



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

PROJECT NUMBER

R2013-02869-(2)

HEARING DATE

Pending/Holds not cleared

REQUESTED ENTITLEMENTS

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

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Pacifica First National, Inc.

**MAP/EXHIBIT
DATE:**

07/02/14

**SCM REPORT
DATE:**

07/31/14

SCM DATE:

08/07/14

PROJECT OVERVIEW

Tentative Parcel Map to create four single-family fee lots from two existing fee lots totaling 0.77 gross acres (0.53 net acres). Each lot is proposed to contain a single-family residence and a second unit. The site is currently vacant, is triangular in shape, and is 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 7,678 square feet, 6,016 square feet, 6,000 square feet, and 6,000 square feet, respectively.

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):

LOCATION

West 117th Street & Budlong Avenue, West Athens-Westmont

ACCESS

West 117th Street, Budlong Avenue

ASSESSORS PARCEL NUMBER(S)

6079-006-020; 6079-006-021

SITE AREA

0.77 acres (gross); 0.53 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 (7.5 DU/AC)

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

4 units (7.5 DU/AC)

COMMUNITY STANDARDS DISTRICT

West Athens-Westmont CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study required· Result to be determined

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map/Exhibit ~~Map~~ Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**Tentative Map:

1. Notations on each parcel indicate **GROSS** areas, while the same areas are listed in the Lot Summary Table as **NET** areas. Also, the total of these areas **does not equal** either the indicated **total gross area** or **total net area** of the project site. Revise plans to be consistent in both notation and totals for gross and net areas. Also indicate total gross and net area for each proposed parcel.
2. The indication of setbacks is unnecessary on the Tentative Map. Please remove.
3. Existing and proposed Land Use Categories are incorrect. The correct category is: RD2.3: Single Family Residence (0-8 dwelling units per net acre).
4. An existing sewer easement appears to be indicated along the southern boundary of the project site. However, no easement is indicated under the Easement Notes. Please reconcile.

Exhibit Map:

1. Notations on each parcel indicate **GROSS** areas, while the same areas are listed in the Lot Summary Table as **NET** areas. Also, the total of these areas **does not equal** either the indicated **total gross area** or **total net area** of the project site. Revise plans to be consistent in both notation and totals for gross and net areas. Also indicate total gross and net area for each proposed parcel.
2. An existing sewer easement appears to be indicated along the southern boundary of the project site. However, no easement is indicated under the Easement Notes. Please reconcile.
5. Existing and proposed Land Use Categories are incorrect. The correct category is: RD2.3: Single Family Residence (0-8 dwelling units per net acre).
3. The West Athens-Westmont CSD requires that at least 50% of all required front yards be landscaped (County Code Sec. 22.44.120). Please indicate area of front yard landscaping and total front yard area for each parcel.
4. Parking spaces that do not allow vehicles to back up directly into the street must provide a minimum of 26 feet of back-up space (County Code Title 22, Appendix 3). This standard does not appear to be met for one or more parking spaces proposed for Parcels 1, 2, and 3. Please revise exhibit to comply with this standard. Also, be advised that parking spaces for second units are not required to be covered.
5. Be advised that a rear yard modification must be requested for the proposed residence on Parcel 2. This is done after recordation of the Final Map and is subject to the discretion of the Director of Regional Planning.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, an approved hydrology report. Please see attached Hydrology review sheet (Comment 1 and 3) for comments and requirements.
2. Please see attached Hydrology review sheet (Comment 4) for comments and requirements.
3. Please see attached Grading review sheet (Comment 2) for comments and requirements.
4. As previously requested, an approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
5. As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
6. As previously requested, provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
7. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Please see attached Hydrology review sheet (Comment 2) for comments and requirements.
 - b. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - c. Please see attached Road review sheet for comments and requirements.
 - d. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
 - e. Please see attached Water review sheet (Comment 2) for comments and requirements.
8. As previously requested, provide the public water (source name) on the Land Division Application.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 072546

TENTATIVE MAP DATED 07/02/2014
EXHIBIT MAP 07/02/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. The existing storm drain easement shown for DDI 25 does not meet current width standards. This easement should be rededicated to 10 feet total width (5 feet on each side of the storm drain centerline) to Los Angeles County Flood Control District for "Covered storm drain, appurtenant structures, ingress, and egress purposes".

