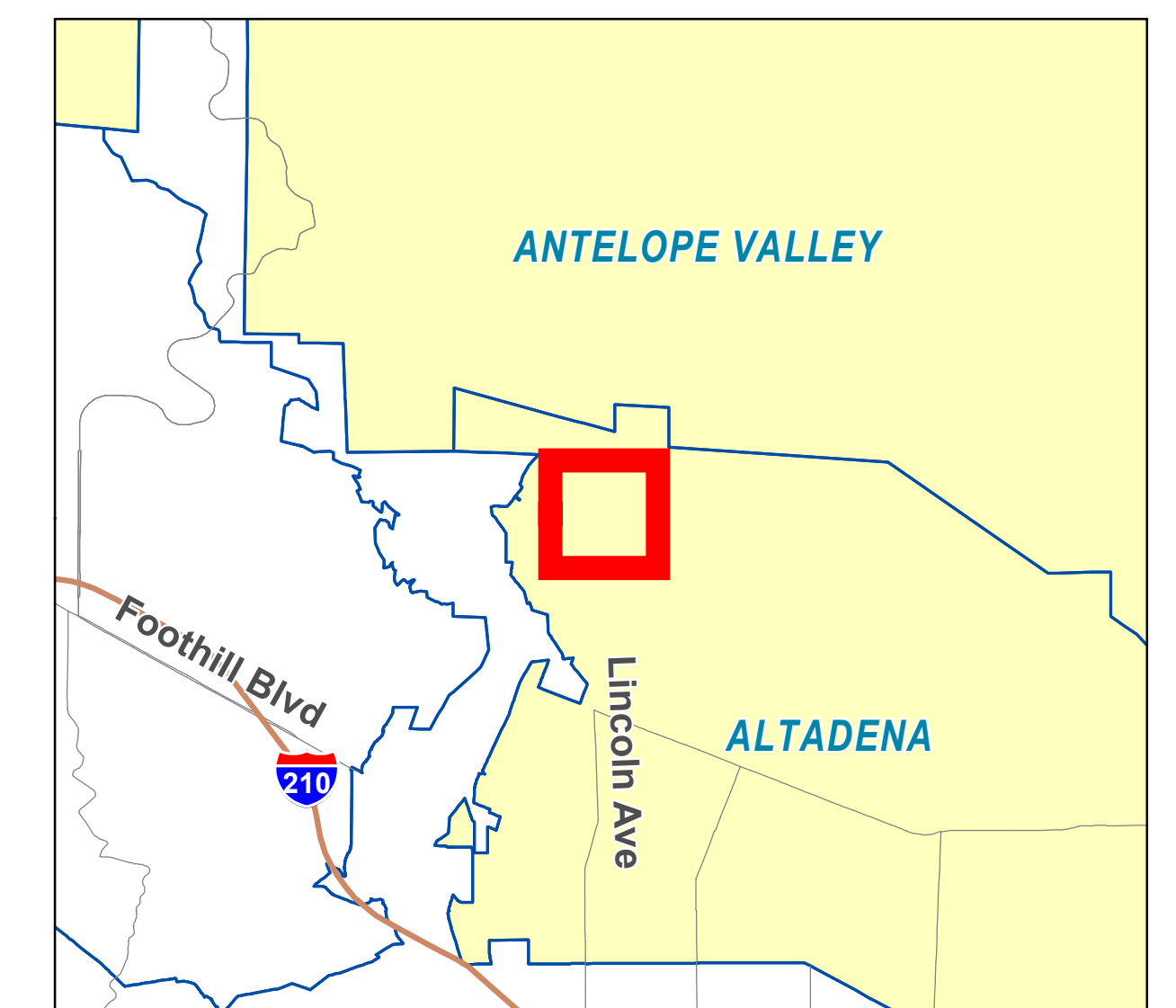
ZONING 500 FOOT RADIUS MAP

Proj. TR069504 (5)
CUP 200700114
ENV 200700098
RPA 200700005
TR 069504

Legend

- R-1 - Single-Family Residence
- SP - Specific Plan

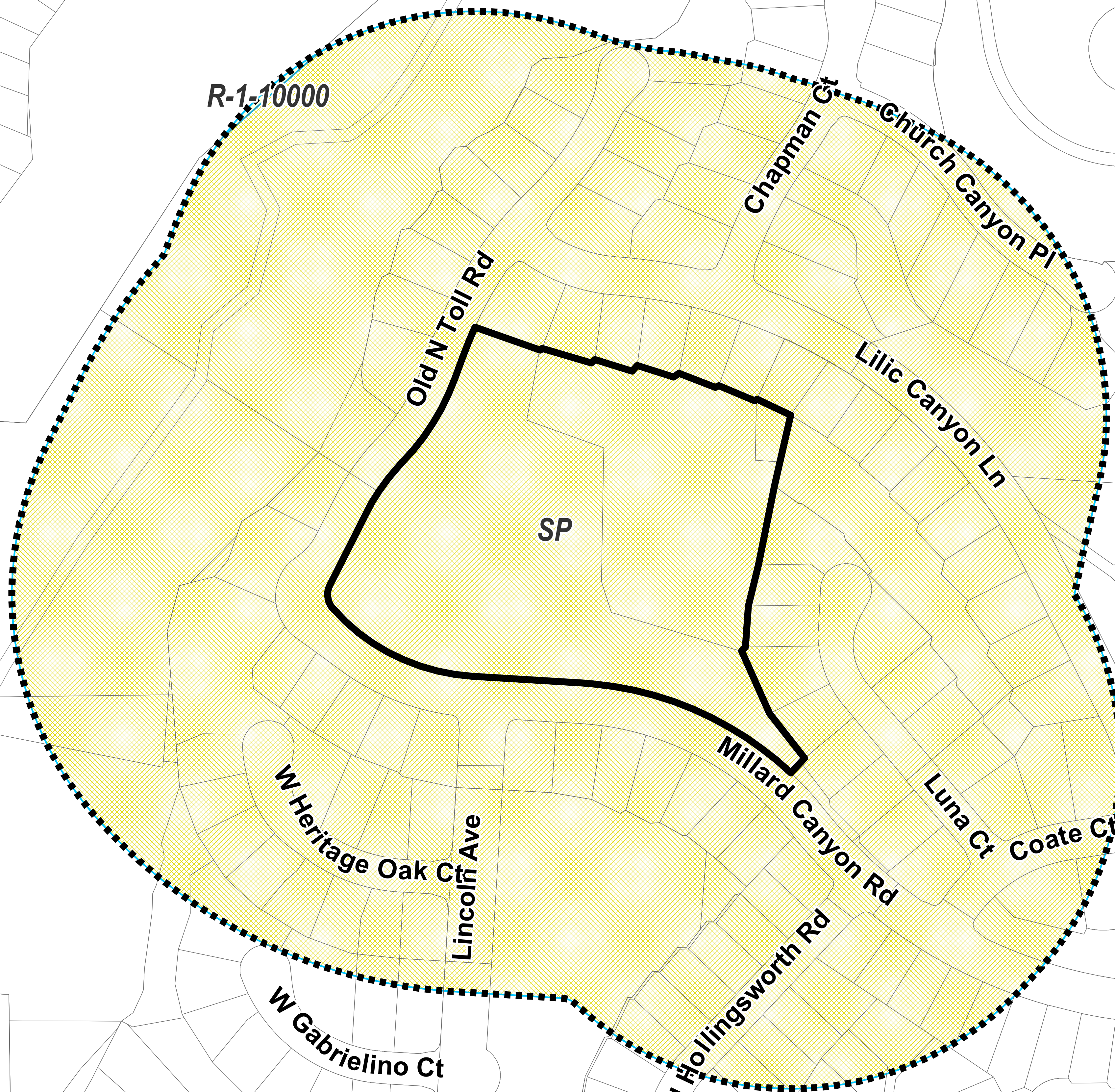
VICINITY MAP



0 50 100 200 300 400 Feet



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



ATTACHMENT

“O”

VTTM NO.

069504

ATTACHMENT

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EXHIBIT “A”

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PUBLIC

COMMENTS

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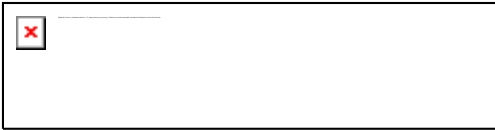
Steven Jones

From: hon.ezieme@cityofaltadena.us
Sent: Saturday, July 14, 2018 7:25 PM
To: Steven Jones
Cc: SNemer@bos.lacounty.gov
Subject: La Vina II Project – Amendment to CUP 2007-00114; Project No. TR69504 ATC CUP Letter
Attachments: La Vina II Regional Planning Letter 07 10 2018.pdf
Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Ms. Bodek,

Attached, please find ATC Letter for La Vina II Project – Amendment to CUP 2007-00114; Project No. TR69504; Applicant: Cantwell Anderson.

