



Los Angeles County
Department of Regional Planning

Director Richard J. Bruckner

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SUBDIVISION COMMITTEE REPORT
APRIL 18, 2013

Planner:	<u>Jodie Sackett</u>	E-mail:	<u>jsackett@planning.lacounty.gov</u>
Reports Due Date:	<u>April 18, 2013</u>	Map Date:	<u>March 19, 2013</u>
Tract/Parcel Map No:	<u>PM067040</u>	Project No:	<u>PM067040</u>
Zoned District:	<u>Southeast Whittier</u>	Community:	<u>South Whittier-Sunshine Acres</u>
Supervisory District:	<u>4th</u>	APN No.:	<u>8157-015-054</u>

Map Stage: Tentative Amendment Amended Exhibit "A" Revised

Modification to Recorded Map Other:

Map Status: Initial Map 1st Revision 2nd Revision ____ Revision

Proposal: To subdivide one existing single-family parcel into two single-family parcels on 0.44 gross acres. Existing residence and detached garage to remain.

Location: 13838 Reis Street, Whittier

SUBDIVISION COMMITTEE STATUS

<input checked="" type="checkbox"/> Tentative Map Revision Required	<input type="checkbox"/> Reschedule for Committee Meeting
<input type="checkbox"/> Exhibit Map/Exhibit "A" Revision Required	<input checked="" type="checkbox"/> Reschedule for Committee Reports Only
<input type="checkbox"/> Revised Application Required	<input checked="" type="checkbox"/> Other Holds (see below)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Hold	Cleared	Contact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Regional Planning: Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works: Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire: Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks & Recreation: Clement Lau (213) 351-5120 clau@parks.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Health: Michelle Tsiebos (626) 430-5581 mtsiebos@ph.lacounty.gov

REGIONAL PLANNING COMMENTS

NOTE: This project will be granted an additional 90-day time extension from this report date to satisfy any remaining project holds.

Regional Planning recommends **approval** of the tentative map subject to clearance of the following tentative map holds:

1. (21.40.040) Provide a scaled cross section of Reis St. that includes the building face of the existing residence.
2. (21.32.180) Label and depict a minimum sidewalk width of 5 feet in the scaled cross section.
3. Provide a copy of building assessor blanks. A copy of the blanks may be obtained at the LA County Assessor's Office, East District. (Please note that the owner must obtain the blanks or must give written authorization for an agent to obtain them.)
4. Provide at least 6 color photos of the site taken within the last 30 days.
5. Provide a color photo of the existing garage interior (i.e. with garage door open).

Other Comments/Recommendations:

6. Project qualifies for a Class 15 Categorical Exemption under CEQA.
7. No Yard Modification is required for the detached garage (rear yard setback of 12 feet).
8. (21.32.195, Final Map Condition) Onsite Tree Obligation: 130 linear feet of applicable street frontage yields 6 total tree plantings in the front yard area. Depict the minimum required 6 tree plantings on a tree planting plan submitted prior to final map approval.