Reviewed by  Date 07/23/2014 Phone (626) 458-4921
Andrew Ross

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - b. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - c. Proposed contour lines, grading, and drainage patterns that justify the earthwork volume shown on the tentative map, including driveways to grages.
 - d. Proposed improvements along property lines.
2. Approval of the latest hydrology study showing MS4 Permit requirements pertaining water quality issues.

Name Nazem Said  Date 7/16/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 072546\GP 072546\2014-07-03 TPM 072546 SUBMITTAL

TENTATIVE MAP DATED 07-02-2014
EXHIBIT MAP DATED 07-02-2014

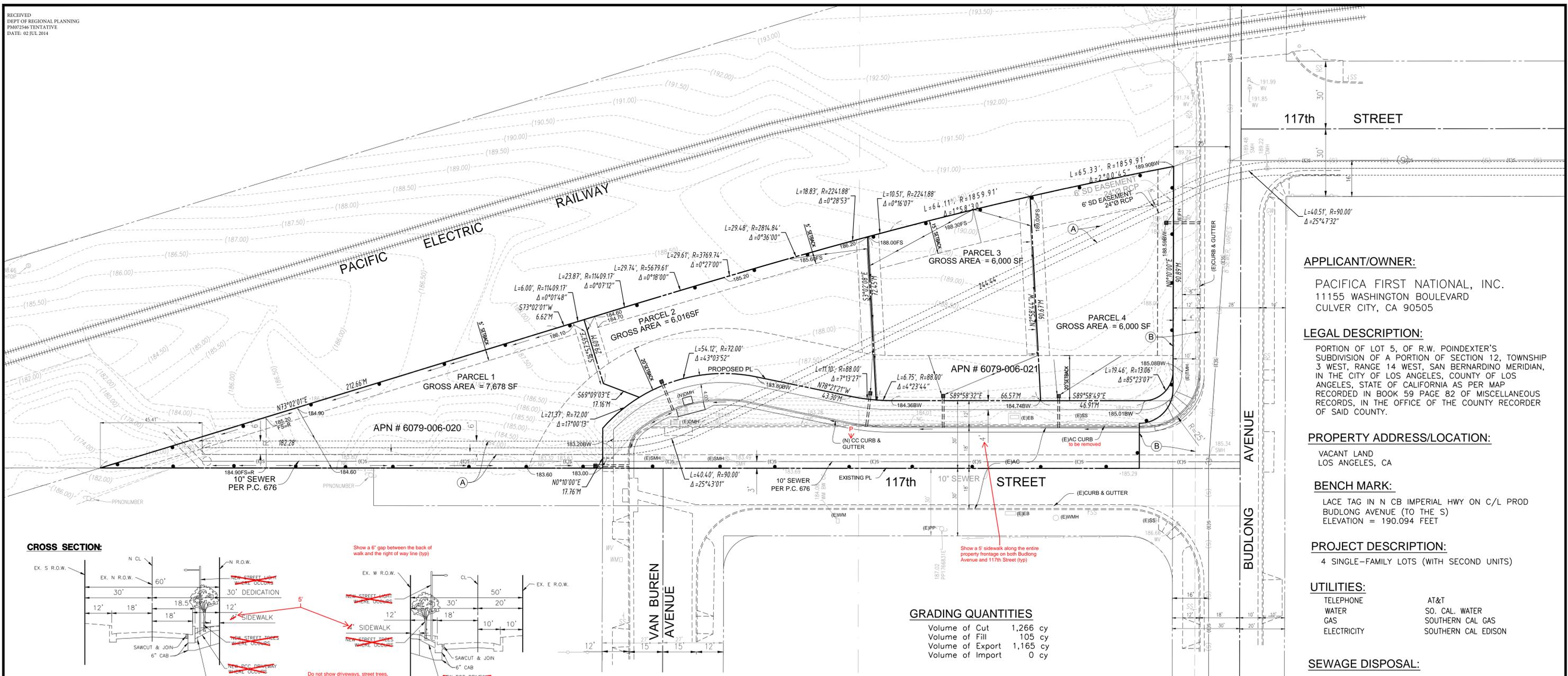
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Show a 5' wide sidewalk along the property frontage.
 - b. See attached check print for additional comments.