Sincerely,



Okorie Ezieme, Chairman
Altadena Town Council
730 E. Altadena Drive
Altadena, CA 91001

Phone: +1 (213)0610-3807
Email: Hon.Ezieme@CityofAltadena.Us



ALTADENA TOWN COUNCIL

Serving the community since 1975
www.altadenatowncouncil.org
730 East Altadena Drive • Altadena, California 91001

July 10, 2018

Ms. Amy Bodek
Planning Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: La Vina II Project – Amendment to CUP 2007-00114; Project No. TR69504; Applicant: Cantwell Anderson

Dear Ms. Bodek,

The Altadena Town Council (ATC) resolved, at its May 15, 2018 meeting, to recommend the **APPROVAL** of the above mentioned project with conditions.

Community Outreach

As you may be aware, approval of this project will allow Cantwell-Anderson, Inc. to move forward with plans to develop 18 new homes on land in the La Vina development. Because of residents' residual negative perceptions about the developer as a result of the La Vina I project, the ATC has taken special care to allow multiple opportunities for public comment over the last 4 years and performed substantial outreach. The ATC has made every effort to gather community feedback and develop recommended conditions as a response to concerns. Summary of these efforts are as follows.

Beginning in 2014, ATC members reached out to the community within a 3,000 square foot radius of La Vina by: (1) soliciting and obtaining comments from the county planner, community leaders, law enforcement, equestrian community, Aveson Global Leadership Academy Charter School administration, business owners, and neighbors outside of the La Vina development along Lincoln Avenue, the Meadows, and east of Loma Alta Drive; (2) communicating regularly with the La Vina HOA; and (3) interviewing the developer. In addition, a Civic Sidewalk project was conducted by students of Aveson with faculty supervision to obtain input from Residents southeast on Lincoln Avenue between Altadena Drive and Palm Street.

On January 17, 2015, a community public forum was held Aveson Global Leadership Academy Charter School. Of the 66 registered attendees, 28 were La Vina residents and 38 consisted of residents from the Meadows and areas within the community of Altadena. At that forum, the public raised concerns regarding the impact on traffic, use of water during the drought, water moratorium restrictions, trails, equestrian safety, status of LA Vina I conditions, and school fees.

Additional public comments were solicited at the:

September 6, 2016, Land Use Committee meeting
October 4, 2016 Land Use Committee meeting

October 18, 2016 ATC meeting

By the end of 2016, it became clear that many residents felt that part of the promise of La Vina I project was to provide Altadena with an additional school which would be available to all of Altadena. With the change of use by this project from a school to single family residences they feel they are losing this community benefit. At that time, the ATC decided to create a subcommittee to explore possibilities of adding a condition for the Cantwell-Anderson, Inc. to provide Altadena with some sort of financial community benefit.

For 16 months, the subcommittee met periodically to determine an agreeable solution. After exhausting all options, it was found that parity could be achieved by having Cantwell-Anderson, Inc. acquire the Altadena property which includes the gravesite of the historic abolitionist Owen Brown. In addition, to have them provide funding to cover the maintenance of the open space, documentation to provide Altadenans with historical reference materials and preservation of the Owen Brown Gravesite. Cantwell-Anderson has agreed to participate in this "parity condition" and has, in fact, already acquired the land.

This final condition was presented to the community at the April 3, and May 1, Land Use Committee meetings which also provided opportunity for public comment.

Final Public Comment

At the May 15, 2018 ATC meeting, the "parity condition" was presented for the final time to the public. At the beginning of the ATC review of the project 4 years ago, many in the community were against any recommendation of approval of the project for various reasons. With the addition of the "parity condition" this has changed. The majority of the community is excited about the possibility of conserving open space and an historical site.

However, residents of the Meadows submitted a petition dated May 11, 2018 which was signed by over 50 residents. This petition indicated that residents were in support of the developer, Cantwell Anderson, purchasing the gravesite property but only with an agreement that it remains as open space in perpetuity. More importantly here was opposition to possible increase in vehicle traffic in a community with limited egress and ingress, heightened fire threats, and limited street parking. This proposed condition is to acquire the land and a financial contribution to be used as stated above, however, the specific details are expected to be worked out prior to receiving the funding and have not yet been finalized.

