



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

PROJECT NUMBER

PM067040-(4)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 067040

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Raul and Mirella Padilla

**MAP/EXHIBIT
DATE:**

9-4-13

**SCM REPORT
DATE:**

10-3-13

SCM DATE:

None
(Reports Only)

PROJECT OVERVIEW

To subdivide one existing family parcel into two single-family parcels on 0.44 gross (0.35 net) acres. There is one existing residence with a detached garage to remain.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee): 3rd

LOCATION

13838 Reis Street, Whittier

ACCESS

Reis Street

ASSESSORS PARCEL NUMBER(S)

8157-015-054

SITE AREA

0.44 gross (0.35 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Southeast Whittier

SUP DISTRICT

4th

LAND USE DESIGNATION

Category 1

ZONE

R-1

PROPOSED UNITS

2 DU

MAX DENSITY/UNITS

2 DU

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorically Exempt

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING COMMENTS

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. Please see below comments.*

Other:

1. The new photos submitted of the garage interior show that there is not enough space to park two vehicles. Prior to clearance for a public hearing, the garage must be cleared to allow parking for two vehicles, and new photos must be provided to this effect.
2. Confirm if the block wall located on the easterly property line belongs to the property owner, and if, so, what the actual height of the wall is. Any walls or fences within the front yard area that are higher than 42" will have to be modified or removed prior to final map approval. Or, a yard modification must be filed.
3. Provide a copy of the LA County Assessor building description blanks for the existing structures to remain.