

Regional Planning Commission Transmittal Checklist

Hearing Date
May 20, 2015
Agenda Item No.
7

Project Number: PM067040
Case(s): Vesting Tentative Parcel Map No. 067040
Planner: Edward A. Rojas

- 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 (property location map)
- Land Use/Zoning Map
- Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map

Reviewed By: Nooshin Faidar



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

PROJECT NUMBER **HEARING DATE**

PM067040-(4)

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 067040

PROJECT SUMMARY

OWNER / APPLICANT

Raul & Mirella Padilla

MAP/EXHIBIT DATE

September 4, 2013

PROJECT OVERVIEW

To create two single-family lots. The subject property is currently developed with a single-family home and detached garage that will remain.

LOCATION

13838 Reis Street, Whittier

ACCESS

Reis Street

ASSESSORS PARCEL NUMBER(S)

8157-015-054

SITE AREA

0.44 gross acres/0.35 net acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Southeast Whittier

LAND USE DESIGNATION

1 (Low Density Residential 1 to 6 du/ac)

ZONE

R-1 (Single-Family Residence)

PROPOSED UNITS

2

MAX DENSITY/UNITS

2

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:

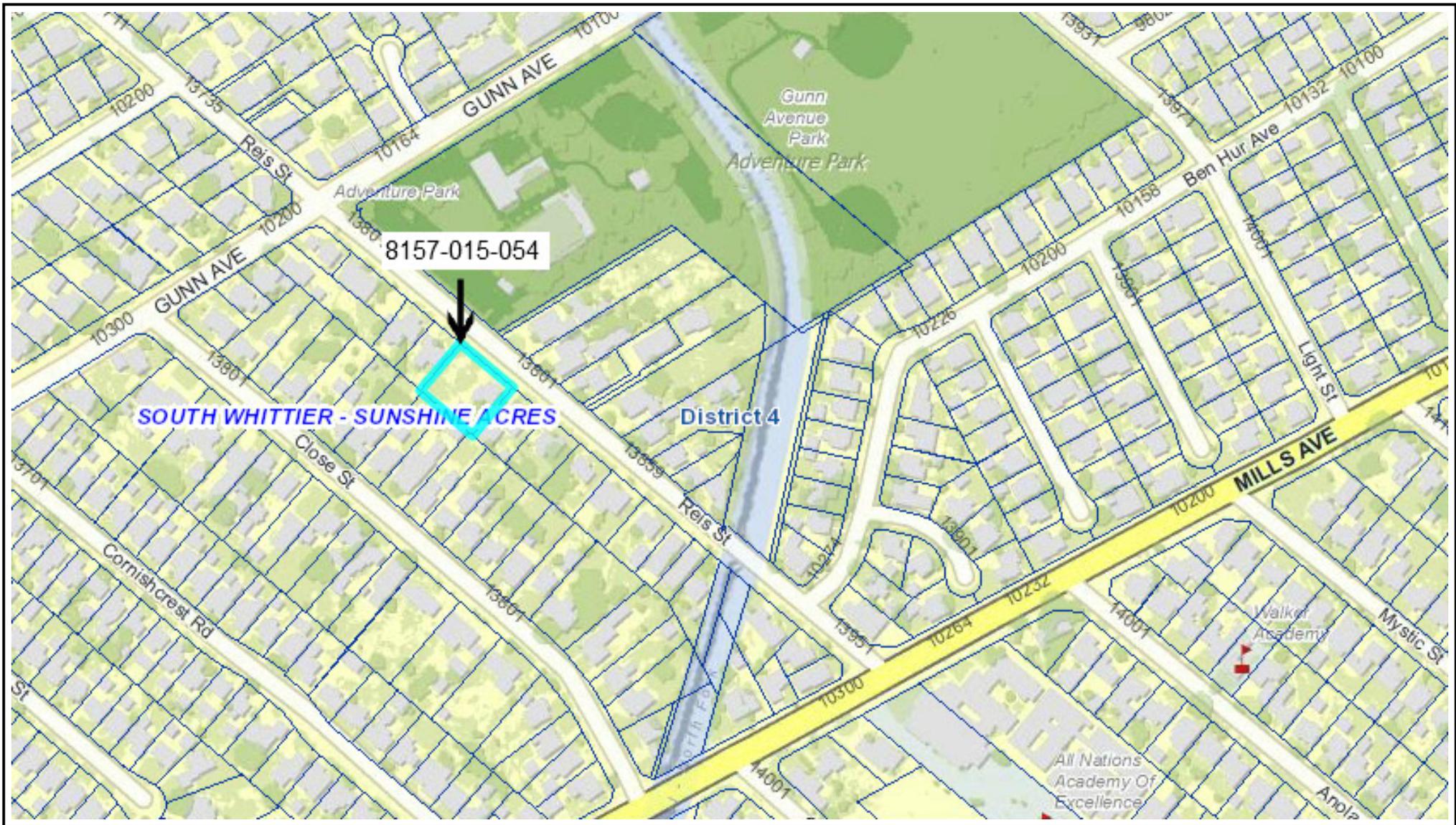
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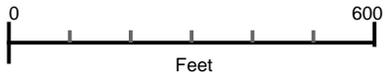


