



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

August 5, 2015

Perfecto A. Arca, PE  
500 E. Carson Plaza Dr., Ste. 201  
Carson, CA 90746

**REGARDING: PROJECT NO. R2013-02869-(2)  
VESTING TENTATIVE PARCEL MAP NO. 072546  
BUDLONG AVE. AND W. 117<sup>TH</sup> ST., WEST ATHENS-WESTMONT  
(APNs 6079-006-020; 6079-006-021)**

The Regional Planning Commission, by its action of **August 5, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m on **August 17, 2015. Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Executive Office of the Board of Supervisors  
Room 383, Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles, CA 90012  
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Tyler Montgomery of the Land Divisions Section at (213) 974-6433, or by email at [tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Nooshin Paidar, Supervising Regional Planner  
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance  
c: Board of Supervisors; DPW (Land Divisions)

CC.060412

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-02869-(2)  
VESTING TENTATIVE PARCEL MAP NO. 072546**

1. **ENTITLEMENT(S) REQUESTED.** The applicant requests a vesting tentative parcel map to create four (4) single-family fee lots on 0.87 gross (0.59 net) acres, pursuant to County Code Section 21.38.010.
2. **HEARING DATE(S).** August 5, 2015
3. **PROCEEDINGS BEFORE THE COMMISSION.** A duly noticed public hearing was held before the Regional Planning Commission on August 5, 2015. Regional Planning staff gave a brief presentation recommending approval. Representatives of the applicant, though present, chose not to speak. A community member, Mr. Henry Porter, president of the Southwest Community Association, was sworn in and raised concerns that some of the project conditions, as proposed, were unnecessary and encroached on property rights. The Commission engaged in a discussion regarding potential threats to health and safety resulting from continuing to allow housing near railroads and freeways. However, there was a general consensus that this was a wider policy issue that should not affect the current project proposal. The Commission subsequently closed the public hearing and approved the project with no modifications to conditions.
4. **PROJECT DESCRIPTION.** The applicant requests a vesting tentative parcel map to create four single-family fee lots from two existing fee lots totaling 0.87 gross acres (0.59 net acres). The site is currently vacant, triangular in shape, and located immediately south of the Century (105) Freeway and a right-of-way for the Union Pacific Railroad. The lots, as currently proposed, would have net areas of 7,648 square feet, 6,010 square feet, 6,000 square feet, and 6,000 square feet, respectively. The applicant has also included a map, for information only, demonstrating that single-family residences could be constructed on the parcels without modifications to development standards of Title 22 of the County Code. Three of the four parcels (Parcels 1, 3, and 4) could also contain secondary dwelling units without the need to modify any standards. However, such improvements would be approved by separate plot plans after the approval and recordation of the final map, should this occur.
5. **LOCATION.** The project site is located at the northwest corner of Budlong Avenue and West 117<sup>th</sup> Street in the community of West Athens-Westmont, immediately south of the Century (105) Freeway and a Union Pacific Railroad right-of-way.
6. **EXISTING ZONING.** The eastern portion of the project site (approximately 0.36 gross acres) is zoned R-2 (Two Family Residence), while the remaining portion of the project site is zoned R-1 (Single Family Residence).

7. **EXISTING LAND USES.** The subject property is a vacant lot in a developed area. It is surrounded by single-family residences and duplexes to the south, east, and west, and by the Century (105) Freeway and Union Pacific Railroad to the north. Vegetation on the project site consists of sparse grasses.
8. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The West Athens-Westmont Community Plan (Community Plan) designates the project site as RD2.3 (0-8 dwelling units per net acre). This would allow for a maximum of 4.7 units on the 0.59-acre site. The proposed development of four dwelling units (6.8 dwelling units per net acre) is consistent with this permitted density. The site's proposed use as single-family residences is also consistent with the residential classification of the Community Plan.
9. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project site is located in the R-1 (Single Family Residence) and R-2 (Two Family Residence) zones. Single-family residences are permitted by right within both of these zones.

