

# Hearing Officer Transmittal Checklist

<b>Hearing Date</b> 07/21/2015
<b>Agenda Item No.</b> X

**Project Number:** PM063463-(4)  
**Case(s):** Amendment to Vesting Tentative Parcel Map No.  
063463-1  
**Planner:** Steven Jones

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

**Reviewed By:** Nooshii Paldar



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

**PROJECT NUMBER**  
 PM063463-(4)

**HEARING DATE**  
 July 22, 2015

**REQUESTED ENTITLEMENT**  
 Amended Map No. PM063463-1

# PROJECT SUMMARY

**OWNER / APPLICANT**

Ka Kui and Nancy Kwong (Hank Jong, EGL Associates)

**MAP/EXHIBIT DATE**

May 20, 2015

**PROJECT OVERVIEW**

A request to amend an approved subdivision of land to create 2 parcels on 1.24 gross acres. The original approval also included an oak tree permit to retroactively authorize encroachment into the protected zones of two (2) oak trees which will not be affected by the proposed amendment. The amended map request is to authorize a change in the Department of Public Works Road condition of approval for line of sight speed from 65 miles per hour to 50 miles per hour. The site is currently developed with a single family residence and landscaping that is proposed to remain.

**LOCATION**

2576 1/2 Turnbull Canyon Road, Hacienda Heights

**ACCESS**

Parcel No. 1 is accessed from Daytona Avenue;  
 Parcel No. 2 is accessed from Vallecito Drive

**ASSESSORS PARCEL NUMBER(S)**

8221-016-054

**SITE AREA**

1.24 gross acres (1.1 net)

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights

**ZONED DISTRICT**

Hacienda Heights

**LAND USE DESIGNATION**

RL10 (1 du/10 ac)

**ZONE**

R-A-12,000 (Residential Agricultural – 12,000 Square Foot Minimum Required Lot Area)

**PROPOSED UNITS**

2

**MAX DENSITY/UNITS**

1

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations, of the County Environmental Reporting Guidelines

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and the Hacienda Height Community Plan
  - The Hacienda Heights Community Plan designated the project site form Urban (1.1 to 3.2) to RL 10. Since the original project was filed prior to the adoption of the Community Plan update, this project was reviewed under the previous land use.
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.20, Part 6 (Residential Agricultural)

