

Hearing Officer Transmittal Checklist

Hearing Date 12/17/2013
Agenda Item No. 13

Project Number: PM071570-(4)
Case(s): Tentative Parcel Map No. 071570
Planner: Chris Robertson

- 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(s)
- Land Use/Zoning Map
- Tentative Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: Nooshin Paidar



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

PROJECT NUMBER

PM071570-(4)

HEARING DATE

December 17, 2013

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 071570
 Environmental Assessment No. 201100102

PROJECT SUMMARY

OWNER / APPLICANT

Ron Flurry (owner) / Chris Parker (applicant)

MAP/EXHIBIT DATE

9-25-2013

PROJECT OVERVIEW

A request to create two industrial parcels on 2.3 gross acres in the unincorporated community of West Carson. The two existing buildings will remain. The existing buildings are non-conforming due to parking standards, but the parking lot will be restriped prior to final map recordation to comply with current parking regulations.

LOCATION

19506 Normandie Avenue, Torrance, CA 90502

ACCESS

Normandie Avenue and Knox Street

ASSESSORS PARCEL NUMBER(S)

7351-035-019

SITE AREA

2.3 Acres (gross), 1.8 (net)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Victoria

LAND USE DESIGNATION

Industrial

ZONE

M-2, Heavy Manufacturing

PROPOSED UNITS

2 lots

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistent with the Los Angeles County General Plan, Title 21 and Title 22.
- Existing development is non-conforming due to standards. The applicant proposes to restripe the parking lot to meet current parking requirements.
- Existing unpermitted structure is to be demolished prior to final map recordation.

CASE PLANNER:

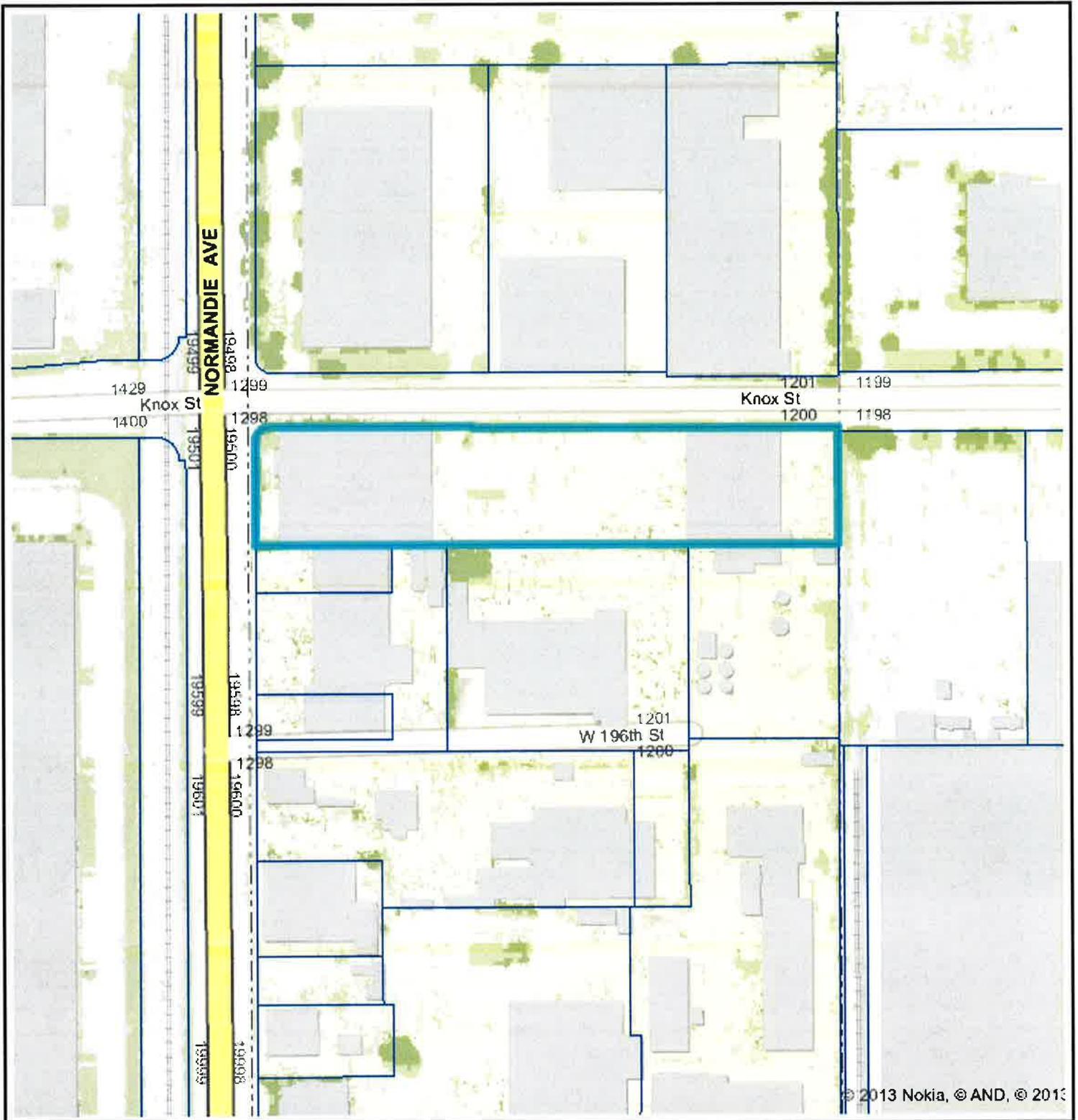
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Department of Regional Planning

Vicinity Map

Printed: Nov 12, 2013



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ENTITLEMENTS REQUESTED

- Tentative Parcel Map No. 071570 to create two industrial parcels on 2.3 gross (1.8 net) acres.