Created in GIS-NET3

PM067040 - Property Location Map

Printed: Feb 09, 2015

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ENTITLEMENTS REQUESTED

- Vesting Tentative Parcel Map No. 067040 to create two residential lots over 0.44 gross acres (19,324 square feet)/0.35 net acres (15,424 square feet).

PROJECT DESCRIPTION

Vesting Tentative Parcel Map No. 067040 dated September 4, 2013 is a proposal to subdivide an existing residential lot into two single-family residential lots. The project entails the creation of the two residential lots in an R-1 (Single-Family Residence) zone.

The proposed vesting tentative parcel map depicts the property to be rectangular in shape with relatively level topography with an existing single-family home and a detached two car garage toward the southern part of the existing lot. Proposed Parcel No. 1 and No. 2 are each 7,712 net square feet in size. Both parcels are 65 feet in width and have 65 feet of street frontage. The existing single-family home and garage will remain. An existing chain link fence along the front public right-of-way will be removed per Department of Public Works conditions and is labeled to be removed on the map.

EXISTING ZONING

The subject property is zoned R-1 (Single-Family Residence)

Surrounding properties are zoned as follows:

North: R-1 and R-A-6000

South: R-1

East: R-A-6000

West: R-1

EXISTING LAND USES

The subject property is developed with a single-family residence. Surrounding properties are developed as follows:

North: Single-family residential and County Park (Adventure Park)

South: Single-family residential

East: Single-family residential and County Park (Adventure Park)

West: Single-family residential

PREVIOUS CASES/ZONING HISTORY

Building permits to construct the existing home and detached garage were obtained in 1950.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined the project is Categorically Exempt (Class 15-Minor Land Divisions) from the California Environmental Quality Act ("CEQA") reporting requirements. The project is a vesting tentative parcel map that does not request any discretionary modifications.

STAFF EVALUATION

General Plan Consistency

The project site is located within the “1” land use category of the Los Angeles Countywide General Plan (General Plan). This designation is intended for Low Density Residential – 1 to 6 dwelling units per acre. The subdivision of an existing single family lot into two single-family lots is consistent with the land use designation. The subject property has a gross lot area of 0.44 acres. The maximum density allowed for a lot of that size by the land use policy is two units, which is consistent with the project’s proposed density.

The following policies of the General Plan are applicable to the proposed project:

- *Land Use Policy 8. Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (pg. III-12).*

The character of the existing residential neighborhood is low-density and composed of single-family residences. The proposed land use is single-family residential. The land use type and density is in keeping with the designated land use category

- *General Policy 47. Promote the provision of an adequate supply of housing by location, type and price (pg. I-24).*

Providing an additional single-family lot in an urban neighborhood supports this policy by providing the maximum number of single-family houses, in a largely built-out area, allowed by the designated land use category based on land area.

- *General Policy 54. Promote the full use of existing service systems in order to gain maximum benefit from previous public investments. (pg. I-25).*

The proposed development maximizes land use efficiency by concentrating the same type of development in an area equipped to support said use. The proposed development will utilize existing service systems including transportation, sewer, water, school, libraries, and is across the street from a County park. Furthermore, one additional residence would not overburden these services as the proposed density does not exceed the projected growth set forth by the General Plan.

Zoning Ordinance and Development Standards Compliance

The project site is located in the R-1 (Single-Family Residence) zone. Single-family residences are permitted by right within this zone. The project site is not located within a Community Standards District.