As a result, the agreed condition was amended to include adding a member of the Meadows residential community to the group which will be formed to administer project details and implementation. This should facilitate communication to and feedback from Meadows residents as the project moves forward. It is important to the ATC that possible impacts to the community are taken in to consideration and mitigated as appropriate.

In light of the now large amount of support and extremely low level of opposition, The Altadena Town Council recommends approval of Amendment to CUP 2007-00114 with conditions.

As you will see the list of requested conditions is long and was put together over the course of our many community meetings to balance the expected benefits to the Altadena community with the impact to the surrounding neighbors.

Thank you for your attention to this project.

Sincerely,



Okorie Ezieme, Chairman
Altadena Town Council

cc: Ms. Sussy Nemer, Senior Deputy to Supervisor Barger

**RECOMMENDATIONS REGARDING PROPOSED RESIDENTIAL
DEVELOPMENT IN LA VINA PROJECT NO. TR69504**

AGREED CONDITION FOR OWEN BROWN GRAVESITE PROJECT

Implement the “parity” plan as presented by the La Vina II Condition Sub-Committee. The sub-divider will secure the property which contains the gravesite of Owen Brown and which is currently for sale. Based on the purchase price, the sub-divider will also provide a monetary amount to cover the maintenance of the land and historical preservation and documentation of the Owen Brown Gravesite Project

Based on the land purchase price and prior to the final map approval, the sub-divider agrees to pay an additional amount of \$300,000 into a to-be established “Owen Brown Gravesite Project” fund. The sub-divider accepts this payment obligation as an agreed upon condition of the final map approval.

The funds for accomplishing these enhancements shall be tendered prior to the final subdivision map approval and administered by a community group to include a member of the Altadena Town Council, an Altadena resident with a background in historic preservation, a resident with knowledge of Altadena trails and open space efforts and a member of the leadership of The Meadows residential area.

Should the sub-divider not procure the property, an amount of the final offer made on the property plus an amount not to exceed \$300,000 will be deposited to a Community Benefit Fund.

The legal details of this condition will be worked out in conjunction with the Regional Planning Division which will be monitoring the financial satisfaction of this condition.

LINCOLN AVENUE WATER CONDITION

Developer will comply with all conditions set forth in the August 17, 2016, Will-Serve Letter for the proposed new development track, La Vina. A copy of is attached hereto as Exhibit A.

NON-EMERGENCY CONSTRUCTION, RENOVATION AND REPAIRS

Repairs and construction should be conducted in a manner that is considerate to Members of LA Vina and the residents of Altadena. Towards that end, repairs and construction (other than that required on an emergency basis) shall be restricted to the following hours: Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. Sunday: None.

SIDEWALK ON LINCOLN AVENUE

The community would like to see a public sidewalk installed on the unimproved east side of Lincoln Avenue and Altadena Drive from the north side of the bridge to Palm Street. The Developer shall request that the County work with the residents to design and install such sidewalks. Councilmembers Judy Matthews and Damon L. Hobdy will monitor the County's progress in this regard and assist the County in obtaining necessary signatures of residents or assist in other manners.

TRAFFIC SPEED ON LINCOLN AVENUE

The developer shall request CHP presence in the area to enforce speed limits on Lincoln Avenue from Altadena Drive to the La Vina gate. The developer shall request the County to install a flashing speed monitoring device or other apparatus/device to monitor speeding in the area.

MELLO-ROOS ASSESSMENT

It is the desire of the La Vina home owners association and CAI that future owners of the eighteen lots approved in the vesting tentative tract map are obligated to pay their fair share of the debt service associated with the La Vina Mello-Roos Community Facilities District (CFD) Number 7. As part of the approval process for the proposed development, we suggest modifying the area map of CFD Number 7 to include the new subdivision. (The approved school site is not included on the area map of CFD Number 7.)

EQUESTRIAN MITIGATION

The developer shall contact the County for the purposes of installing horse-crossing signs or crosswalks at the intersections of Palm Street and Lincoln

Avenue and on the east side of Loma Alta Drive at Sunset Ridge. Councilmembers Judy Matthews and Damon L. Hobdy will monitor the progress of the installation of the horse-crossing signs/crosswalks.

SINGLE STORY HOMES

Residential development on proposed lots eight and nine of vesting tentative tract map 069504 shall be restricted by the county to single-story homes, as defined in the applicable county building code.