PROJECT DESCRIPTION

The applicant, Ron Flurry (Dlanorys, Inc.), is requesting approval of a tentative parcel map to create two industrial parcels on 2.3 gross (1.8 net) acres within the M-2 (Heavy Manufacturing) zone. The project site is located at 19506 Normandie Avenue in the unincorporated community of West Carson. The project site is accessed via Normandie Avenue to the west and Knox Street to the north and bounded to the east and west by the City of Los Angeles. It is currently developed with two existing industrial buildings with surface parking and landscaping. The existing buildings are non-conforming due to parking standards. As part of the subdivision, the applicant proposes to restripe the parking lot to bring the site into compliance with current parking requirements.

The allocation of floor area for each land use is provided below. Current parking requirements are provided in parenthesis.

- Proposed Parcel 1: The building on proposed parcel 1 is 20,050 square feet. Floor area is divided as follows:
 - Office space – 12,720 square feet (1 parking space per 400 sf), and
 - Warehouse – 7,330 square feet (1 parking space per 500 sf).Based on current parking requirements, this requires a total of 46 parking spaces, 18 of which may be compact (40%) and one of which must be ADA van accessible. Two type C (40'x12') loading zones are also required. Currently, there are only 35 parking spaces onsite, one of which is ADA accessible.
- Proposed Parcel 2: The building on proposed parcel 2 is 15,490 square feet. Floor area is divided as follows:
 - Industrial – 7,675 square feet (1 parking space per 500 sf),
 - Showroom – 1,339.5 square feet (1 parking space per 250 sf),
 - Office – 2,875.5 square feet (1 parking space per 400 sf), and
 - Storage – 3,600 square feet (1 parking space per 500 sf).Based on current parking requirements, this requires a total of 35 parking spaces, 14 of which may be compact (40%) and two of which must be ADA van accessible. One type B (12'x30') loading zone is also required. Currently, there are only 22 parking spaces onsite, none of which are ADA accessible.

Parking restriping is proposed prior to final map recordation.

MAP DESCRIPTION

Tentative Map – The tentative map dated 09-25-2013 depicts the existing buildings, landscaping, striped parking spaces, fencing, walls, utilities, water lines and proposed sewer lines. It also identifies a 10-foot chain link fence and wood overhang structure as “to be removed”. The wood overhang is unpermitted. The applicant has filed a

demolition permit with the Los Angeles County Department of Public Works Building and Safety Division dated 10-29-2013 to commence demolition.

Proposed Parcel No. 1: The tentative map shows the roll up door on the southwest side of the building on proposed parcel 1. This is an error as the roll up door is located approximately mid-way between the property boundaries.

Proposed Parcel No. 2: The tentative map shows one roll up door on the east side of the building on proposed parcel 2. This is an error as there are two roll up doors on the east side of the building.

Both roll up doors are shown accurately on the Site Plan Exhibit.

Site Plan Exhibit – The applicant provided a site plan to illustrate the proposed parking lot striping. Additionally, although the applicant is not subject to the healthy design ordinance because it became effective (3-7-2013) after the application was submitted (5-26-2011), the applicant is also proposing to include bicycle parking that would meet the healthy design ordinance requirements for bicycle parking (Section 22.52.1225).

- Proposed Parcel 1: The site plan shows a total of 51 parking spaces, 17 of which are compact and two of which are ADA van accessible. This will result in a parking surplus of five spaces. Two short-term and two-long term bicycle spaces are also proposed.
- Proposed Parcel 2: The site plan shows a total of 36 parking spaces, 14 of which are compact and two of which are ADA van accessible. This will result in the surplus of one parking space. Two short-term and two-long term bicycle spaces are also proposed.

As discussed above, once the restriping is completed, the existing development will conform with current parking standards.

EXISTING ZONING

The subject property is zoned M-2, Heavy Manufacturing.

Surrounding properties are zoned as follows:

North: M-2

South: M-2

East: City of Los Angeles

West: City of Los Angeles

EXISTING LAND USES

The subject property is developed with two existing industrial buildings. The building on Parcel 1 (19506 Normandie) is being used by an office supply company. It includes general office space along with warehouse space for the storage and shipping of office supplies to various customers. The building on Parcel 2 (1210 Knox) is being used for an after-market automobile customizer. It includes general office space along with

warehouse space for the storage of automobiles and accessory parts to international customers. The mezzanine, which was approved under separate permit, is unfinished but will be used as storage space once completed.

Surrounding properties are developed as follows:

North: Offices and manufacturing company

South: Auto repair and manufacturing company

East: Software company

West: Manufacturing company

PREVIOUS CASES/ZONING HISTORY

The project site was first zoned in 1955 as M-2. Staff has identified five previous cases on the property.

1210 Knox Street

- R2011-00606 (RPP 201100524)
Plot plan approved on August 2, 2011 (amendment approved March 7, 2013) for tenant improvements to construct a retail auto display area for overseas clients and a 3,600 square foot mezzanine. The approval included demolition of the unpermitted wood overhang and parking lot restriping to accommodate additional vehicles necessitated by the improvements. To date, the majority of tenant improvements are completed. The mezzanine is unfinished but will be used as storage space once completed. The applicant plans to file for a new plot plan to permit the completion of the mezzanine.

There are also multiple building permits on file for this building, one of which permitted the original building in 1966.

19506 Normandie Avenue

- PP25956
Multiple plot plans approved in the 1960s for the existing building.
- PP12024
Multiple plot plans approved in the 1970s, 80s and 90s. The approvals to the existing building included interior and exterior improvements as well as parking and landscaping. The file includes a covenant in lieu of parcel map (Instrument No. 90-61828) recorded in January 1990. Additional buildings were also approved, but are no longer onsite or were never constructed. Any unused entitlements have expired.

There are also multiple building permits on file for this building, one of which permitted the original building in 1962.

19506 Normandie Avenue & 1210 Knox Street

- 91001 (PM22805)
A tentative parcel map was approved in 1991 to create two industrial parcels. The tentative map expired on 8-6-1996. The final map never recorded.
- CC 89-1230
A certificate of compliance was recorded on October 23, 1989 (Instrument No. 89-1704303).