Pursuant to Section 22.52.100(D)4 of the County Code, lots in the R-1 zone are required to have a net lot area of 5,000 square feet. Each proposed parcel will have a net area of approximately 7,712 square feet. In addition, pursuant to Section 22.52.030 of the County Code, lots having an area of 7,000 square feet or more must have an

average width of 60 feet. The proposed project will create two lots with an average lot width of 65 feet.

The existing residence that will remain as part of Parcel No. 2 will comply with the applicable R-1 (Single-Family Residence) zone standards, including parking (Section 22.20.130), setbacks (Section 22.20.120), and maximum height (Section 22.20.110).

In the photos provided by the applicant as part of the September 4, 2013 tentative map submittal, the garage was found to be partially inaccessible due to storage, a violation of Section 22.52.1010 of the County Code. The applicant was notified via the Subdivision Committee report dated October 3, 2013 that the tentative map would not be cleared until the applicant provided evidence the violation was abated, amongst other requested information. On December 8, 2014 the applicant provided staff with photographs showing the garage to be clear and accessible for parking.

Along the easterly property line of the project site, the shared side wall within the front yard setback area exceeds the maximum height of 3 ½ feet by about 12 inches. The reduction of the existing block wall to the permitted height will be conditioned, as is shown on the tentative map. The block wall along the westerly property line, which also exceeds the maximum height by 12 inches, was found to be on the neighboring property.

Neighborhood Impact/Land Use Compatibility

The proposed development of two single-family lots is compatible with the maximum density permitted by the Low Density Residential land use category of the Countywide Land Use Plan. The subject property is surrounded by single-family homes and a County park. No degradation of natural features will occur, as the subject property is located in an urbanized area and no sensitive resources are located on the site. Shopping and employment opportunities are available within a half mile of the subject property

Site Visit

A site visit was conducted on April 20, 2015. Staff verified the public hearing notice was posted on the project site 30 days prior to the date of the hearing. Property owner Mirella Padilla was home and allowed staff access. Staff observed storage blocking access to one of the two required parking spaces in the garage. Staff informed the property owner the required parking must be maintained free and clear for vehicle parking at all times and instructed the property owner to clear the storage. A photo provided on May 1, 2015 confirmed the items had been removed.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives from the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated September 4, 2013, the Subdivision Committee cleared the project for public hearing. Awaiting zoning violations abatement and copies of assessor records, Regional Planning was the last agency to release its hold on December 8, 2014. The October 3, 2013 Subdivision Committee Report, containing County Department Comments, is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff received one phone call from a neighboring property owner on April 30, 2015. The constituent wanted clarification on what the project involved and what would be constructed. Staff informed the constituent the project involved dividing the existing lot into two lots and that no new construction was proposed at this time. Staff also informed them that in the future a residence could be built on the newly created lot. The constituent asked how high the residence could potentially be. Staff informed them the maximum height for structures in the R-1 zone is 35 feet. No additional questions were asked by the caller and the constituent did not state if they were in favor or opposed to the project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number PM067040, Vesting Tentative Parcel Map Number 067040, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I move that the Regional Planning Commission close the public hearing, find that the project is categorically exempt from the reporting requirements of CEQA, and **APPROVE** Vesting Tentative Parcel Map No. 067040, subject to the attached findings and conditions of approval.

Prepared by Edward Rojas, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Conditions of Approval
GIS Map
Site Photos

NP: ER
05/06/15

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO PM067040-(4)
VESTING TENTATIVE PARCEL MAP NO 067040**

1. The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on May 20, 2015 in the matter of Project No. PM067040-(4), consisting of Vesting Tentative Parcel Map No. 067040.
2. Owners and applicants Raul and Mirella Padilla (“permittees”) request the creation of two single-family lots on a property located at 13838 Reis Street in the unincorporated community of Whittier.
3. The project consists of a vesting tentative parcel map to create two single-family lots in the R-1 zone pursuant to Los Angeles County Code (“County Code”) section 21.40.010.
4. The project site is 0.44 gross acres (0.35 net acres) in size and consists of one legal lot. The project site is rectangular in shape with relatively level topography and is developed with a single-family home and detached garage, which will remain.
5. The project site is located in the Southeast Whittier Zoned District and is currently zoned R-1.
6. The project site is located within the 1-Low Density Residential (1-6 du/ac) land use category of the Countywide General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:

North: R-1 and R-A-6000
South: R-1
East: R-A-6000
West: R-1
8. Surrounding land uses within a 500-foot radius include:

North: 1-Low Density Residential (1-6 du/ac) and O-Open Space
South: 1-Low Density Residential (1-6 du/ac)
East: 1-Low Density Residential (1-6 du/ac) and O-Open Space
West: 1-Low Density Residential (1-6 du/ac)

9. The Vesting Tentative Parcel Map dated September 4, 2013, depicts two rectangular shaped single-family lots, each having a proposed net area of approximately 7,712.25 square feet. The existing single-family house with detached garage will remain. Both lots will have 65 feet of street frontage. Each lot has an average width of 65 feet and a length of 118.65 feet.
10. The side block wall along the westerly property line shared with 13830 Reis Street exceeds the maximum height of 3 ½ feet permitted within the front yard setback area. The block wall on the easterly property line is on the neighboring property. An existing 3 ½ feet chain link fence located in front of the project site and within the public right-of-way will be removed per Department of Public Works conditions.
11. The Project Site is accessible via Reis Street.
12. No grading is proposed for this project.
13. The conditions of the Subdivision Committee, comprised of the Department of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, are based on the map dated September 4, 2013.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Staff received one phone call from a constituent requesting clarification on what the project involved and what would be constructed. Staff informed the constituent the project involved dividing the existing lot into two lots and that no new construction was proposed at this time. The constituent did not state if they were in favor or opposed to the project.
16. Hearing proceedings.
17. **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY** The property has a land use category of "1" (Low Density Residential – 1 to 6 dwelling units per acre) under the Countywide General Plan. Based on the size of the project site and application of the low-density residential land use category, the property may be developed with a maximum of two dwelling units. The applicant is proposing two single-family lots; therefore, the projects use and development intensity are consistent with the General Plan. Under the General Plan update, the proposed land use category for the project site is H9 (Residential: 0-9 du/net acre). The proposed project is consistent with the proposed General Plan updated land use policy, which would allow a maximum of three dwelling units.

18. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE** The property is zoned R-1 (Single Family Residence – 5,000 square feet minimum lot area). The project site is approximately 15,424.50 square net square feet and the proposed lot sizes of 7,712.25 are allowed since they are greater than the 5,000 square-foot minimum required lot area set forth by the R-1 zoning. The proposed development entails a subdivision of an existing residential lot into two lots, in keeping with Section 22.20.070 of the County Code permitting single-family residences. No zone changes are proposed under the General Plan update for this property.
19. This parcel map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

Vesting Tentative Map Specific Findings

20. The Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of development.
21. The Commission finds that the site is physically suitable for the type of development being proposed, since the project site has the capacity to accommodate future single-family residences, is relatively level, and is adequately served by road and utility infrastructure.
22. The Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public works has issued a conditional approval of the subject land division, and sewer service is available for the site.
23. The Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
24. The Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the

wildlife depends. The subject property does not contain any sensitive wildlife or habitat environments.

25. The Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after recordation of the subdivision will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures.
26. The Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
27. The Commission finds that pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
28. The Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

Environmental Determination

29. The project is Categorically Exempt (Class 15-Minor Land Divisions) from CEQA reporting requirements. The proposed project is a minor land division in an urbanized area, is consistent with the R-1 Zone and Countywide Land Use Plan, and does not propose any discretionary exceptions or variances.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions categorical exemption); and
2. Approves Vesting Tentative Parcel Map No. 067040, subject to the attached conditions.

ACTION DATE: May 20, 2015

NP/ER
05/06/15

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PM067040-(4)
TENTATIVE PARCEL MAP NO. 067040**

PROJECT DESCRIPTION

The project is a vesting tentative parcel map, dated September 4, 2013, to create two (2) single-family residential lots on 0.44 gross (0.35 net) acres, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. In the event that the subject tentative parcel map should expire without the recordation of a final map, entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved tentative map on file.
10. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
15. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE MAP SPECIFIC CONDITIONS

The approval grants the creation of two single-family lots with an average lot width and street frontage of 65 feet for Parcel 1 and an average lot width and street frontage of 65 feet for Parcel 2, as depicted on the Tentative Parcel Map dated September 4, 2013.