Parking Requirements:

Section 22.52.1180 of the County Code requires that each single-family residence on a parcel of less than one gross acre provide two covered parking spaces. In this case, the information map provided by the applicant indicates that at least one two-car garage could be provided on each parcel. This section also requires one uncovered parking space for each second unit with fewer than two bedrooms, which could also be accommodated by three of the four proposed parcels (Parcels 1, 3, and 4).

Minimum Area Requirements:

Pursuant to Section 21.24.240 of the County Code, the minimum required net area for new lots is 5,000 square feet. Section 22.52.1750 of the Code also requires a 6,000-square-foot minimum net area for lots containing a second unit with a floor area between 800 and 999 square feet. The proposed residential parcels would be between 6,000 and 7,648 square feet in area.

Lot Width/Frontage Requirements:

Pursuant to Section 21.24.240 of the County Code, the minimum average width for new lots is 50 feet. All four of the proposed parcels would meet this requirement. Pursuant to Section 21.24.300 of the County Code, new lots should have street frontages of 50 feet whenever feasible, except lots radial to a turnaround or knuckle may provide street frontages of 40 feet. Parcels 2, 3, and 4 would provide street frontages 96.5 feet, 73.3 feet, and 62 feet, respectively. Parcel 1 is radial to a knuckle, and it provides the recommended 40 feet of frontage.

Yard/Setback Requirements:

Pursuant to Sections 22.20.120 and 22.20.220 of the County Code, lots in the R-1 and R-2 zones are required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, and side-yard setbacks of five feet. Parcels 1, 3 and 4 could

be developed to meet all of these requirements. Section 22.48.110 of the Code also allows for reduced rear yards on lots less than 75 feet in depth. This provision allows a rear yard equal to 20 percent of the average depth, but in no event less than 10 feet. As the average depth of Parcel 2 is approximately 60 feet, a rear yard of 12 feet is required. As shown on the applicant's information map, a residence may be developed to meet this requirement.

CSD Requirements:

The project site is located within the West Athens-Westmont Community Standards District ("CSD"). For properties in the R-1 and R-2 zones, a maximum height of 35 feet is allowed, and a minimum of 50 percent of the front yard area must be landscaped. The applicant's information map indicates that such design features could easily be met for the proposed parcels. All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

10. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed development of four single-family residential parcels is compatible with the maximum density permitted by the RD2.3 land use category of the Community Plan. In addition, policies of the Community Plan strongly support infill development to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code. The subject property is surrounded by compatible residential uses and has access to a County maintained street.

The project site is located immediately south of a Union Pacific Railroad branch line. This line primarily services local industries, including the El Segundo Chevron refinery. As a result, there is generally one train per day in either direction. This infrequency indicates that train noise and emissions would not significantly affect the health and welfare of future residents. While it is conceivable that train frequency could increase in the future, it is unlikely to be by a significant amount, as it is a dead-end branch line with limited additional potential for adjacent industrial development.

The site is also approximately 150 feet south of the Century (105) Freeway. The existing site is, however, zoned for residential use, is surrounded on three sides by similar residential uses, and would not be developed above densities allowed by the Community Plan. As a result, the project conforms to the underlying zone and Community Plan, which do not prohibit residential development in proximity to freeways or other high volume roadways.

No degradation of natural features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. Shopping and employment opportunities are available north and east of the subject property.

11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee recommends approval of the subject project and vesting tentative parcel map dated May 12, 2015.
12. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** None.
13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.
14. **PUBLIC COMMENTS.** Regional Planning staff received several phone calls from Mr. Henry Porter, president of the Southwest Community Association, a local residents' group. He stated that any potential buyers the properties should be made aware of the proximity to the railroad, and that it is his experience that trains pass through the area twice a day—once at 1:30 p.m. and once at 1:30 a.m. He also felt that some of the conditions of approval required too much of the applicant. Staff also received a letter from the public relations division of Union Pacific Railroad, dated August 4, 2015, that expressed general concerns regarding noise and safety for any new residences proposed in the vicinity of a railway.