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 15 Exemption, Minor Land Divisions) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project site is located in an urbanized area zoned for industrial use, involves the creation of fewer than four parcels and is in conformance with the General Plan and County Codes. No variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Furthermore, the project site is not located within or in proximity to an environmentally sensitive area, scenic highway, historical resource area or known hazardous waste site. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Major Industrial land use category of the Countywide General Plan. The General Plan map depicts areas which are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force (III-23).

The existing industrial buildings would remain onsite and continue current operation. The use is therefore consistent with the intended uses of the underlying land use category.

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

- *General Policy 20: Maintain and conserve sound existing development (I-21).*

The existing buildings are in good condition and will be retained. Therefore, the subdivision is in compliance with this policy.

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

The existing septic tank will be abandoned and existing development will be served by public sewer. The applicant will be required to obtain all necessary permits from Public Works for the abandonment of the existing system. Therefore, the subdivision is in compliance with this policy.

- *Land Use Policy 4: Protect prime industrial lands from encroachment of incompatible uses (III-11).*

No development is proposed in conjunction with the subdivision. The industrial buildings will be preserved and continually operated with industrial uses. Thus, the subdivision is in compliance with this policy.

- *Land Use Policy 5: Where appropriate, promote more intensive use of industrial sites, especially in areas requiring revitalization (III-11).*

Although new development is not proposed, the subdivision will allow for the sale of the lot. Ownership of the land could result in greater upkeep and maintenance of the property. For this reason, the subdivision does not conflict with this policy.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.32.200 of the County Code, establishments in the M-2 Zone are subject to the following development standards:

- A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.*

There is no outside storage located on the property, aside from the area located underneath the wood overhang. As part of this project, the applicant proposes to remove the unpermitted wood overhang and associated outside storage.

- B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.*

The applicant proposes to restripe the parking lot to meet current parking standards as outlined above.

- C. Signs shall comply with the provisions of Part 10 of Chapter 22.52.*

Unpermitted signage was not identified during the site visit. No signage is proposed as part of this application. All future signage must comply with Title 22.

Site Visit

Staff visited the site on Tuesday, November 12, 2013. In addition to the wood overhang with underneath outside storage which is planned for demolition, staff noticed the following violations: junk and salvage, inoperable vehicles, auto storage in the required vehicle parking spaces, an unpermitted metal overhang, and unpermitted outside

storage (cargo containers and trucks). On December 5, 2013, the applicant submitted photos showing that the site had been cleaned up, and with the exception of the unpermitted wood overhang and a small area with unpermitted outside storage, all violations had been abated (see attached photos). The wood overhang will be demolished prior to recordation of the final map. The applicant was instructed to remove the outside storage before the public hearing.

Burden of Proof

There is no burden of proof associated with this request.

Neighborhood Impact/Land Use Compatibility

The project site is entirely surrounded by industrial uses in both the unincorporated community of West Carson and in the City of Los Angeles and therefore the proposed use is compatible with the surrounding neighborhood.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this project (maps dated 9-25-2013). The conditions of all five departments of the Subdivision Committee are attached.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

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 Department of Regional Planning website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

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 071570-(4), Tentative Parcel Map Number 071570, subject to the attached conditions.

I MOVE THAT THE HEARING OFFICER APPROVE TENTATIVE PARCEL MAP NO. 071570 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Chris Robertson, Assistant Regional Planner, Land Divisions Section
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval
Site Photographs, Aerial Image
Tentative Map, Land Use Map

NP:CR

12/05/2013

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM071570-(4)
TENTATIVE PARCEL MAP NO. 071570**

1. **ENTITLEMENT REQUESTED.** Tentative Parcel Map No. 071570 (TR 071570) to create two industrial parcels on 2.3 gross (1.8 net) acres within the M-2 (Heavy Manufacturing) zone.
2. **HEARING DATE.** December 17, 2013.
3. **PROJECT DESCRIPTION.** The applicant, Ron Flurry (Dlanorys, Inc.), is requesting approval of a tentative parcel map to create two industrial parcels on 2.3 gross (1.8 net) acres within the M-2 (Heavy Manufacturing) zone. The project site is located at 19506 Normandie Avenue in the unincorporated community of West Carson. The project site is accessed via Normandie Avenue to the west and Knox Street to the north and bounded to the east and west by the City of Los Angeles. It is currently developed with two existing industrial buildings with surface parking and landscaping. The existing buildings are non-conforming due to parking standards. As part of the subdivision, the applicant proposes to restripe the parking lot to bring the site into compliance with current parking requirements.

The allocation of floor area for each land use is provided below. Current parking requirements are provided in parenthesis.

Proposed Parcel 1: The building on proposed parcel 1 is 20,050 square feet. Floor area is divided as follows:

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- Warehouse – 7,330 square feet (1 parking space per 500 sf).

Based on current parking requirements, this requires a total of 46 parking spaces, 18 of which may be compact (40%) and one of which must be ADA van accessible. Two type C (40'x12') loading zones are also required. Currently, there are only 35 parking spaces onsite, one of which is ADA accessible.

Proposed Parcel 2: The building on proposed parcel 2 is 15,490 square feet. Floor area is divided as follows:

- Industrial – 7,675 square feet (1 parking space per 500 sf),
- Showroom – 1,339.5 square feet (1 parking space per 250 sf),
- Office – 2,875.5 square feet (1 parking space per 400 sf), and
- Storage – 3,600 square feet (1 parking space per 500 sf).

Based on current parking requirements, this requires a total of 35 parking spaces, 14 of which may be compact (40%) and two of which must be ADA van accessible. One type B (12'x30') loading zone is also required. Currently, there are only 22 parking spaces onsite, none of which are ADA accessible.

Parking restriping is proposed prior to final map recordation.

4. **LOCATION.** 19506 Normandie Avenue, Torrance, CA 90502
5. **SITE PLAN DESCRIPTION.** Tentative Map – The tentative map dated 09-25-2013 depicts the existing buildings, landscaping, striped parking spaces, fencing, walls, utilities, water lines and proposed sewer lines. It also identifies a 10-foot chain link fence and wood overhang structure as “to be removed”. The wood overhang is unpermitted. The applicant has filed a demolition permit with the Los Angeles County Department of Public Works Building and Safety Division dated 10-29-2013 to commence demolition.