17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report (tentative parcel map dated September 4, 2013), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
18. The project site shall be developed and maintained in substantial compliance with the approved tentative parcel map dated September 4, 2013.
19. A final map is required for this subdivision. A parcel map waiver is not allowed.
20. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least three trees of non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to final map approval, a site/landscaping plan shall be approved by the Director. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

21. Within two months of the tentative map approval, the subdivider shall reduce the height of the block wall along the westerly property line shared with 13830 Reis Street to a maximum height of 3 ½ feet within the required 20 foot front yard setback area.
22. Prior to final map approval, provide a copy of the Park Obligation Fees receipt.
23. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant or any successor in interest, and any other persons, corporation or other entity making use of the this grant

Attachments:

Subdivision Committee Report and Conditions for Tentative Parcel Map Dated 09-4-13



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 : Modification to : Other:
 Exhibit "A" 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:
Revised Application Required:

Reschedule for Subdivision Committee Reports Only:
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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 067040 (Rev.)

TENTATIVE MAP DATED 09-04-2013

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 067040 (Rev.)

TENTATIVE MAP DATED 09-04-2013

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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.
9. 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.
10. 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.
11. 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.

+10



Prepared by John Chin

Phone (626) 458-4918

Date 09-23-2013

pm 067040L-rev3.doc

<http://planning.lacounty.gov/case/view/pm067040/>



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

PARCEL NO.: 67040

TENTATIVE MAP DATE: 09-04-13

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-3192

1. Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or Application).
2. A deed restriction of cross-lot drainage, with parcel 1 accepting flows from parcel 2, is required prior to recordation of the Final Map.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 09-11-13 Phone (626) 458-3192
HAZEL PAROAN

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

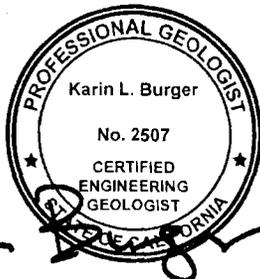
TENTATIVE PARCEL MAP 67040
SUBDIVIDER Raul Mirella Padilla
ENGINEER Civil Land Engineers
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 4 Sept 2013
LOCATION Whittier
GRADING BY SUBDIVIDER [] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 9-24-13 is attached.



Reviewed by Karin Burger
Karin Burger

Date September 24, 2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 67040
Location Reis Street, Whittier
Developer/Owner Raul Mirella Padilla
Engineer/Architect Civil Land Engineers
Soils Engineer ---
Geologist ---

DISTRIBUTION:
 Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map Dated by Regional Planning 9/4/13
Previous Review Sheet Dated 4/8/13

ACTION:

Tentative Map feasibility is recommended for approval.

Prepared by _____ Date 9/24/13



Please complete a Customer Service Survey at <http://dpw.lacounty.gov/customer-service-survey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\omepub\Development Review\Soils Review\Jeremy\PR 67040. Reis Street. Whittier. TPM-A 4.doc

1. Approval of this map pertaining to grading is recommended (No grading is proposed).



Name Tony Hui Date 09/25/2013 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\067040 rev3.doc

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

1. Repair any displaced, broken or damaged curb, gutter, driveway apron, and pavement along the property frontage on Reis Street.
2. Sidewalk is waived to match existing neighborhood pattern.
3. Plant street trees along the property frontage on Reis Street to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
4. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Reis Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of “as-built” plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
6. Remove the existing chain link within the road right of way along the frontage of Parcel 1 to the satisfaction of Public Works.
7. Execute an encroachment covenant for the private maintenance of parkway/curb drains and landscaping within the road right of way to the satisfaction of Public Works.
8. Install postal delivery receptacles in groups to serve two or more residential parcels.
9. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

PC

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 the existing sewer main line in Reis Street to serve each parcel in the land division.
2. A sewer area study for the proposed subdivision (PC12082AS, dated 02-07-2013) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. 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.


Prepared by Tony Khalkhali

pm067040s-rev3.doc

Phone (626) 458-4921

Date 09-23-2013

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.


Prepared by Tony Khalkhali
pm067040w-rev3.doc

Phone (626) 458-4921

Date 09-23-2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 67040 Map Date September 04, 2013

C.U.P. _____ Vicinity Map 0548D

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown on the Tentative Map.

