



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

PROJECT NUMBER **HEARING DATE**
PM063463-1 TBD
REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. PM063463-1

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Ka Kui Kwong and Nancy Kwong (Hank Jong)	04/07/15	05/07/15	05/14/15

PROJECT OVERVIEW

To amend the map to create two single –family residence lots on 1.24 gross acres.

Subdivision: To create 2 single-family lots

MAP STAGE

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

MAP STATUS

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

ACCESS

LOCATION

2576 ½ Turnbull Canyon Road, Hacienda Heights Turnbull Canyon Road

ASSESSORS PARCEL NUMBER(S)

8221016054

SITE AREA

1.24 gross acres
1.01 net acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights

ZONED DISTRICT

HACIENDA HEIGHTS

SUP DISTRICT

4th

LAND USE DESIGNATION

RL10

ZONE

R-A-12,000

CSD

N/A

PROPOSED UNITS

(DU)

2

MAX DENSITY/UNITS

(DU)

1

GRADING

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

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

[Indicate the overall status of the environmental review. Additional details can be described at the end of the report.]

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	sdjones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

PM063463

ROAK201300041

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the amended exhibit map. The wrong permit type has been requested and the map must be labeled correctly with a detailed project description in the application. Please read below for further details.

Tentative Map:

Clear Hold

1. Re-label the map as an Amended Tentative Map. The exhibit 'A' was for an oak tree permit. An Amended Exhibit Map cannot be processed.

Administrative/Other:

Clear Hold

1. Withdraw, in writing, your request for an Amended Exhibit Map and request any refund that may be due.
 2. Schedule an appointment to file the correct request – an Amended Tentative Map.
 3. Update a complete and detailed project description.
-

RESUBMITTAL INSTRUCTIONS

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

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) 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), and
- Other 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 encouraged to contact the case planner for a preview of your next SCM submittal.

AMEND. ROAD CONDITIONS – REQUEST DATED 04-07-2015
TENTATIVE MAP DATED 10-11-2012

The following reports consisting of 9 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. 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.

AMEND. ROAD CONDITIONS – REQUEST DATED 04-07-2015
TENTATIVE MAP DATED 10-11-2012

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Delineate proof of access to a public street to parcel 1 on the final map.
9. Depict all line of sight easements on the road plan
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. 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



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 063463

AMENDED REQUEST DATED: 04/07/2015

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Comply with all previously approved conditions.

Prior to recordation of a Final Map:

Deed restrictions for cross-lot drainage will be required to the satisfaction of the Department of Public Works.

Name  Date 05/05/2015 Phone (626) 458-4921
YONG GUO

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	63463	Tentative Map Dated	10/11/12 <i>Amended request HW</i> (Exhibit Map Dated 4/7/15)	Parent Tract	_____
Grading By Subdivider? [Y] (Y or N)	2,600 yd ³	Location	Hacienda Heights	APN	_____
Geologist	EGL	Subdivider	K. K. Kwong & Associates, Inc.		
Soils Engineer	EGL	Engineer/Arch.	EGL Associates, Inc.		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: 1/8/13, 11/05/12, 12/22/06, 11/09/06, 9/11/06, 9/25/03, 9/30/02
 References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. 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 policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s), 2 refer to reports by Environmental Geotechnology Lab, Inc., dated 1/8/13, 11/5/12, 12/22/06, 11/09/06."

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

Prepared by



A handwritten signature in black ink, appearing to read 'RLM'.

Ricardo Lopez-Maldonado
Geology Section

Date 4/24/15

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 63463(Rev.)

Page 1/1

REQUEST 
AMENDED ~~EXHIBIT MAP~~ DATED 04-07-2015

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

Comply with all previously approved conditions.



Prepared by Tony Hui
pm63463.doc

Phone (626) 458-4921

Date 04-15-2015

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
pm63463r-rev4-Amended Road Conditions.doc

Phone (626) 458-4921

Date 04-30-2015

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 separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers is necessary to meet this requirement.
2. 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.
3. Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.



Prepared by Tony Khalkhali
pm63463s-amended exh map-new.doc

Phone (626) 458-4921

Date 04-30-2015

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 parcels 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 parcel.
3. If needed, easement on the private driveway and fire lane 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. Depict all line of sight easements on the landscaping and grading plans.
5. The applicant shall comply with the requirements as indicated on the attached letter dated April 15, 2015 from the San Gabriel Valley Water Company to the satisfaction of Public Works.

SAN GABRIEL VALLEY WATER COMPANY

April 15, 2015

Ms. Katherine Ye
11819 Goldring Road, Unit A
Arcadia, CA 91006

Subject: 2576½ Turnbull Canyon Road
Hacienda Heights, CA

Dear Ms. Ye:

San Gabriel Valley Water Company is a public utility regulated by the State of California Public Utilities Commission. The company supplies water to customers in its service area in accordance with the company's tariff schedules and rules filed with the California Public Utilities Commission.

The subject property is located entirely within the service area of San Gabriel Valley Water Company. Adequate line and storage capacity for domestic water purposes exists, and following completion of necessary financial arrangements and execution of appropriate agreements, those facilities can be extended to provide public utility water service to the subject development.

The existing water main located in the street fronting the site may not be capable of providing the required fire flow for this development. Please contact the fire department to ascertain the fire flow requirements for this development, and then discuss those requirements and the domestic water service requirements with us as soon as possible. A new water main may be required to provide the fire flow required for your development.

If you have any questions or need additional information, please contact Keith Hueston at (909) 201-7353 or via e-mail at khueston@sgvwater.com.

Very truly yours,



Matt Y. Yucelen, P.E.
Director of Engineering

MYY:cph



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



PARK OBLIGATION REPORT

Tentative Map #	63463	DRP Map Date: 04/07/2015	SCM Date: 05/14/2015	Report Date: 05/05/2015
Park Planning Area #	9	HACIENDA HEIGHTS		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:	0.01
IN-LIEU FEES:	\$2,362

Conditions of the map approval:

The park obligation for this development will be met by:

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

Supv D 4th
April 13, 2015 11:36:19
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	63463	DRP Map Date:04/07/2015	SMC Date:05/14/2015	Report Date: 05/05/2015
Park Planning Area #	9	HACIENDA HEIGHTS		Map Type:AMENDMENT

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

$(P)\text{people} \times (0.003)\text{ Ratio} \times (U)\text{units} = (X)\text{ acres obligation}$

$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$

- 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			1	
Total Acre Obligation =				0.01

Park Planning Area = 9 HACIENDA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$236,152	\$2,362

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
0.01	0.00	0.00	0.01	\$236,152	\$2,362



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

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

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas
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May 1, 2015

Amended Exhibit Parcel Map No. 063461-1

Vicinity: Hacienda Heights

Amended Exhibit Parcel Map Date: April 7, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed the **Amended Exhibit Parcel Map 063461-1** for the modification of the site plan. This Department does not have a hold on the amended exhibit parcel map.

Prepared by:

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