Proposed Parcel No. 1: The tentative map shows the roll up door on the southwest side of the building on proposed parcel 1. This is an error as the roll up door is located approximately mid-way between the property boundaries.

Proposed Parcel No. 2: The tentative map shows one roll up door on the east side of the building on proposed parcel 2. This is an error as there are two roll up doors on the east side of the building.

Both roll up doors are shown accurately on the Site Plan Exhibit.

Site Plan Exhibit – The applicant provided a site plan to illustrate the proposed parking lot striping. Additionally, although the applicant is not subject to the healthy design ordinance because it became effective (3-7-2013) after the application was submitted (5-26-2011), the applicant is also proposing to include bicycle parking that would meet the healthy design ordinance requirements for bicycle parking (Section 22.52.1225).

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- Proposed Parcel 2: The site plan shows a total of 36 parking spaces, 14 of which are compact and two of which are ADA van accessible. This will result in the surplus of one parking space. Two short-term and two-long term bicycle spaces are also proposed.

As discussed above, once the restriping is completed, the existing development will conform with current parking standards.

6. **EXISTING ZONING.** M-2 (Heavy Manufacturing) zone
7. **EXISTING LAND USES.** The subject property is developed with two existing industrial buildings. The building on Parcel 1 (19506 Normandie) is being used by an office supply company. It includes general office space along with warehouse space for the storage and shipping of office supplies to various customers. The

building on Parcel 2 (1210 Knox) is being used for an after-market automobile customizer. It includes general office space along with warehouse space for the storage of automobiles and accessory parts to international customers. The mezzanine, which was approved under separate permit, is unfinished but will be used as storage space once completed.

8. **PREVIOUS CASES/ZONING HISTORY.** The project site was first zoned in 1955 as M-2. Staff has identified five previous cases on the property.

1210 Knox Street

R2011-00606 (RPP 201100524)

Plot plan approved on August 2, 2011 (amendment approved March 7, 2013) for tenant improvements to construct a retail auto display area for overseas clients and a 3,600 square foot mezzanine. The approval included demolition of the unpermitted wood overhang and parking lot restriping to accommodate additional vehicles necessitated by the improvements. To date, the majority of tenant improvements are completed. The mezzanine is unfinished but will be used as storage space once completed. The applicant plans to file for a new plot plan to permit the completion of the mezzanine.

There are also multiple building permits on file for this building, one of which permitted the original building in 1966.

19506 Normandie Avenue

PP25956

Multiple plot plans approved in the 1960s for the existing building.

PP12024

Multiple plot plans approved in the 1970s, 80s and 90s. The approvals to the existing building included interior and exterior improvements as well as parking and landscaping. The file includes a covenant in lieu of parcel map (Instrument No. 90-61828) recorded in January 1990. Additional buildings were also approved, but are no longer onsite or were never constructed. Any unused entitlements have expired.

There are also multiple building permits on file for this building, one of which permitted the original building in 1962.

19506 Normandie Avenue & 1210 Knox Street

91001 (PM22805)

A tentative parcel map was approved in 1991 to create two industrial parcels. The tentative map expired on 8-6-1996. The final map never recorded.

CC 89-1230

A certificate of compliance was recorded on October 23, 1989 (Instrument No. 89-1704303).

9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Major Industrial land use category of the Countywide General Plan. The General Plan map depicts areas which are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force (III-23).

The existing industrial buildings would remain onsite and continue current operation. The use is therefore consistent with the intended uses of the underlying land use category.

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

- *General Policy 20: Maintain and conserve sound existing development (I-21).*

The existing buildings are in good condition and will be retained. Therefore, the subdivision is in compliance with this policy.

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

The existing septic tank will be abandoned and existing development will be served by public sewer. The applicant will be required to obtain all necessary permits from Public Works for the abandonment of the existing system. Therefore, the subdivision is in compliance with this policy.

- *Land Use Policy 4: Protect prime industrial lands from encroachment of incompatible uses (III-11).*

No development is proposed in conjunction with the subdivision. The industrial buildings will be preserved and continually operated with industrial uses. Thus, the subdivision is in compliance with this policy.

- *Land Use Policy 5: Where appropriate, promote more intensive use of industrial sites, especially in areas requiring revitalization (III-11).*

Although new development is not proposed, the subdivision will allow for the sale of the lot. Ownership of the land could result in greater upkeep and maintenance of the property. For this reason, the subdivision does not conflict with this policy.

10. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

Pursuant to Section 22.32.200 of the County Code, establishments in the M-2 Zone are subject to the following development standards:

A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

There is no outside storage located on the property, aside from the area located underneath the wood overhang. As part of this project, the applicant proposes to remove the unpermitted wood overhang and associated outside storage.

B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

The applicant proposes to restripe the parking lot to meet current parking standards as outlined above.

C. Signs shall comply with the provisions of Part 10 of Chapter 22.52.

Unpermitted signage was not identified during the site visit. No signage is proposed as part of this application. All future signage must comply with Title 22.

11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The existing buildings have been in operation for over 50 years. The project site is surrounded by existing industrial development. Prior to recordation of the final map, the site will comply with current development standards. No other changes to the site are proposed at this time.
12. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this project (maps dated 9-25-2013). The conditions of all five departments of the Subdivision Committee are attached.
13. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Staff has not received any comments at this time.
14. **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, and Department of Regional Planning website posting.
15. **PUBLIC COMMENTS.** Staff has not received any comments at this time.

TENTATIVE MAP SPECIFIC FINDINGS

Per Section 21.40.160 of the Los Angeles County Code (Zoning Ordinance), the advisory agency is authorized to approve, conditionally approve, or disapprove tentative maps, and to exercise the responsibilities of the board of supervisors under the provisions of Sections 66473.5, 66474, 66474.1 and 66474.6 of the Subdivision Map Act.