By Inspector: Juan C. Padilla Date September 30, 2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 67040 Tentative Map Date September 04, 2013

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Relocate _____ existing public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Fire flow is adequate per Fire Flow test performed by Orchard Dale Water District on 08/29/07. An new and current fire flow test will be required prior to building permit issuance.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date September 30, 2013



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



PARK OBLIGATION REPORT

Tentative Map #	67040	DRP Map Date:	09/04/2013	SCM Date:	10/10/2013	Report Date:	10/01/2013
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA				Map Type: TENTATIVE	

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:	\$2,534

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,534 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: James Barber
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	67040	DRP Map Date:	09/04/2013	SMC Date:	10/10/2013	Report Date:	10/01/2013
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA				Map Type:	TENTATIVE

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

(P)people 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	3.68	0.0030	1	0.01
M.F. < 5 Units	3.61	0.0030	0	0.00
M.F. >= 5 Units	3.20	0.0030	0	0.00
Mobile Units	3.32	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = **2 SOUTH WHITTIER / EAST LA MIRADA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$253,359	\$2,534

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	\$253,359	\$2,534



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director, Bureau of Environmental Protection

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

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Fifth District

Tentative Parcel Map No. 067040

Vicinity: Whittier

Tentative Parcel Map Date: September 4, 2013

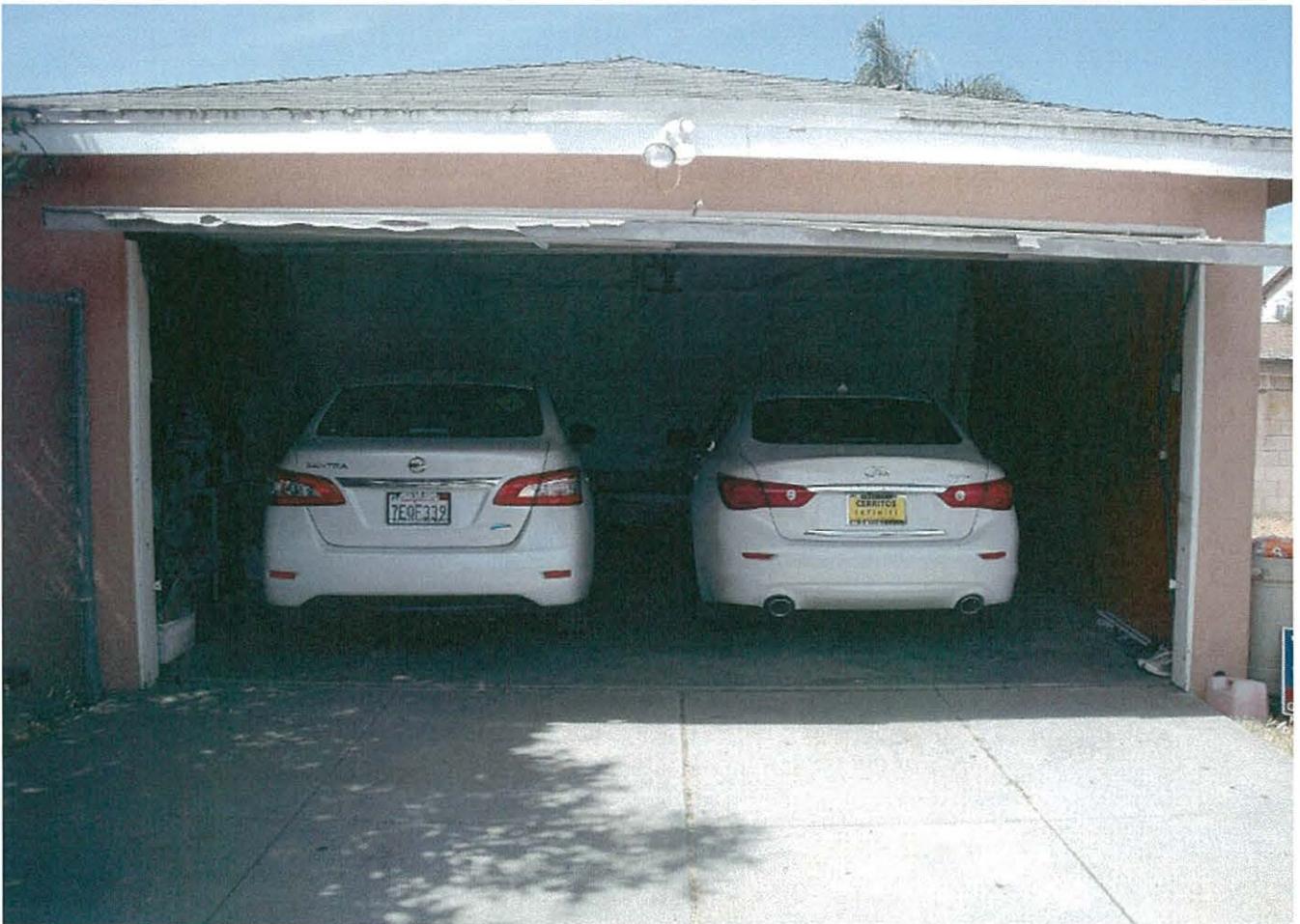
The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 067040** based on the use of public water (Orchird Dale Water District) and public sewer (Los Angeles County Sanitation District #18) as proposed. A current original copy of a signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

