



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

PROJECT NUMBER

R2013-01170-(2)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 071912
Housing Permit No. 201300006
Environmental Assessment No. 201300116

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT/SUBDIVIDER

LA County CDC/Mayan Development/Dream America
Community Development Corporation

MAP/EXHIBIT DATE:

06-24-2014

SCM REPORT DATE:

07-22-2014

SCM DATE:

07-24-2014
(Reports Only)

PROJECT OVERVIEW

Create four single family lots over .42 gross acres and an administrative housing permit to request on-menu and off-menu incentives for a 100-percent affordable housing project.

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 Revision

LOCATION

1307 W. 109th Street, W. Athens-Westmont

ACCESS

109th Street

ASSESSORS PARCEL NUMBER(S)

6076-001-902

SITE AREA

18,300 gross (18,300 net) square feet

GENERAL PLAN / LOCAL PLAN

West Athens-Westmont Community Plan

ZONED DISTRICT

W. ATHENS-
WESTMONT

SUP DISTRICT

2

LAND USE DESIGNATION

RD3.1 (8-17 du/ac)

ZONE

R-2

PROPOSED UNITS (DU/AC)

4

MAX DENSITY/UNITS (DU/AC)

7

COMMUNITY STANDARDS DISTRICT

West Athens-Westmont

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:
 Exhibit Map Revision Required:
 Revised Application Required:

Reschedule for Subdivision Committee Meeting:
 Reschedule for Subdivision Committee Reports Only:
 Other Holds (see below):

PM 071912 Requested Incentives Housing Permit No. 20130006			
Development Standards		Required	Proposing
Table D Incentives (on-menu, max 3)	Lot Size (max 50% reduction)	5,000 sq ft	Parcel 1- 3619 sq ft (28% reduction) Parcel 2- 2883 sq ft (42% reduction) Parcel 3- 2835 sq ft (43% reduction) Parcel 4- 2915 sq ft (42% reduction)
	Lot Width (max 50% reduction)	50 ft	Parcel 4- 45 ft (10% reduction)
Additional Incentives (off-menu, max 3)	Frontage	Same as average width	Parcel 1- 5 ft Parcel 2- 5 ft Parcel 3 -5 ft Parcel 4- 45 ft
	Setbacks	(either 10 ft all around or 20 ft front, 5 ft sides, 15 ft rear)	Parcel No. 1- (either side at 5 ft or front at 15 ft)

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 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveway to the satisfaction of public works.
10. 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.
11. 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.
12. 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.

13. 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.

HW



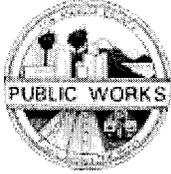
Prepared by John Chin

Phone (626) 458-4918

Date 07-21-2014

pm71912L-rev3.doc

<http://planning.lacounty.gov/case/view/r2013-01170/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 071912

TENTATIVE MAP DATE: 06/24/14
EXHIBIT MAP DATE: 06/24/14

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 04/16/14 to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Building Permit:

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://www.ladpw.org/wmd/dsp_LowImpactDevelopment.cfm
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and MS4 requirements.
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

Name *Ernesto J Rivera* Date 07/18/14 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) 458-4925

DISTRIBUTION
___ Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

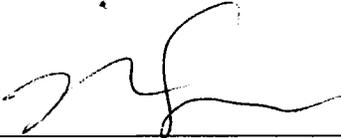
TENTATIVE PARCEL MAP 71912
SUBDIVIDER Dream America Community Development Corp.
ENGINEER DRC Engineering
GEOLOGIST ---
SOILS ENGINEER GSS Engineering, Inc.

TENTATIVE MAP DATED 6/24/14 (Exhibit)
LOCATION Athens
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE 4/16/12

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 report may be required prior to approval of building or grading plans
- Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.
- The Soils Engineering review dated 7-10-14 is attached.

Prepared by  Ricardo Lopez-Maldonado Reviewed by  Charles Nestle Date 8 July 2014

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 / A885
Sheet 1 of 1

Tentative Map (Parcel) 71912
Location Athens
Developer/Owner Dream America Community Development Corporation
Engineer/Architect DRC Engineering, Inc.
Soils Engineer GSS Engineering, Inc. (GSS-1770-1)
Geologist ---

DISTRIBUTION:

1 Drainage
1 Grading
1 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
1 Engineer/Architect

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 6/24/14 (rev.)
Soils Engineering Report Dated 4/16/12
Previous Review Sheet Dated 3/6/14

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

Submit the following items to the Soils Section at the grading plan stage:

1. Two sets of grading plans for verification of compliance with County codes and policies. The Soils Engineer of record must review the grading plans and sign and stamp the plans in verification of his recommendations. Original manual signature and wet stamp are required.
2. An update soils report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year to verify the validity and applicability of the original soils report.
3. An electronic copy of the geotechnical report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, date of registration expiration, and date of signing.



Prepared by _____ Date 7/10/14

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

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.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Submit the following agency approvals:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

Name  Date 7/15/14 Phone (626) 458-4921

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

1. Construct new driveway to meet current ADA requirements to the satisfaction of Public Works.
2. Any proposed perimeter fence (CMU or wood) adjacent to the driveway shall be depressed to 3 feet or less within 10 feet from the approach to provide line of sight.
3. Repair any damaged improvement during construction along the property frontage on 109th Street to the satisfaction of Public Works.
4. Execute a covenant for private maintenance of curb/parkway drains and landscaping within the public right of way, if any, to the satisfaction of Public Works.
5. Install postal delivery receptacles in groups to serve two or more residential parcels/lots.
6. Plant street trees along the property frontage on 109th Street to the satisfaction of Public Works.
7. 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.

DR

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

- The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewer may be necessary to meet this requirement.



Prepared by Tony khalkhali
pm71912s-rev3.doc

Phone (626) 458-4921

Date 07-17-2014

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
pm71912w-rev3.doc

Phone (626) 458-4921

Date 07-17-2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71912

MAP DATE: June 24, 2014

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The proposed flag lots shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveways shall provide a reciprocal access agreement. Verification of compliance is required prior to Final Map clearance.
3. The private driveway and turnaround required for fire apparatus access shall be labeled on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted. Compliance required prior to Final Map clearance.
4. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The driveways and turnaround required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
6. The proposed driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71912

MAP DATE: June 24, 2014

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Golden State Water Company dated 04-16-12, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
2. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
3. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	71912	DRP Map Date:	06/24/2014	SCM Date:	/ /	Report Date:	07/22/2014
Park Planning Area #	19		WEST ATHENS / WESTMONT			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:	0.04
IN-LIEU FEES:	\$13,293

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$13,293 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	71912	DRP Map Date:	06/24/2014	SMC Date:	/ /	Report Date:	07/22/2014
Park Planning Area #	19		WEST ATHENS / WESTMONT			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	3.42	0.0030	4	0.04
M.F. < 5 Units	2.45	0.0030	0	0.00
M.F. >= 5 Units	2.89	0.0030	0	0.00
Mobile Units	8.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.04

Park Planning Area = 19 WEST ATHENS / WESTMONT

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$332,316	\$13,293

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
0.04	0.00	0.00	0.04	\$332,316	\$13,293



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

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

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

July 18, 2014

Vesting Parcel Map No. 071912

Vicinity: West Athens/Westmont

Vesting Tentative Parcel Map Date: June 24, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Vesting Tentative Parcel Map 071912** based on the use of public water (Golden State Water Company) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

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