16. The project site is located within the Major Industrial land use category of the Countywide General Plan. The map depicts areas which are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force (III-23). The existing industrial buildings would remain onsite and continue current operation. The use is therefore consistent with the permitted uses of the underlying land use category.

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

General Policy 20: Maintain and conserve sound existing development (I-21).

The existing buildings are in good condition and will be retained. Thus, the subdivision is in compliance with this policy.

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

The existing septic tank will be abandoned and existing development will be served by public sewer. Therefore, the subdivision is in compliance with this policy.

Land Use Policy 4: Protect prime industrial lands from encroachment of incompatible uses (III-11).

No development is proposed in conjunction with the subdivision. The industrial buildings will be preserved and continually operated with industrial uses. Thus, the subdivision is in compliance with this policy.

Land Use Policy 5: Where appropriate, promote more intensive use of industrial sites, especially in areas requiring revitalization (III-11).

Although new development is not proposed, the subdivision will allow for the sale of the lot. Ownership of the land could result in greater upkeep and maintenance of the property. For this reason, the subdivision does not conflict with this policy. Therefore, the proposed map and the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan (Government Code § 66473.5, 66474(a)(b)).

17. The project site is currently developed with industrial buildings that will remain onsite and is non-conforming due to parking standards. After the parking lot is restriped, the development will meet current parking standards. Currently, the site meets all other development standards.

Therefore, the site is physically suitable for the type and proposed density of development (Government Code § 66474(c)(d)).

18. The project site is located within an urbanized area and surrounded by industrial development. No biological resources are located in proximity to the project site.

Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474(e)).

19. The project site is already developed with industrial buildings that have been in operation for approximately 50 years. The only change that is proposed is to restripe the parking lot.

Therefore, the design of the subdivision or type of improvements are not likely to cause serious public health problems (Government Code § 66474.6(f)).

20. The only easements recorded on the property are for utility and street purposes. No development is proposed that would affect these easements.

Therefore, the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision (Government Code § 66474(g)).

21. The existing septic system located on the project site will be abandoned. Connection to public sewer is proposed. Because no other development is proposed, existing drainage patterns will not be affected.

Therefore, the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code (Government Code § 66474.6).

ENVIRONMENTAL DETERMINATION

22. The project site is located in an urbanized area zoned for industrial use, involves the creation of fewer than four parcels and is in conformance with the General Plan and County Code. No variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Furthermore, the project

site is not located within or in proximity to an environmentally sensitive area, scenic highway, historical resource area or known hazardous waste site. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

Therefore, the project qualifies as a Categorical Exemption (Class 15) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

23. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That proposed map is consistent with the goals and policies of the General Plan; and
- B. That the design or improvement of the proposed subdivision is consistent with the General Plan; and
- C. That the site is physically suitable for the type of development; and
- D. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and
- E. That the design of the subdivision or type of improvements is not likely to cause serious public health problems; and
- F. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; and
- G. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a tentative parcel map as set forth in Section 21.40.160 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer determines that the project is exempt from the California Environmental Quality Act pursuant to the Class 15 – Minor Land Divisions categorical exemption.
2. In view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 071570 is approved subject to the attached conditions.

ACTION DATE: December 17, 2013

NP:CR
12-17-13

c: Hearing Officer Mitch Glaser

DRAFT

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PM071570-(4)
TENTATIVE PARCEL MAP NO. 071570**

PROJECT DESCRIPTION

The project is a subdivision to create two industrial parcels on 2.3 gross (1.8 net) acres. The two existing buildings will remain and an unpermitted structure will be demolished. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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.
3. 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 permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee 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 permittee 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 permittee, 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 permittee according to County Code Section 2.170.010.

5. 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.
6. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
7. 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 permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
9. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
10. 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.
11. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
12. 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. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification 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

13. The subdivider shall conform to the requirements of Title 21 and 22 of the Los Angeles County Code.

14. The subdivider shall comply with all conditions set forth in the attached County Subdivision Committee Reports for the tentative map dated 9-25-2013.

PRIOR TO RECORDATION OF A FINAL MAP

15. The subdivider shall complete demolition of the unpermitted wood overhang.
16. The subdivider shall restripe the parking lot to provide the minimum parking required per Title 22 to the satisfaction of the Department of Regional Planning.
17. The subdivider shall file all necessary applications to permit the completion of the unfinished mezzanine to the satisfaction of the Department of Public Works and Department of Regional Planning.
18. The subdivider shall record a covenant for the reciprocal access agreement for the shared driveway. Prior to recordation of the covenant, submit a draft to the Department of Regional Planning for approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

19. 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.

Attachments:

Subdivision Committee Report (14 pages)

The following reports consisting of 10 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 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.

7. 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.
8. 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.
9. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.
10. 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.

HCW

Prepared by  John Chin

Phone (626) 458-4918

Date 10-17-2013



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

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

TRACT NO.: 71570

TENTATIVE MAP DATE: 09/25/13

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

- Approval of this map pertaining to drainage is recommended (No grading is proposed on the tentative map, and application indicates this is a lot split only).

Name *Ernesto Rivera* Date 10/17/13 Phone (626) 458-4921
Ernesto J Rivera

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) 458-7989

DISTRIBUTION
_ Geologist
_ Soils Engineer
1 GMED File
1 Subdivision

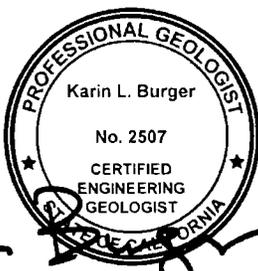
TENTATIVE PARCEL MAP _____ 71570 _____
SUBDIVIDER _____
ENGINEER _____
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED _____ Sep 25 2013 _____
LOCATION _____
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.
- The Soils Engineering review dated 9/30/13 is attached.



Reviewed by _____
Karin Burger

Date _____ October 2, 2013

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

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

Ungraded Site Lots

Tentative Parcel Map 71570
Location Normandie Avenue, Torrance
Developer/Owner Flury
Engineer/Architect Iacobellis & Associates, Inc.
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 9/25/13 (rev.)
Previous Review Sheet Dated 4/15/11

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by _____ Date 9/30/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/geogmcsurvey>.

