



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 19, 2012

Joseph Annese
Gemini Security, Inc.
7660 San Fernando Road
Sun Valley, CA 91352

**Subject: PROJECT NO.: 99-011
TRACT MAP NO.: 52755
CUP NO.: 99-011
AMENDED EXHIBIT MAP DATED: MARCH 21, 2012
SUBDIVISION COMMITTEE REPORT DATE: APRIL 19, 2012**

Dear Mr. Annese,

On August 25, 2011, staff of the Los Angeles County Department of Regional Planning, acting as the chair of the Los Angeles County Subdivision Committee ("Subdivision Committee"), approved the changes depicted on the Amended Exhibit Map dated March 21, 2012, which were reviewed by the Subdivision Committee on April 19, 2012. Pursuant to Section 21.16.015 of the Los Angeles County Code, the Director of Planning may approve an amendment to an approved exhibit map, subject to concurrence of the members of the Subdivision Committee. The reports of the Subdivision Committee are attached.

The revisions depicted on amended exhibit map consist of the addition of six-foot tall gates at both the east and west entries into the subdivision from 120th Street. The height of the approved gates shall not exceed six feet. The setback of the approved gates shall not be less than 4.5 feet. These dimensional requirements are consistent with the requirements of the existing walls that will be adjacent to the location of the approved gates. Condition No. 16 of the project's approved Conditional Use Permit lists the following requirements for these walls:

16. A solid masonry wall shall be developed for the entire length of the southerly boundary adjacent to East 120th Street. Said wall shall be constructed to a height not less than five feet nor greater than six feet and shall be setback a minimum of 4.5 feet from the East 120th Street right-of-way.

If you have any questions regarding this matter, please contact the Land Divisions Section of the Department of Regional Planning at (213) 973-6433 between the hours of 7:30am to 5:30 pm, Mondays through Thursdays. Our office is closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

A handwritten signature in black ink, appearing to read "Joshua Huntington", with a long horizontal line extending to the right.

Joshua Huntington, AICP
Senior Regional Planning Assistant
Land Divisions Section

Attachment: Conditions of Approval
C: Subdivision Committee

Date 04/18/12

TO: Nooshin Paidar
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Lynda Hikichi Josh Huntington
Mi Kim/Donald Kress/Jodie Sackett/ Kim Szalay/Maral Tashjian

FROM: Henry Wong/John Chin
Department of Public Works

TRACT NO. 52755 - Amended Exh. Map

Public Works' report for NO SCM map dated 03/21/12.

Revised Public Works' report for map dated _____.

Revised pages of Public Works' report for map dated _____ as follows.

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: *Joseph Annese, Jr. (by email)*

We have no object to the amendment request to install gate entrances with following conditions.

1. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing amended exhibit map clearances. This deposit will cover the actual cost of reviewing conditions of approval 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, tract 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 amended exhibit map recordation.
2. Provide access easement for ingress and egress along the 'Private driveway and Firelane' for maintenance of all public facilities to the satisfaction of Public Works.
3. Record a covenant agreeing to provide a security access code or key for the County for sewer maintenance and the water purveyor to open the gates at anytime to the satisfaction of Public Works.
4. Comply with the attached one-page road conditions to the satisfaction of Public Works.

HW

Prepared by Henry Wong

Phone (626) 458-4910

Date 04-18-2012

We have no objection to the amendment request to install gate entrances along the 'Private driveway and Firelane' off 120th Street with the following conditions:

1. Provide access easement for ingress and egress along the 'Private driveway and Firelane' for public maintenance of the drainage facilities along the easterly entrance.
2. Record a maintenance agreement or covenant agreeing to provide a security access code or key for the County or Flood Control District to open the gates at anytime to the satisfaction of Public Works.
3. Provide appropriate signage to indicate the unidirectional flow pattern of entrance only on the westerly gate and exit only on the easterly gate to the satisfaction of Public Works.
4. Obtain a Building Permit if the gate is greater than 6 feet and obtain an electrical permit from the local Building and Safety Division Permit Office.



Prepared by Patricia Constanza
tr52755r-amendrev1

Phone (626) 458-4921

Date 04-18-2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 52755 Map Date: January 25, 2012 - Amended Exhibit Map

C.U.P. _____ Vicinity: 0581C

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of the Amended Exhibit Map as presently submitted.**

By Inspector: Juan C. Padilla Date February 21, 2012

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 52755 Map Date: January 25, 2012 - Amended Exhibit Map

Revised Report _____

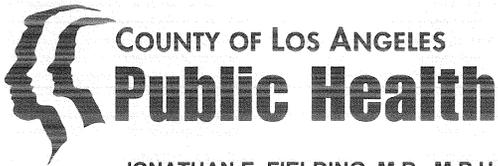
- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
-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

Comments: **No water requirements for the proposed Amended Exhibit Map.**

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

By Inspector Juan C. Padilla Date February 21, 2012

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



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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

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www.publichealth.lacounty.gov



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Tract Map No. 52755

Vicinity: Willowbrook

Map Date: March 21, 2012 (1st Revision to Amended Exhibit Map)

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the revised exhibit map for Tentative Tract Map 52755. The following conditions still apply and remain in effect:

1. Potable water shall be supplied by the Golden State Water Company.
2. Sewage disposal shall be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation Districts as proposed.

Prepared by *K Habaradas*
Ken Habaradas

Phone: (626) 430-5382

Date: April 17, 2012



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



PARK OBLIGATION REPORT

Tentative Map #	52755	DRP Map Date:	03/21/2012	SCM Date:	04/19/2012	Report Date:	04/09/2012
Park Planning Area #	22	WILLOWBROOK / WEST COMPTON				Map Type: AMENDMENT	

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.42
IN-LIEU FEES:	\$52,920

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

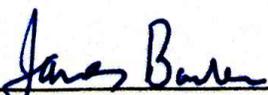
No trails.

Comments:

This is an amendment to the exhibit map to reflect DPW comments regarding the sliding gate. Quimby fees in the amount of \$52,920 have been paid; see attached Clearance to Record dated 11/21/2001.

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

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

By: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	52755	DRP Map Date:	03/21/2012	SMC Date:	04/19/2012	Report Date:	04/09/2012
Park Planning Area #	22	WILLOWBROOK / WEST COMPTON			Map Type: AMENDMENT		

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.15	0.0030	34	0.42
M.F. < 5 Units	4.27	0.0030	0	0.00
M.F. >= 5 Units	3.75	0.0030	0	0.00
Mobile Units	3.96	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.42

Park Planning Area = 22 WILLOWBROOK / WEST COMPTON

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.42	\$126,000	\$52,920

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
0.42	0.00	0.00	0.42	\$126,000	\$52,920



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



Rodney E. Cooper, Director

November 21, 2001

Land Development Division
Department of Public Works
County of Los Angeles
900 South Fremont Avenue
Alhambra, California 91803

CLEARANCE TO RECORD

Map # 52755

DPW Map Date 10/22/2001

The Subdivision Ordinance, Title 21, Section 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of the Los Angeles County Code, requires the dedication of park land or the payment of a fee-in-lieu thereof, or a combination of both as a condition for final approval of maps of residential subdivision. The park land obligation for this Tract has been fulfilled for the following

\$52,920 Fee paid for 34 units on November 21, 2001.

Sincerely,


Patrocenia Sobrepeña
Acting Park Planner
(213) 738-2972

SD	PPA	Account No.
2nd	22	68969

Executive Offices 433 South Vermont Avenue Los Angeles, CA 90020-1975 (213) 738-2961