#### **LAND DIVISIONS - SPECIFIC FINDINGS**

15. **VESTING MAP.** The subject parcel map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
16. **LAND USE COMPATIBILITY.** The proposed subdivision is compatible with surrounding land use patterns. The proposed development of four single-family residential parcels is compatible with the maximum density permitted by the RD2.3 land use category of the West Athens-Westmont Community Plan. The subject property is surrounded by compatible residential uses on three sides. While the existing site is immediately south of a freeway and railroad branch line, it is zoned for residential use and would not be developed above densities allowed by the Community Plan. As a result, the project conforms to the underlying zone and Community Plan, which do not prohibit residential development in proximity to railroads, freeways, or other high volume roadways
17. **PHYSICAL SITE SUITABILITY.** The site is physically suitable for the type of development being proposed, since the property is relatively level and is served by adequate road and utility infrastructure.
18. **SEWER DISCHARGE.** The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

19. **DESIGN IMPACT – PUBLIC HEALTH.** The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
20. **WILDLIFE/HABITAT IMPACTS.** There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
21. **PASSIVE/NATURAL COOLING.** The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
22. **RIGHTS-OF-WAY/EASEMENTS.** The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
23. **WATERCOURSE IMPACT.** Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
24. **HOUSING/EMPLOYMENT NEEDS.** The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan and the West Athens-Westmont Community Plan.

#### **ENVIRONMENTAL DETERMINATION**

25. **DETERMINATION.** The project is Categorical Exempt (Class 15—Minor Land Divisions) from CEQA reporting requirements. The proposed project is a minor land division in an urbanized area, is consistent with the R-1 and R-2 zones and Community Plan, and does not propose any exceptions or variances.
26. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County

Department of Regional Planning, 13<sup>th</sup> 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a vesting tentative parcel map, as set forth in the Los Angeles County General Plan.

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning commission finds that the project is exempt from the California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions categorical exemption); and
2. In view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 072546 is **APPROVED**, subject to the attached conditions.

**ACTION DATE: 08/05/2015**

**Vote: 4-0**

Yes: Modugno, Pincetl, Louie, Pedersen

No: None

Absent: Valadez

NP:TM

08/05/15

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-02869-(2)  
VESTING TENTATIVE PARCEL MAP NO. 072546**

**PROJECT DESCRIPTION**

The project is a subdivision to create four (4) single-family residential lots on 0.87 gross (0.59 net) acres, 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. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee 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.
5. 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.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that the subject vesting tentative parcel map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee 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 permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

14. 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.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

**PERMIT SPECIFIC CONDITIONS**

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report (vesting tentative map dated May 12, 2015), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health dated June 11, 2015.
18. A final map is required for this subdivision. A parcel map waiver is not allowed.
19. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least three trees of non-invasive species within the front yard of Parcels 1, 2, 3, and 4. The location and the species of said trees shall be incorporated into a site plan or landscape plan. The plan shall indicate that each front yard will consist of at least 50 percent landscaped area, per the requirements of the West Athens-Westmont CSD. Prior to final map approval, a site/landscaping plan shall be approved by the Director of the Department of Regional Planning ("Director"). The subdivider shall also post a bond with the Department of Public Works, or submit other verification to the satisfaction of the Director, ensuring future on-site tree planting.

Attachments:

Subdivision Committee Report (tentative map dated 05-12-15)

NP:TM  
08/05/15



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

**PROJECT NUMBER**

R2013-02869-(2)

**HEARING DATE**

August 5, 2015 (Tentative)

**REQUESTED ENTITLEMENTS**

Vesting Tentative Parcel Map No. 072546  
Environmental Assessment No. 201300245

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Pacifica First National, Inc.