Prepared by Omar Ahmed ^{OA}
pm72546r-new

Phone (626) 458-4921

Date 07-29-2014



APPLICANT/OWNER:
PACIFICA FIRST NATIONAL, INC.
11155 WASHINGTON BOULEVARD
CULVER CITY, CA 90505

LEGAL DESCRIPTION:
PORTION OF LOT 5, OF R.W. POINDEXTER'S
SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP
3 WEST, RANGE 14 WEST, SAN BERNARDINO MERIDIAN,
IN THE CITY OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA AS PER MAP
RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

PROPERTY ADDRESS/LOCATION:
VACANT LAND
LOS ANGELES, CA

BENCH MARK:
LACE TAG IN N CB IMPERIAL HWY ON C/L PROD
BUDLONG AVENUE (TO THE S)
ELEVATION = 190.094 FEET

PROJECT DESCRIPTION:
4 SINGLE-FAMILY LOTS (WITH SECOND UNITS)

UTILITIES:
TELEPHONE AT&T
WATER SO. CAL. WATER
GAS SOUTHERN CAL GAS
ELECTRICITY SOUTHERN CAL EDISON

SEWAGE DISPOSAL:
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER

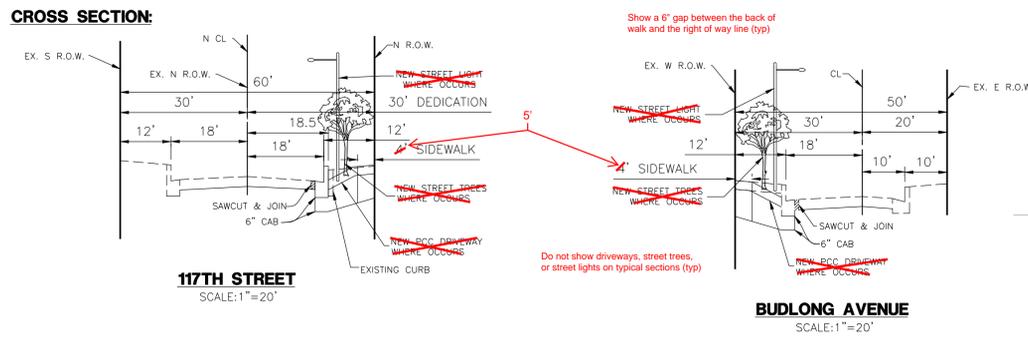
DRAINAGE DISPOSAL:
EXISTING SHEET FLOW
PROPOSED SHEET FLOW

AREAS:
GROSS 33,661 SQ. FT. (0.77 AC)
NET 22,950 SQ. FT. (0.53 AC)

ZONING
EXISTING R1/R2 (ONE/TWO-FAMILY RESIDENCE)
PROPOSED R1/R2 (ONE/TWO-FAMILY RESIDENCE)