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:\qamepub\Development Review\Soils Review\Jeremy\PR 71570, Normandie Avenue, Torrance, TPM-A 3.doc

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



Name Tony Hui Date 10/16/13 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\71570 rev.2oc

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

1. Provide standard property line return radii of 27 feet at the intersection of Normandie Avenue and Knox Street plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works. Detail A as shown on the tentative map does not accurately depict this condition and is not necessarily approved.
2. Reconstruct the curb ramp at the corner of Normandie Avenue and Knox Street, including full-width sidewalk at the curb return at a radius of 35 feet to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
3. Reconstruct all driveways along the property frontage on Normandie Avenue and Knox Street to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. Additional right of way may be required at the driveways to comply with ADA requirements.
4. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement along the property frontage on Normandie Avenue and Knox Street to the satisfaction of Public Works.
5. Plant street trees along the property frontage on Normandie Avenue and Knox Street to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
6. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
7. Comply with the following street lighting requirements or as otherwise modified by Public Works:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Normandie Avenue and Knox Street with fixtures acceptable to Southern California Edison and to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities 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, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided 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 transfer of billing could be delayed one or more years if the above conditions are not met.



Prepared by Patricia Constanza
pm71570r-rev2.doc

Phone (626) 458-4921

Date 10-16-2013

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 and dedicate main line sewers and serve each parcel with a separate house lateral or have approved and bonded sewer plans on file with the Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of the Public Works.
3. A sewer area study for the proposed subdivision (PC12176AS, dated 10-30-2012) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the 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.
4. 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
pm071570s-rev2.doc

Phone (626) 458-4921

Date 10-17-2013

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 buildings 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 lot.
3. Provide a verification letter from the water purveyor indicating if recycle water is available in the area. If recycle water is available, install a separate water irrigation system for recycled water to the satisfaction of the Public Works.
4. Submit landscape and irrigation plans for each parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali

pm071570w-rev2.doc

Phone (626) 458-4921

Date 10-17-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 71570 Map Date: September 25, 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). Verify / Upgrade 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.
- Additional 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.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per California Water Service Company fire flow test performed on 08-12-11, the existing water system is adequate.**

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 October 21, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

Tentative Map #	71570	DRP Map Date:	09/25/2013	SCM Date:	/ /	Report Date:	10/22/2013
Park Planning Area #	21		WEST CARSON			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:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

This is an industrial subdivision which is exempt from the County's Quimby requirements.

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 #	71570	DRP Map Date:	09/25/2013	SMC Date:	/ /	Report Date:	10/22/2013
Park Planning Area #	21		WEST CARSON			Map Type:	REV. (REV RECD)

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	3.16	0.0030	0	0.00
M.F. < 5 Units	2.69	0.0030	0	0.00
M.F. >= 5 Units	1.98	0.0030	0	0.00
Mobile Units	2.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **21 WEST CARSON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$388,694	\$0

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
0.00	0.00	0.00	0.00	\$388,694	\$0



COUNTY OF LOS ANGELES
Public Health

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

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tentative Parcel Map No. 071570