**MAP/EXHIBIT  
DATE:**

05/12/15

**SCM REPORT  
DATE:**

06/09/15

**SCM DATE:**

06/11/15  
(Reports Only)

**PROJECT OVERVIEW**

Tentative Parcel Map to create four single-family fee lots from two existing fee lots totaling 0.87 gross acres (0.59 net acres). Each lot is proposed to contain a single-family residence and a second unit. The site is currently vacant, triangular in shape, and located immediately south of the Century (105) Freeway and a right-of-way for the Union Pacific Railroad. The lots, as currently proposed, would have net areas of 7,648 square feet, 6,010 square feet, 6,000 square feet, and 6,000 square feet, respectively.

**MAP STAGE**

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

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       Additional Revisions (3<sup>rd</sup>):

**LOCATION**

West 117<sup>th</sup> Street & Budlong Avenue, West Athens-Westmont

**ACCESS**

West 117<sup>th</sup> Street, Budlong Avenue

**ASSESSORS PARCEL NUMBER(S)**

6079-006-020; 6079-006-021

**SITE AREA**

0.87 acres (gross); 0.59 acres (net)

**GENERAL PLAN / LOCAL PLAN**

West Athens-Westmont Community Plan

**ZONED DISTRICT**

West Athens-Westmont

**SUP DISTRICT**

2

**LAND USE DESIGNATION**

RD2.3 – Single Family Residence (0-8 dwelling units per net acre)

**ZONE**

R-2 (Two Family Residence); R-1 (Single Family Residence)

**PROPOSED DWELLING  
UNITS (DU/AC)**

4 units (6.8 DU/AC)

**MAX DENSITY/UNITS  
(DU/AC)**

4 units (6.8 DU/AC)

**COMMUNITY STANDARDS DISTRICT**

West Athens-Westmont CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Categorically Exempt—Class 15 (Minor Land Divisions)

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@planning.lacounty.gov</a>
Public Works	Cleared	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 <a href="mailto:maths@parks.lacounty.gov">maths@parks.lacounty.gov</a>
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

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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. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW* *JMS*  
Prepared by Juan Sarda

Phone (626) 458-4919

Date 06-10-2015



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

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

PARCEL MAP NO.: 072546

TENTATIVE MAP DATE: 05/12/2015  
EXHIBIT MAP DATE: 05/12/2015

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

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Hydrology Report, which was conceptually approved on 02/20/2015 to the satisfaction of the Department of Public Works.

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

1. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

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

Name  Date 06/09/2015 Phone (626) 458-4921  
Andrew Ross



**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. Provide approval of:
  - a. The latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
2. Prove feasibility of the driveway of Parcel 3.
3. Per County Code Section 12.84.430 (C), comply with USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

Name Nazem Said  Date 06/01/2015 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 072546\GP 072546\2015-05-14 TPM 072546 SUBMITTAL

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

1. Dedicate right of way 30 feet from centerline including the modified street knuckle along the property frontage on 117<sup>th</sup> Street. 30 feet of additional right of way is required along the property frontage.
2. Provide additional right of way for a corner cut off at the intersection of Budlong Avenue and 117<sup>th</sup> Street to the satisfaction of Public Works. The corner cut off shall be based off a curb return of 25 feet.
3. Permission is granted to construct the modified knuckle at the intersection of Van Buren Avenue and 117th Street as shown on the tentative map.
4. Construct new driveways to the satisfaction of Public Works. The driveway shown for Parcel 1 is not necessarily approved as shown. The specific design and detail of this driveway will be determined during the design review of the street improvement plans.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.
6. Any proposed perimeter fence (CMU or wood) adjacent to the driveway shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
7. Construct any new parkway improvements including sidewalk, driveways, and curb ramps to meet current ADA (Americans with Disabilities Act) requirements to the satisfaction of Public Works.
8. Remove existing AC curb and construct curb, gutter, base, pavement, and sidewalk along the property frontage on 117th Street. The curb and gutter shall be located 18 feet from centerline.
9. Construct a 5 foot wide sidewalk on Budlong Avenue along the property frontage.
10. Remove any private improvements from within the public right of way, including the fence along Budlong Avenue, to the satisfaction of Public Works.

