



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

PROJECT NUMBER

PM063463

HEARING DATE

July 22, 2015

REQUESTED ENTITLEMENTS

Amended Vesting Tentative Parcel Map No. 063463-1

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

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

**MAP/EXHIBIT
DATE:**

05/20/15

**SCM REPORT
DATE:**

06/18/15

SCM DATE:

Reports Only

PROJECT OVERVIEW

An tentatively approved map to create two single-family residential lots where an amendment is requested to authorize the modification of the Department of Public Works' Road condition No. 11 to allow the line of sight vehicle speed to be reduced from 65 mph to 50 pmh.

Subdivision: To create 2 single-family lots

Oak Tree Permit: For the encroachment into the protected zone of 2 oak trees.

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

2576 ½ Turnbull Canyon Road, Hacienda Heights

ACCESS

Turnbull Canyon Road

ASSESSORS PARCEL NUMBER(S)

8221016054

SITE AREA

1.10 acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights

ZONED DISTRICT

HACIENDA HEIGHTS

SUP DISTRICT4th**LAND USE DESIGNATION**

RL 10 – 1 du/10ac

ZONE

R-A-12,000

CSD

N/A

PROPOSED UNITS**(DU)**

2 du

RL10 – 2 du

MAX DENSITY/UNITS**(DU)**

1 du max

RL10 – 1 du max

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

No grading is proposed

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt pursuant to Class 5, Minor Alteration isn Land Use Limitations, of the County Environmental Reporting Guidelines.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

Public Health

Cleared

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

Vesting Tentative Parcel Map No. 063463 approved creation of two parcels

Oak Tree Permit No. 201300041 authorized the encroachment into the protected zones of two oaks,

Hacienda Heights Community Plan update approved land use category change from Urban 1 (1.1 to 3.2 du/ac) to RL10 (1du/10ac).

PP48732 authorized the construction of a single-family residence

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning recommends approval of the tentative map amendment. Please read below for further details.

Tentative Map:

Clear Hold

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

Oak Tree Permit:

Clear Hold

2. No encroachments into the protected zones of oaks or removals of oaks are proposed.

Administrative/Other:

Clear Hold

3. A hearing date has been set for July 22, 2015. The site must be posted with a notice of public hearing at least 10 days prior to July 22, 2015, or by Sunday, July 12, 2015.

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.

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

**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.



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



PARK OBLIGATION REPORT

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

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$2,417

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

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	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 =				0.01

Park Planning Area = **9 HACIENDA HEIGHTS**

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

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	\$241,684	\$2,417



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
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www.publichealth.lacounty.gov

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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:

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