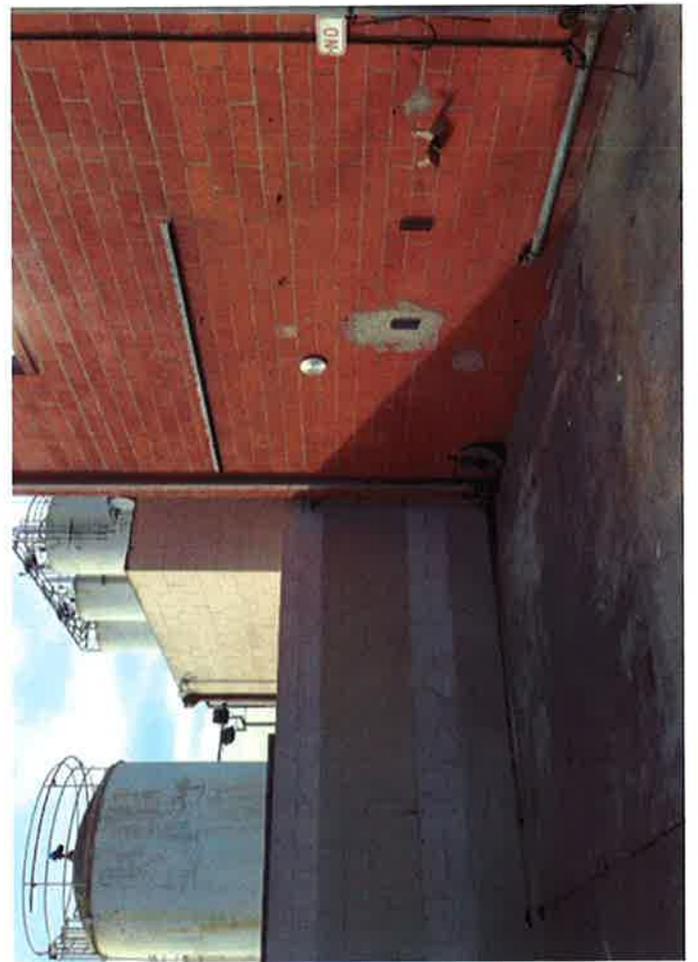
Vicinity: Torrance

Tentative Parcel Map Date: September 25, 2013

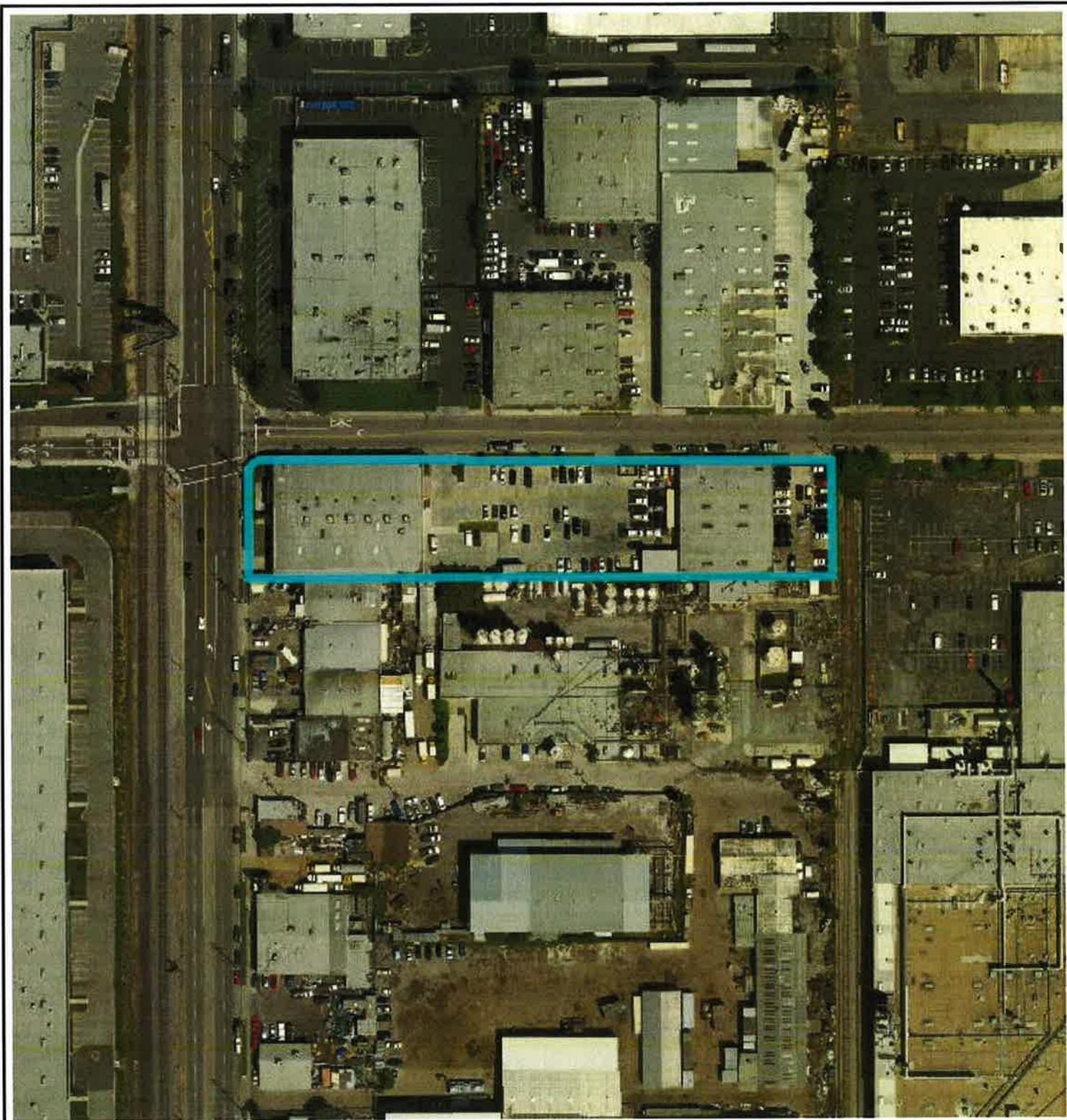
The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 071570** based on the use of public water (California Water Service Company) and the understanding that public sewer (Los Angeles County Consolidated Sewer Maintenance District) shall be used as proposed. The applicant shall contact the Department of Public Works, Building and Safety Division to obtain all necessary permits for the abandonment of the existing septic system. 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: September 27, 2013

M.T.







Department of Regional Planning

PM071570-(4)