NEIGHBORHOOD CONSTRUCTION

Prior to the commencement of construction, the Developer shall work with the County to provide nearby residents with information concerning construction related working hours, access routes, grading-water supply, and precautions to be taken for equestrians.

LOCAL SUBCONTRACTOR PARTICIPATION

The Developer shall make all reasonable efforts to ensure that contractors send invitations to existing local Altadena businesses and subcontractors inviting them to submit bids in an effort to ensure employment opportunities for Altadena residents/businesses.

Steven Jones

From: John Steinmetz <steinmetz.mail@gmail.com>
Sent: Monday, July 16, 2018 2:21 PM
To: Steven Jones
Subject: Comment on Development Project

Regarding

Vesting Tentative Tract Map No. 069504; Conditional Use Permit No. 200700114; Specific Plan Amendment No. 200700005

Dear Mr. Jones,

I am writing to oppose the proposal to create 18 single family residence lots and a recreation lot in the La Viña development. I have four reasons:

1. La Viña has been a bad neighbor to the wider community.
2. A gated community is not in keeping with the spirit of the wider community.
3. La Viña is an excessively insulated development, because the original vision for it, a more open community that included a school, was never actualized.
4. Our area should not be building more large homes, because we have a water shortage and because electricity shortages are already happening.

My wife and I live at 3404 Canyon Crest Rd. in Altadena, quite close to La Viña, which has a poor record as a neighbor. The original development either did not keep, or took many years to keep, or kept only after litigation, the promises that were made to the community when La Viña made its original application to develop its current community.

One problem is that the developer makes promises to the community, but then others—builders and the Homeowners Association—do not assume responsibility to keep the promises. The developer's promises may even be inconsistent with the desires of the Homeowners Association.

In any case, La Viña has not kept its promises except when forced to. I believe that some of the original agreements may have been met only recently, and only because La Viña wishes to expand. In other words, La Viña gives the impression of selfishness.

It is not in the interest of Altadena or the County to expand a gated community that has proven to be a bad neighbor.

In addition, a gated community is completely out of keeping with the spirit of Altadena, which surrounds La Viña. Altadena is extremely diverse in its population, its architecture, and its many different lifestyles all coexisting without gatehouses or barriers—except for La Viña. It is a mistake to expand a development which already goes against the grain of this area.

The original La Viña project went forward partly because it was to include a school. That school was never built, so one of the main reasons for La Viña's construction does not even exist. Without the school, La Viña is more isolated from the wider community, because students and their parents from outside La Viña are not traveling in and out of the development's gates. La Viña has become more exclusive than originally planned.

Because it has no school, and does not share its site and its views with the wider community, La Viña should not expand.

Finally, it would be irresponsible to build so many large luxury homes during a time of water shortages. Further water shortages and even droughts are expected, and warming temperatures are already overtaxing electricity grids. We should not be adding luxury houses to local housing stock at a time when utilities are already over-taxed.

At a meeting I attended in Altadena, the developer claimed that his plans include water conservation measures. There is no way to assure that home purchasers will maintain conservation, or that the Homeowners Association—with its bad record of keeping promises—will enforce any conservation plans.

The right thing for La Viña to do would be to institute conservation measures now, to reduce their use of local water and electricity, and to forego any further construction in order not to burden utilities any further.

For all these reasons I strongly recommend that La Viña should not add any additional homes. The community center is unnecessary, because the beautiful facilities at Loma Alta Park are just outside La Viña's gates.

Thank you very much for your attention.

Sincerely,

John Steinmetz

http://secure-web.cisco.com/1IJ4il2IyfFD5xwNvw9AjZ62AqTaIkIMWfLhe3O6-3ZIKuLzDzXBpGiRhta252qIhT-Tp0-r9ET_yXFgc-k2rL93_ZnF_t-Q9ST0B3c-SZXBNErkmLHSUQPmP-e3Gd45jzlwNHggoopPfXyQRe3RMmGbeAATXvUuZ9jCWqJ_RqwtbxD-SwxxkPcUwEOqdVtXC1-ipI5dZ-wqaBX_E5BgWNdwOuAVb8wxo3TrR3cigy0dKp4hreEQqnfWo17JWwBdHf-erfxqwBXb28ChmObvwvdp6vkmezRnJIRBpRH5bPFT_-B5ncv2jOx0yafRuY74ROn375vivokJcIVXEcnfNrpGWmpcAQaBOHmSFSr4PMhuB6b4dxAcmVNRe-IjZOIE1NZdIGgR_Cu_uvpc_vWTA/http%3A%2F%2Fwww.johnsteinmetz.org

Steven Jones

From: Christine Yim <yimchristine88@gmail.com>
Sent: Friday, July 06, 2018 10:09 AM
To: Steven Jones
Subject: Notice of Public Hearing for the La vina homes.