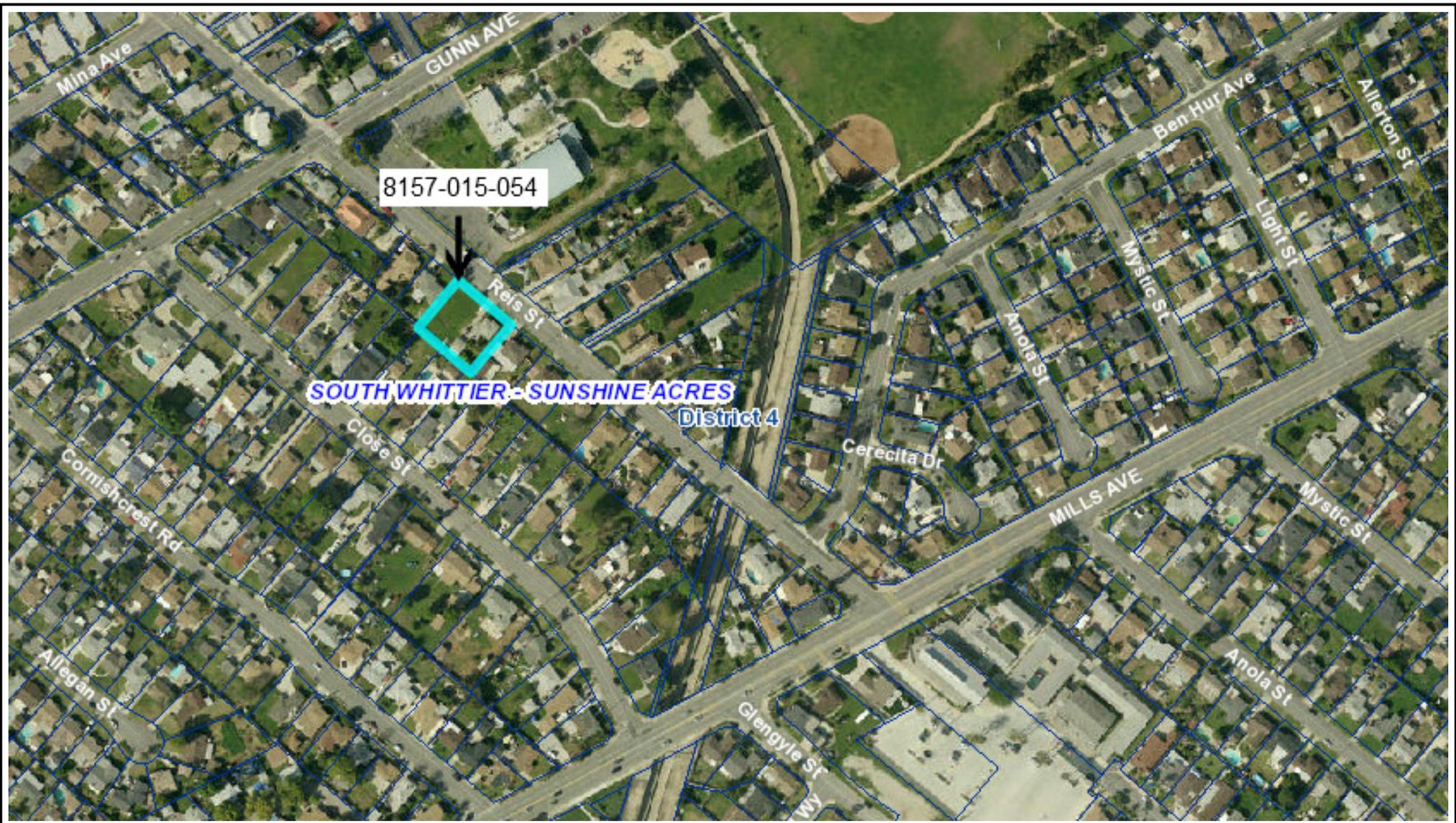
Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: October 3, 2013

M.T.