**CASE PLANNER:**

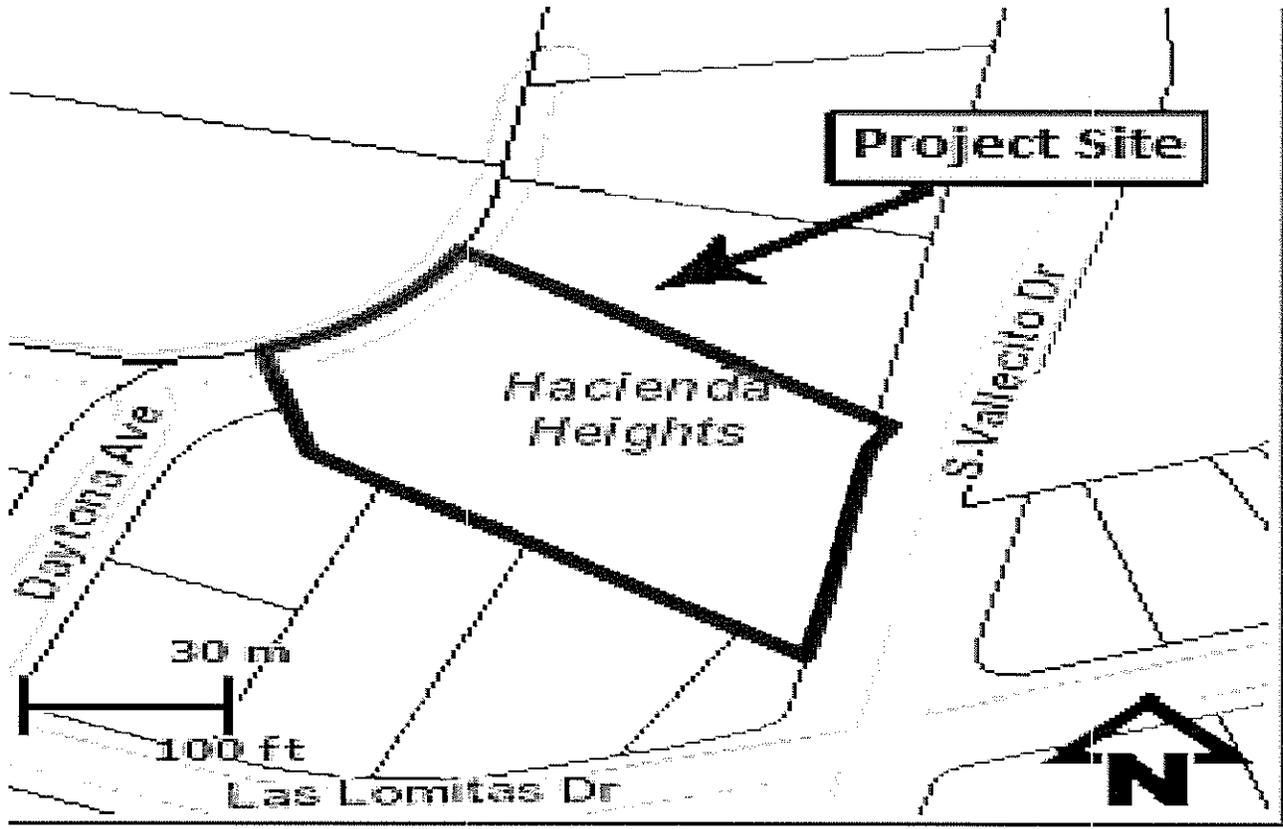
Steven Jones

**PHONE NUMBER:**

(213) 974 - 6433

**E-MAIL ADDRESS:**

sdjones@planning.lacounty.gov



Property Location Map

Hearing Officer Meeting: 07-21-15  
Agenda Item No.: XX

**AMENDMENT TO VESTING TENTATIVE PARCEL MAP NO. 063463-1-(4)**

Project: Tentative Parcel Map No. PM063463 was approved by the Hearing Officer on January 21, 2014. The approval authorized the creation of 2 single-family lots on 1.24 gross acres.

Location: 2576 ½ Turnbull Canyon Road, Hacienda Heights, CA.

Zone: R-A-12,000

Zoned District: Hacienda Heights

Approval Date: January 21, 2014(Tentative Map)

Map Date: October 11, 2012 (Tentative Map)  
May 20, 2015 (Amended Map)

**CURRENT REQUEST:**

The applicant requests approval of the amendment to Vesting Tentative Parcel Map PM063463. This amendment to the approved tentative map requests to authorize a change to a Department of Public Works Road condition of approval. The amended map line of sight speed will change from 65 miles per hour to 50 miles per hour and reduce the amount of grading required on the property. The amended map is dated May 20, 2015. No other modifications are proposed or authorized under this amendment and the project is subject to all conditions of approval required for the approved tentative map.

**RECOMMENDATION:**

- Approve the amendment to this previously approved project. This action is Categorically Exempt pursuant to Class 5, Minor Alterations in Land Use Limitations, of the County Environmental Reporting Guidelines.
- Approve the following revised reports: Department of Public Works --Land Development Division (05-26-15), Road Division (05-26-15), Fire Department (06-16-15), Department of Parks and Recreation (06-16-15) and Public Health (05-22-15).

All other conditions applicable to the area covered by this amended map shall remain as previously approved.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 063463-1 (Amend.)

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AMENDED LETTER DATED 05-20-2015

We have no objections to the amendment request to modify the stopping sight distance to a 50 mph from a 65 mph design speed on Vallecito Drive from any proposed driveway serving Parcels 2. The following reports/conditions are recommended for inclusion in the conditions of tentative approval:

1. Comply with the attached 1-pagel Road conditions to the satisfaction of Public Works.
2. Comply with all other previously approved conditions for PM 063463 to the satisfaction of Public Works.

*HW*

Prepared by Henry Wong

Phone (626) 458-4910

Date 05-26-2015

pm63463La-Amended Road Condition-Amended Letter Dated 05-20-2015.doc

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

1. Provide adequate stopping sight distance for a 50 mph design speed (430 feet) on Vallecito Drive from any proposed driveway serving Parcels 2. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Any proposed wall shall not impede the line of sight. Additional on-site grading may be required.
2. Comply with the remaining previously approved conditions.



Prepared by Sam Richards

Phone (626) 458-4921

Date 05-26-2015

pm63463r-Amended Road Condition-Amended Letter Dated 05-20-2015.doc



**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: PM 63463

MAP DATE: Amendment Letter

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**THE FIRE DEPARTMENT HAS NOT OBJECTIONS TO THE PROPOSED  
AMENDMENT TO THE ROAD CONDITIONS AND WILL HAVE NO IMPACT THE  
FIRE DEPARTMENT REQUIREMENTS.**

**ALL PREVIOUSLY APPROVED CONDITIONS OF APPROVAL HAVE NOT  
CHANGED AND ARE STILL APPLICABLE TO THE PROJECT.**

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>63463</b>	DRP Map Date:	<b>05/20/2015</b>	SCM Date:	//	Report Date:	<b>06/16/2015</b>
Park Planning Area #	<b>9</b>		<b>HACIENDA HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

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:	<b>0.01</b>
IN-LIEU FEES:	<b>\$2,417</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$2,417 in-lieu fees.

**Trails:**

No trails.

**Comments:**

**Proposed two (2) single-family lots, with credit for an existing house to remain; net increase of one (1) unit.**

**\*\*\*Advisory:**

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

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

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

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



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>63463</b>	DRP Map Date:	<b>05/20/2015</b>	SMC Date:	//	Report Date:	<b>06/16/2015</b>
Park Planning Area #	<b>9</b>		<b>HACIENDA HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.63	0.0030	1	0.01
M.F. < 5 Units	2.40	0.0030	0	0.00
M.F. >= 5 Units	2.30	0.0030	0	0.00
Mobile Units	3.14	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.01</b>

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$241,684	<b>\$2,417</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	* Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$241,684	<b>\$2,417</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

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Assistant Director of Environmental Health

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Fifth District

May 22, 2015

Amended Road Condition to Parcel Map No. 063463-1

Vicinity: Hacienda Heights

Amended Parcel Map Date: May 20, 2015

Los Angeles County Department of Public Health – Environmental Health Division has reviewed the **Amended Road Condition to Parcel Map 063463-1**. This Department does not have an objection to the amendment.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA**   
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TEL (626) 430-5382 • FAX (626) 813-3016

PM 063463-(4)

PROJECT SITE PHOTO