11. Construct proposed curb return, including curb return at a radius of 25 feet, curb ramp, and full-width sidewalk, at the intersection of 117th Street and Budlong Avenue to the satisfaction of Public Works.
12. Construct drainage structures on 117th Street to the satisfaction of Public Works.
13. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
14. Plant street trees along the property frontage on 117th Street and Budlong Avenue 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.
15. Install postal delivery receptacles in groups to serve two or more residential lots.
16. 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.
17. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Budlong Avenue and 117<sup>th</sup> Street to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section.
  - b. Upon tentative map approval, the applicant shall comply with the conditions of acceptance listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting

improvements shall be the sole responsibility of the owner of the project and will be made a condition of approval to be in place for each phase.

**CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:**

All street lights in the project, or approved project phase, 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<sup>st</sup> of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1<sup>st</sup> of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.

Prepared by Omar Ahmed<sup>OA</sup>  
pm72546r-rev3

Phone (626) 458-4921

Date 06-08-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF THE PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SEWER

Page 1/1

PARCEL MAP NO. 072546 (Rev.)

TENTATIVE MAP DATED 05-12-2015

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
2. A sewer area study for the proposed subdivision (PC12229AS, dated 02-12-2015) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements may be required, subject to review by Public Works to determine the final locations and requirements if sewer main line sewer is proposed.

Prepared by Imelda Ng<sup>IN</sup>  
pm72546-rev3 doc

Phone (626) 458-4921

Date 06-01-2015

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 lots 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. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



Prepared by Tony Khalkhali  
pm72546w-rev3.doc

Phone (626) 458-4921

Date 06-09-2015



**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 72546

MAP DATE: May 12, 2015

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**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. All proposed buildings shall be places such that a fire lane is provided to within 150 feet 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.
3. 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 72546

MAP DATE: May 12, 2015

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### CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Golden State Water Company dated 12-11-13, the existing fire hydrants and existing water system meet the current Fire Department minimum fire flow requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
2. Install 1 public fire hydrant as noted on the Exhibit Map due to the proposed attached units within this development.  
Location: AS PER MAP FILED IN OUR OFFICE.
3. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
4. The required fire flow from the public fire hydrant for this development is **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
7. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
8. 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](mailto:Juan.Padilla@fire.lacounty.gov).

Reviewed by: Juan Padilla

Date: June 9, 2015



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



**PARK OBLIGATION REPORT**

Tentative Map #	72546	DRP Map Date:05/12/2015	SCM Date:06/18/2015	Report Date: 06/09/2015
Park Planning Area #	19	WEST ATHENS / WESTMONT		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:	0.02
IN-LIEU FEES:	\$6,646

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$6,646 in-lieu fees.

Trails:

No trails.

Comments:

Proposes to subdivide four (4) single-family residential lots on two (2) existing single-family lots. Net increase of two (2) single-family residential lots.

**\*\*\*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

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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	72546	DRP Map Date:05/12/2015	SMC Date:06/18/2015	Report Date: 06/09/2015
Park Planning Area #	19	WEST ATHENS / WESTMONT		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	3.42	0.0030	2	0.02
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			2	
Total Acre Obligation =				0.02

Park Planning Area = 19 WEST ATHENS / WESTMONT

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$332,316	\$6,646

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
0.02	0.00	0.00	0.02	\$332,316	\$6,646



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

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[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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First District

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Second District

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Third District

**Don Knabe**  
Fourth District

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Fifth District

June 3, 2015

Tentative Parcel Map No. 072546

Vicinity: West Athens-Westmont

Tentative Parcel Map Date: May 12, 2015

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Parcel Map 072546** based on the use of public water (Southern California 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, DPA** (M.T.)  
Environmental Health Specialist IV  
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