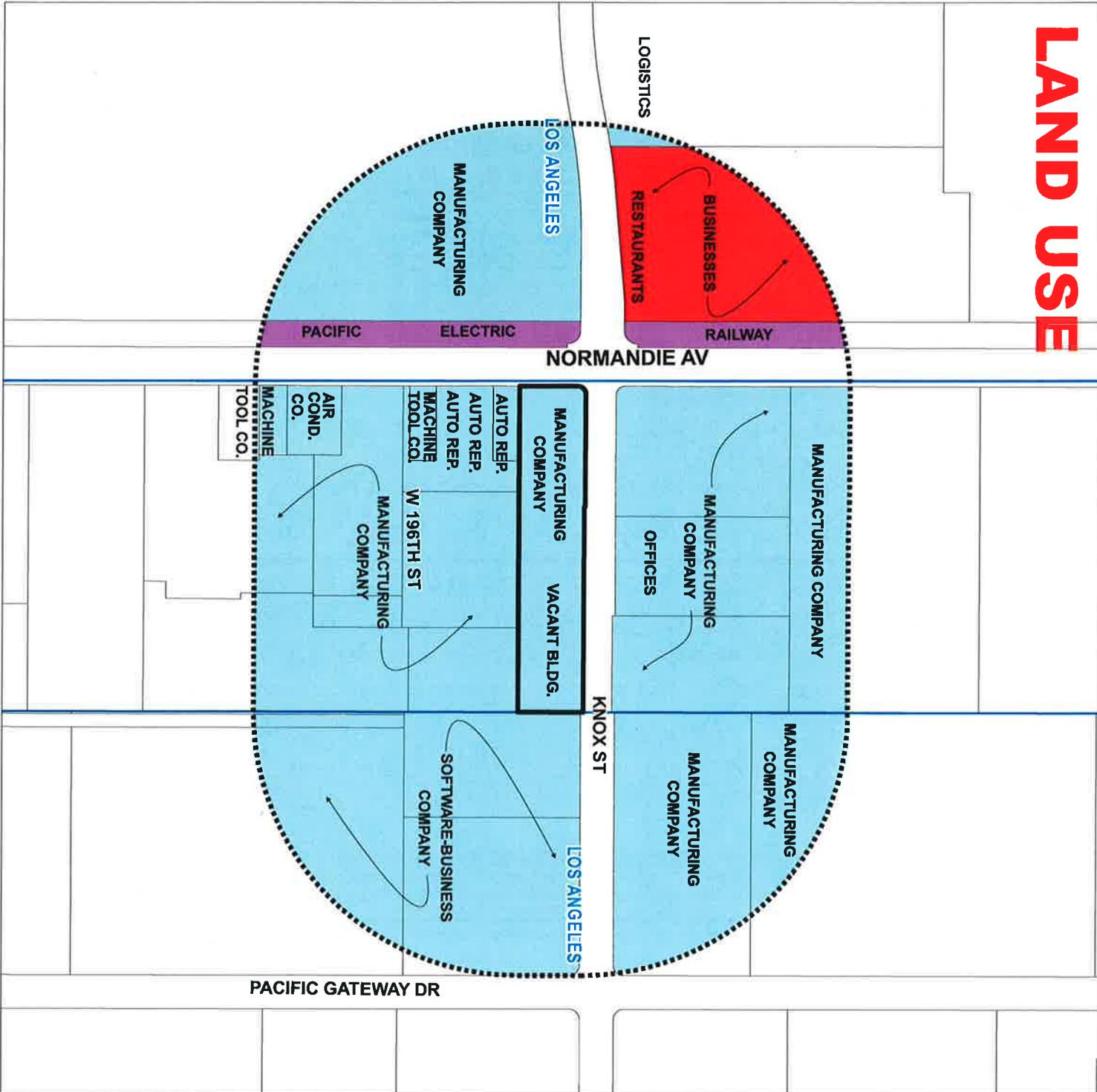
Printed: Dec 05, 2013



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LAND USE



LAND USE 500 FOOT RADIUS MAP

Proj. PM071570 (4)
TPM 071570

Legend

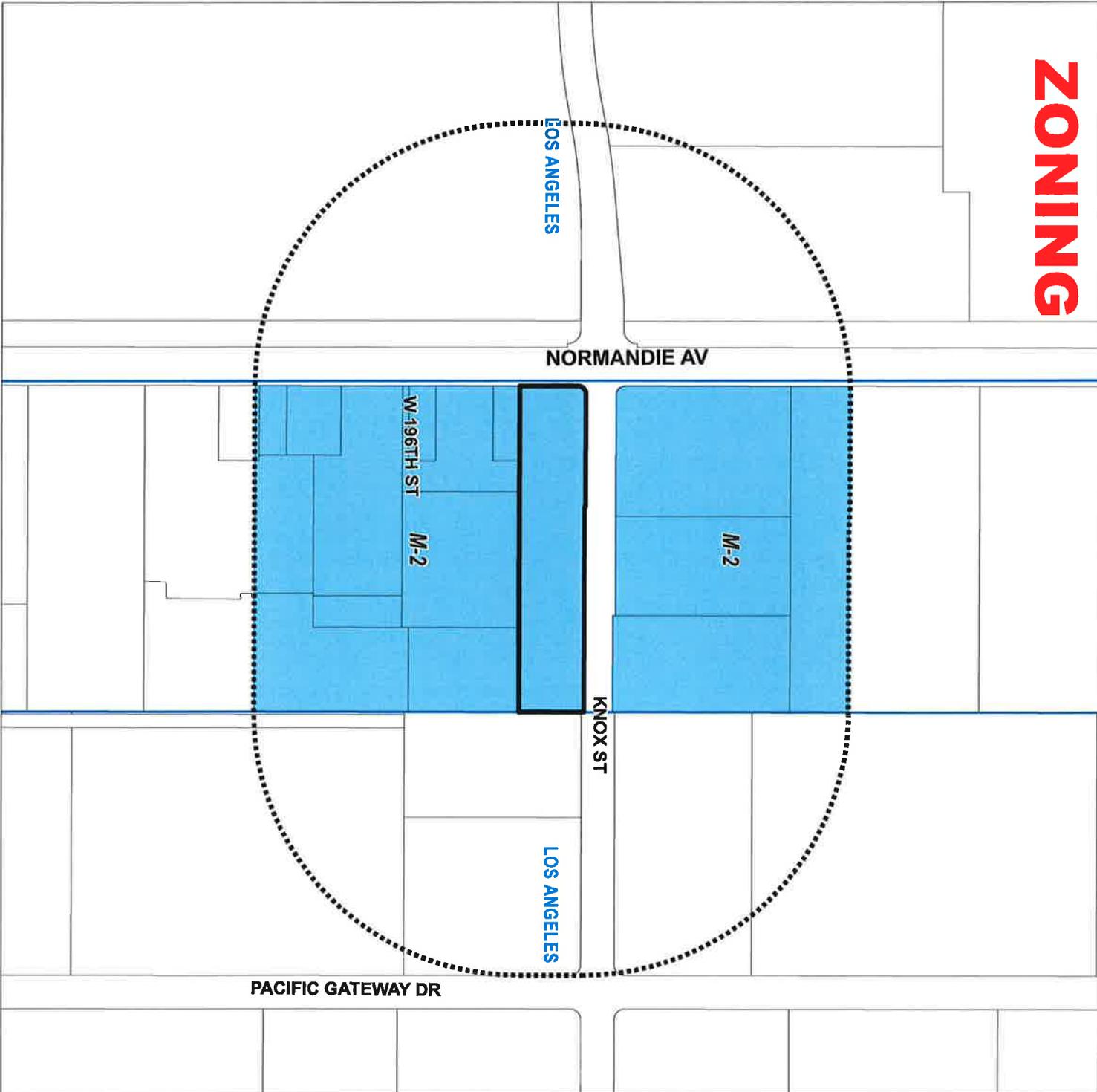
- COMMERCIAL
- LIGHT INDUSTRY
- PUBLIC UTILITY

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ZONING



ZONING 500 FOOT RADIUS MAP

Proj. PM071570 (4)
TPM 071570

Legend

 M-2 - HEAVY MANUFACTURING

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012