OAK TREE:
NO OAK TREE ON SITE

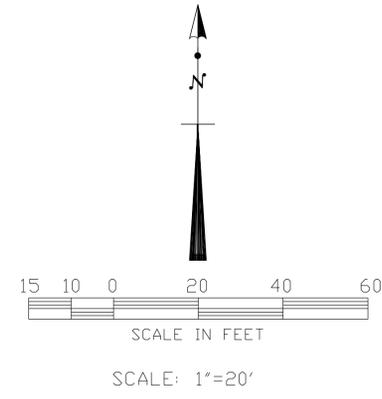
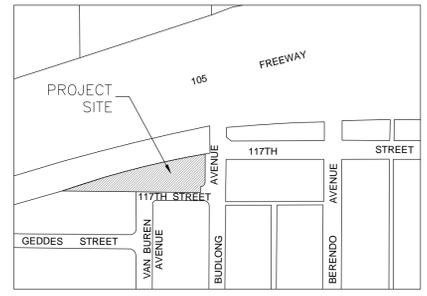
NOTE:
BOUNDARY MONUMENTS WILL BE SET PRIOR TO
FINAL MAP



All check print comments made on the tentative map also apply to the exhibit map. The tentative map and exhibit map should show the same information (typical sections) except that the tentative map need not show the building pads, driveways, drainage devices, or other improvements whose locations are subject to change.

GRADING QUANTITIES

Volume of Cut	1,266 cy
Volume of Fill	105 cy
Volume of Export	1,165 cy
Volume of Import	0 cy



LEGEND:
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

NOTES:
THERE ARE NO AREAS SUBJECT TO INUNDATION OR STORM WATER OVERFLOW. ALL EXISTING BUILDINGS WITHIN THE PROJECT SITE ARE TO BE DEMOLISHED.

EASEMENT NOTES:

(A) AN EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT PER DDI 25 117TH STORM DRAIN PLAN. TO REMAIN.

(B) EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO THE COUNTY OF LOS ANGELES PER BOOK 4520 REC. 7-23-59 O.R. TO REMAIN.

LAND USE CATEGORY:

EXISTING	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)
PROPOSED	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)

LOT SUMMARY TABLE

PARCEL #	USE	NO. OF UNITS	NET AREA
1	SINGLE FAMILY LOT	1	7,678 SF
2	SINGLE FAMILY LOT	1	6,016 SF
3	SINGLE FAMILY LOT	1	6,000 SF
4	SINGLE FAMILY LOT	1	6,000 SF