Dear Mr Jones,

My name is Christine Yim and I live at 3931 Lilac Canyon Ln Altadena. This is right above the area where the construction will take place.

I am definitely not against the construction in any way but I do have some concerns.

During the construction there will be a lot of debris and dust around the construction site and I was wondering how that will be contained and managed.

As we live right above the site the dust will be blown directly to where we live. I would really appreciate it if I could hear your plans on this matter. And talking with our neighbors I know we are not the only household that is concerned. The houses on Lilac canyon lane will be directly affected.

Thanks in advance for your time.

Christine Yim.

Sent from my iPhone



Los Angeles County Department of Regional Planning


Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

August 9, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Steven Jones 
Land Divisions Section

Project No. TR069504-(5)
Plan Amendment No. 200700005
Vesting Tentative Tract Map No. 069504
Conditional Use Permit No. 200700114
Environmental Assessment No. 200700098
RPC Meeting: August 15, 2018
Agenda Item: 6.1

The above-mentioned item was continued from the August 1, 2018 public hearing and is a request to amend the Specific Plan, to create 18 single family residence lots, one private recreation lot developed with a club house, swimming pool and open space, and a private and future street lot on 7.18 gross (5.75net) acres, and to authorize development in a hillside management area and modify conditions of approval that restrict land use within the La Viña community.

Attached you will find a letter of support for approval of the above-referenced Project received subsequent to the hearing packages to the Regional Planning Commission.

In response to the applicant's efforts for community outreach, conditional use permit conditions of approval were reordered to include no. 20 which restricts the heights of dwelling units on lots no. 8 and 9 to a maximum of 21 feet in height.

If you need further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

Attachment:

A – Correspondence

B – Draft conditions of approval

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM ALONG WITH THE FINAL SUPPLEMENTAL EIR (ENVIRONMENTAL ASSESSMENT NO. 200700098) FOR THE PROJECT, HEREBY APPROVE THE ADDENDUM (ENVIRONMENTAL ASSESSMENT NO. 200700098) TO THE CERTIFIED FINAL SUPPLEMENTAL EIR.

I MOVE THAT THE REGIONAL PLANNING COMMISSION RECOMMEND APPROVAL OF SPECIFIC PLAN AMENDMENT NUMBER 200700005 AND APPROVE VESTING TENTATIVE TRACT MAP NO. 069504 AND CONDITIONAL USE PERMIT NO. 200700114, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

ATTACHMENT

“A”

CORRESPONDENCE

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Steven Jones

From: Janette Cochran <janettecochran@sbcglobal.net>
Sent: Wednesday, August 08, 2018 8:06 AM
To: Steven Jones
Subject: Vesting Tentative Tract Map No. 069504; public hearing August 8, 2018

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am an owner in La Vina and fully support the project.

Janette Freeman Cochran
301 E. Colorado Blvd., Suite 304
Pasadena, CA 91101

janettecochran@sbcglobal.net
Tel (626) 584-9823
Fax (626) 584-9888

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DRAFT

**CONDITIONS
OF APPROVAL**

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**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR069504-(5)
VESTING TENTATIVE TRACT MAP NO. 069504
CONDITIONAL USE PERMIT NO. 200700114**

PROJECT DESCRIPTION

The project consists a Specific Plan amendment request, a tentative tract map to create 18 single family lots, one private recreation lot and one private street lot and authorization to eliminate conditions of approval regarding a school, to allow single-family residence dwelling units in a Specific Plan and to authorize development in a hillside management area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7[recordation], and until all required monies have been paid pursuant to Condition No. 11[NOD/F&G fee]. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[NOD/F&G fee] shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit

with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 069504. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional

inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends **August 27, 2018**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,145.00** (\$3,070.00 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the

approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
18. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

The following CUP conditions shall apply:

19. The project site shall be developed and maintained in substantial compliance with the approved revised exhibit "A" ("REA") dated June 4, 2014, or an amended exhibit map approved by the Director.
20. Residential development on proposed lot nos. 8 and 9 of the Vesting Tentative Tract Map No. 609504 shall be restricted to single-story, single-family residential dwelling units, a maximum of 21 feet in height.
21. Residential units shall be constructed with solar-ready rooftops that provide for the future installation of on-site solar photovoltaic (PV) or solar water heating (SWH) systems. The building design documents shall show an allocated Solar Zone and the pathway for interconnecting the PV or SWH system with the building electrical or plumbing system. The Solar Zone is a section of the roof that has been specifically designated and reserved for the future installation of a solar PV system, solar water heating system, and/or other solar generating system. The Solar Zone shall be kept free from roof penetrations and have minimal shading.
22. Wall and fence heights surrounding the community open space and recreation lot shall not exceed 42 inches, except for those portions that are abutting the side yard and/or back yard spaces of any dwelling unit.

23. As much as is feasible, incorporate design elements from the Foothill Preventorium for Girls that was to be rehabilitated for use as part of the previously proposed private school or provide an update to the scholarly evaluation and professional documentation/recording report of the site's history on file at the Altadena library, to the satisfaction of Regional Planning.
24. Open space shall comprise not less than 70 percent of the overall project net area. Open space considered within private side and rear yard areas of a dwelling unit shall be included in the required open space calculation.

VESTING TENTATIVE MAP SPECIFIC CONDITIONS

25. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
26. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated June 4, 2014), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.
27. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
28. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
29. The subdivider shall provide at least 50 feet of street frontage for each lot.
30. The subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.
31. No grading permits shall be issued for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
32. The subdivider shall label "A Street", "private and future street" on the final map.
33. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private and future street paving design and widths as depicted on the approved exhibit map dated June 4, 2014, or an amended exhibit map approved by the Director.
34. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of private and future street frontage ("A Street" within the subdivision), and, shall plant or cause

to plant such trees to the effect that they provide a shading canopy along the private and common sidewalks and walkways within the development.

35. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.
36. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
37. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community open space (Lot no. 19), HOA-maintained slope easement area (lots no. 1-8), the private and future street lot, walkways, lighting system along all walkways, landscaping (including all street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.
38. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the project area to use the private and future streets for access into and out of the subdivision.

PROJECT SPECIFIC CONDITIONS

39. Prior to Regional Planning authorization for issuance of grading and/or building permits, the subdivider shall make provision for, and initiate, incorporation of, the Project's 18 single-family residence lots into the La Viña Mello-Roos Community Facilities District ("CFD") Number 7.
40. Lot no. 19 (community open space, pool, community identification sign and club house) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 9th dwelling unit located within the project. A pool, club house and open space site plan (Revised Exhibit "A") shall be submitted to Regional Planning for review and approval prior to the issuance of the 9th dwelling unit building permit.
41. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings/structures and grading over open space area/ open space easement areas/lot no.19 and over open space areas on lots 1 through 18.
42. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.

43. The subdivider shall provide for the ownership and maintenance of the open space and park lots to the satisfaction of the Department of Regional Planning. The ownership and maintenance of the lot no. 19 shall be provided by a homeowners' association, or dedicated to a public agency or land conservancy.
44. The subdivider shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project's CC&Rs or maintenance agreements which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, the subdivider shall submit to Regional Planning a copy of the draft document to be recorded.
45. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two (2) trees of non-invasive species within the front yard of each residential lot, and this specification shall be noted on a landscape plan which shall be approved by the Director prior to final map approval. The subdivider shall post a bond with Public Works ensuring future on-site and private and future street tree planting.
46. Prior to final approval, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. A minimum of two (2) non-invasive trees shall be planted in the front yard of each residential lot. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and by the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that may be expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.

The landscaping plan shall indicate that at least 50% of the area covered by landscaping shall be locally indigenous species. However, if the applicant can prove to the satisfaction of the Director that a 50% or more locally indigenous species is not possible due to County fire safety requirements a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Landscaping and visual buffers shall be concentrated along the perimeter of the proposed developed areas, including around the private recreation lot and the

private and future street area surrounding the entrance to the proposed single-family residence lots. The concentration of landscaping in these areas would serve as natural visual buffers between the proposed homes and streets and existing residences, roadways, and trails. To reduce the impacts associated with graded areas and construction of the Project private and future street, these areas shall be revegetated and landscaped following grading and roadway development. The landscape plan shall also incorporate landscaping between the internal residential streetscape.

Attachments:

Mitigation Monitoring and Reporting Program

Subdivision Committee Reports for the tentative map dated 06-04-14