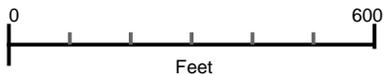


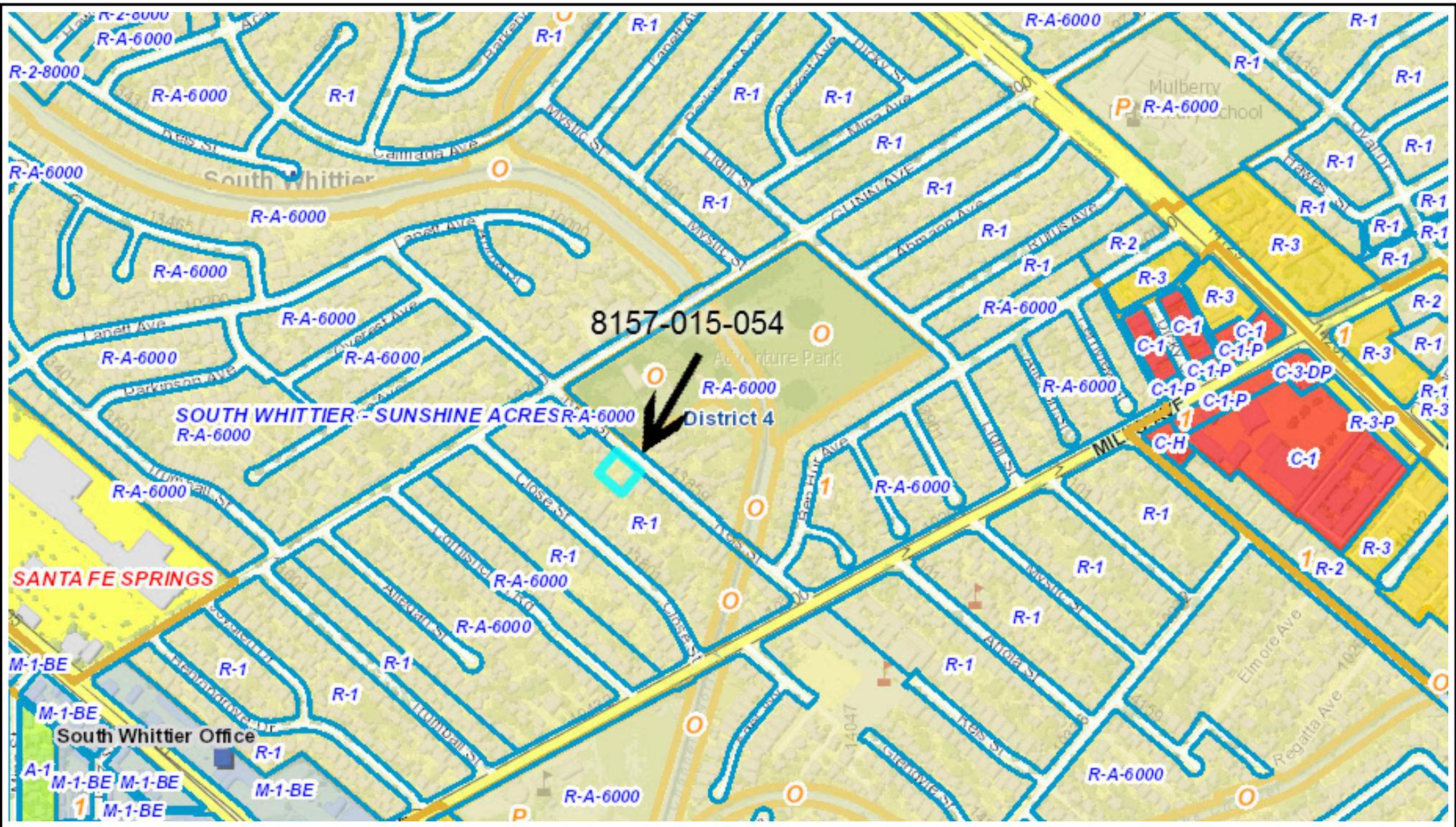
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PM067040 - Property Location Map

Printed: Feb 09, 2015

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Land Use/Zoning Map - PM067040

Printed: May 04, 2015

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