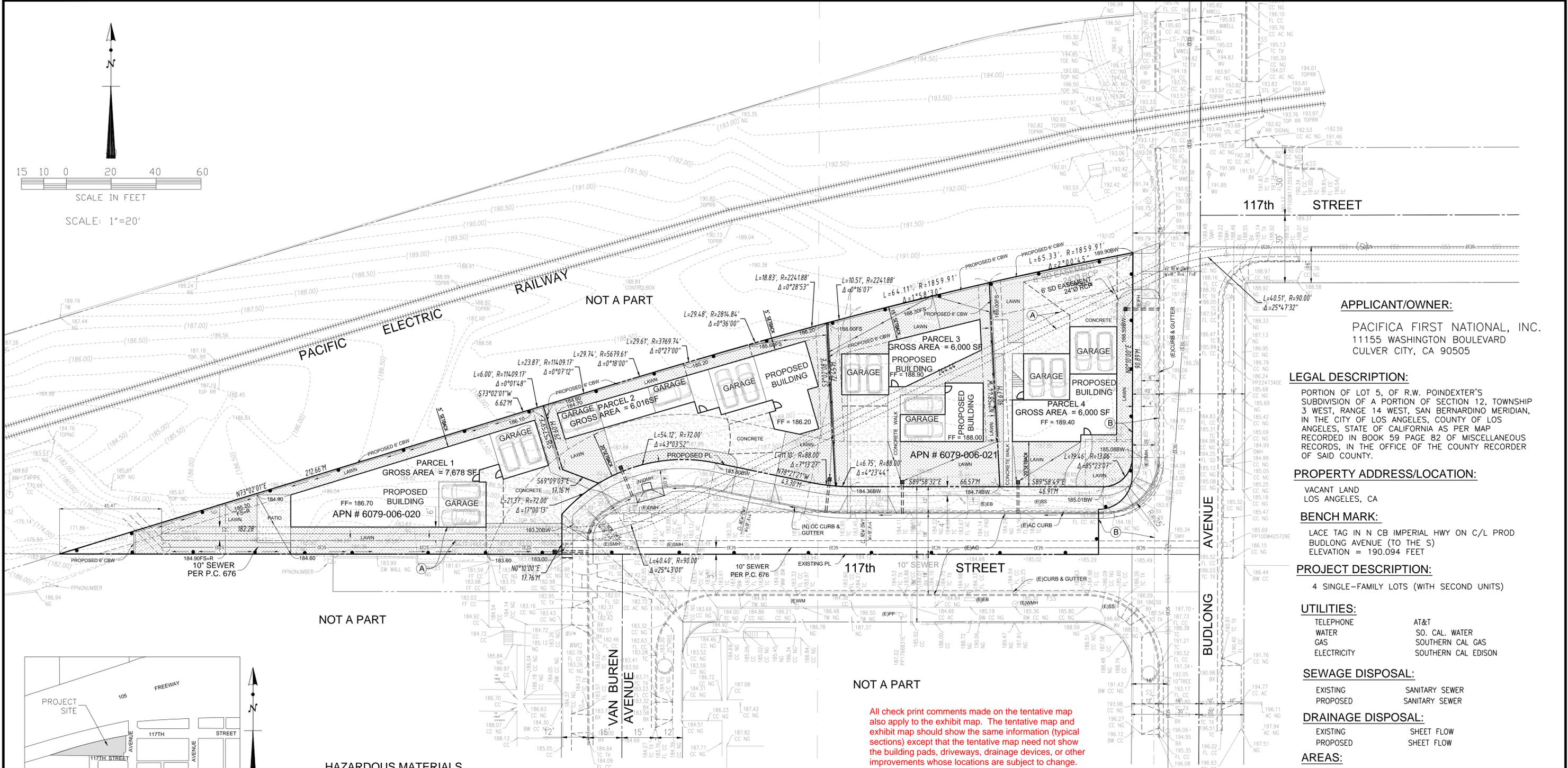
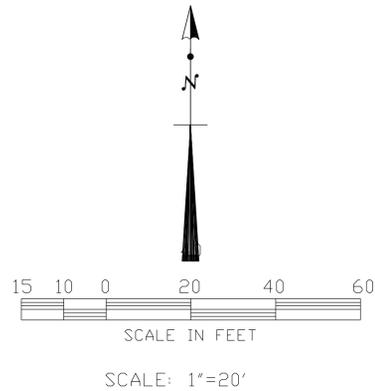
ENGINEER:
P. A. ARCA
ENGINEERING, INC.
500 EAST CARSON PLAZA DR., STE 201 CARSON, CA 90746
TEL : (310) 768-3828 www.paarcaengineering.com FAX : (310) 768-3977



PERFECTO A. ARCA, PE
RCE 028918

DATE

**MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 072546
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**



APPLICANT/OWNER:
 PACIFICA FIRST NATIONAL, INC.
 11155 WASHINGTON BOULEVARD
 CULVER CITY, CA 90505

LEGAL DESCRIPTION:
 PORTION OF LOT 5, OF R.W. POINDEXTER'S
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 ANGELES, STATE OF CALIFORNIA AS PER MAP
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 OF SAID COUNTY.

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 VACANT LAND
 LOS ANGELES, CA

BENCH MARK:
 LACE TAG IN N CB IMPERIAL HWY ON C/L PROD
 BUDLONG AVENUE (TO THE S)
 ELEVATION = 190.094 FEET

PROJECT DESCRIPTION:
 4 SINGLE-FAMILY LOTS (WITH SECOND UNITS)

UTILITIES:

TELEPHONE	AT&T
WATER	SO. CAL. WATER
GAS	SOUTHERN CAL GAS
ELECTRICITY	SOUTHERN CAL EDISON

SEWAGE DISPOSAL:

EXISTING	SANITARY SEWER
PROPOSED	SANITARY SEWER

DRAINAGE DISPOSAL:

EXISTING	SHEET FLOW
PROPOSED	SHEET FLOW

AREAS:

GROSS	33,661 SQ. FT. (0.77 AC)
NET	22,950 SQ. FT. (0.53 AC)

ZONING

EXISTING	R1/R2 (ONE/TWO-FAMILY RESIDENCE)
PROPOSED	R1/R2 (ONE/TWO-FAMILY RESIDENCE)

OAK TREE:
 NO OAK TREE ON SITE

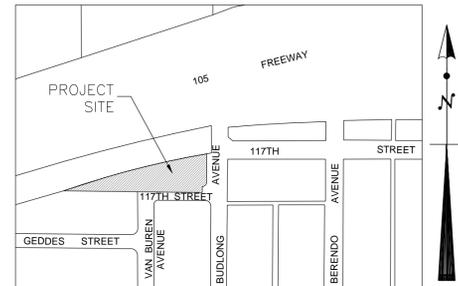
NOTE:
 BOUNDARY MONUMENTS WILL BE SET PRIOR TO
 FINAL MAP

NOT A PART

HAZARDOUS MATERIALS
 THERE ARE NO HAZARDOUS MATERIALS ON-SITE AND IS
 NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.

NOT A PART

All check print comments made on the tentative map
 also apply to the exhibit map. The tentative map and
 exhibit map should show the same information (typical
 sections) except that the tentative map need not show
 the building pads, driveways, drainage devices, or other
 improvements whose locations are subject to change.



VICINITY MAP
 SCALE: 1" = 300'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND
 BEING SUBDIVIDED BY THIS MAP.

NOTES:
 THERE ARE NO AREAS SUBJECT TO INUNDATION OR STORM WATER
 OVERFLOW. ALL EXISTING BUILDINGS WITHIN THE PROJECT SITE ARE
 TO BE DEMOLISHED.

LEGEND:

PROPERTY LINE	— P — OR —
CENTERLINE	— C — OR —
FLOW LINE	— F — OR —
RIDGE LINE	— R — OR —
DRIVEWAY	— DWY —
CONCRETE	— CON —
LAWN/GROUND	— LAWN —

TITLE NOTES:
 COMPANY : FIDELITY NATIONAL TITLE COMPANY
 ORDER NO : 00038601-955
 DATE : JUNE 11, 2014

EASEMENT NOTES:

(A) AN EASEMENT FOR STORM DRAIN PURPOSES TO THE
 COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT PER
 DDI 25 117TH STORM DRAIN PLAN. TO REMAIN.

(B) EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO
 THE COUNTY OF LOS ANGELES PER BOOK 4520 REC.
 7-23-59 O.R. TO REMAIN.

LAND USE CATEGORY:

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PROPOSED	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)

GRADING QUANTITIES

Volume of Cut	1,266 cy
Volume of Fill	105 cy
Volume of Export	1,165 cy
Volume of Import	0 cy

ENGINEER:

P. A. ARCA
 ENGINEERING, INC.
 500 EAST CARSON PLAZA DR., STE 201 CARSON, CA 90746
 TEL : (310) 768-3828 www.paarcaengineering.com FAX : (310) 768-3977

LOT SUMMARY TABLE

PARCEL #	USE	NO. OF UNITS	NET AREA
1	SINGLE FAMILY LOT	1	7,626 SF
2	SINGLE FAMILY LOT	1	6,068 SF
3	SINGLE FAMILY LOT	1	6,000 SF
4	SINGLE FAMILY LOT	1	6,000 SF



PERFECTO A. ARCA, PE
 RCE 028918

DATE _____

"EXHIBIT MAP"
MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 072546
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative map is required to show the following additional items:
 - a. Show how the on-site proposed development is to be served by existing public sewer and call out the proposed points of connection to the existing public sewer system.



Prepared by Tony Hui
pm72546s .doc

Phone (626) 458-4921

Date 07-23-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide "Will Serve Letter" 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.
2. A revised tentative map is required to show the following items:
 - a. Show how proposed parcels are to be served by existing public water and call out the proposed points of connection.
 - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.



Prepared by Tony Hui
pm72546w.doc

Phone (626) 458-4921

Date 07-23-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072546 (Rev.)

Page 1/1

TENTATIVE MAP DATED 07-02-2014
EXHIBIT MAP DATED 07-02-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by John Chin

Phone (626) 458-4918

Date 07-22-2014

pm72546L-rev1.doc
<http://planning.lacounty.gov/case/view/r2013-02869/>

The following reports consisting of ___ 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.

HWC

Prepared by John Chin

pm72546L-rev1.doc

<http://planning.lacounty.gov/case/view/r2013-02869/>



Phone (626) 458-4918

Date 07-22-2014

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 072546
SUBDIVIDER Pacifica First National, Inc.
ENGINEER Perfecto A. Arca PE
GEOLOGIST ---
SOILS ENGINEER ---

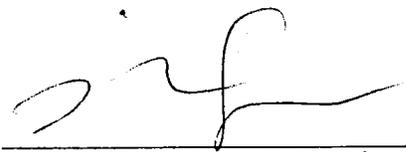
TENTATIVE MAP DATED 7/2/14 (Rev. Exhibit)
LOCATION Athens
GRADING BY SUBDIVIDER [] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils Engineering report may be required prior to approval of building or grading plans
- The Soils Engineering review dated 7/15/14 is attached.

Prepared by



Ricardo Lopez-Maldonado

Reviewed by



Charles Nestle

Date 15 July 2014

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 / A885
Sheet 1 of 1

Tentative Parcel Map 72546
Location Athens
Developer/Owner Pacifica First National, Inc.
Engineer/Architect Perfecto A. Arca PE
Soils Engineer ---
Geologist ---

DISTRIBUTION:

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

Review of:

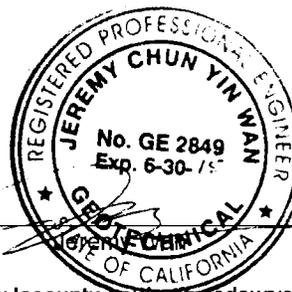
Tentative Parcel Map and Exhibit Dated by Regional Planning 7/2/14 (rev.)
Previous Review Sheet Dated 10/30/13

ACTION:

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

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____

Date 7/10/14

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

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:\gmepub\Development Review\Soils Review\Jeremy\PR 72546, Athens, TPM-A_2.doc

The following conditions are draft conditions and subject to change. 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 117th 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 117th 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.
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 (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route 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 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.
10. Construct drainage structures on 117th Street to the satisfaction of Public Works.
11. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

12. 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.
13. Install postal delivery receptacles in groups to serve two or more residential lots.
14. 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.
15. 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 117th Street with fixtures acceptable to Southern California Edison 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. Upon tentative map approval, the applicant shall comply with the conditions of acceptance listed below, in item c, 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.
 - c. For acceptance of street light transfer of billing, all streetlights 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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 072546

Page 3/3

TENTATIVE MAP DATED 07-02-2014
EXHIBIT MAP DATED 07-02-2014

the street lights by July 1st 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 1st 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 ^{OA}
pm72546r-new

Phone (626) 458-4921

Date 07-29-2014



**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 72546

MAP DATE: July 2, 2014

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED

TENTATIVE/EXHIBIT MAP HOLDS

1. Submit a fire flow availability from, FORM 196, to our office for the existing public fire hydrant(s) located along the lot frontage on Budlong Avenue. Compliance required prior to Tentative Map clearance for the Public Hearing.
2. The required fire flow for this development is 1 00 gallons per minute at 20 psi for a duration of 2 hours.

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 placed 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.
3. The driveways 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.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
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PROJECT: TR 72546

MAP DATE: July 2, 2014

-
4. 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.

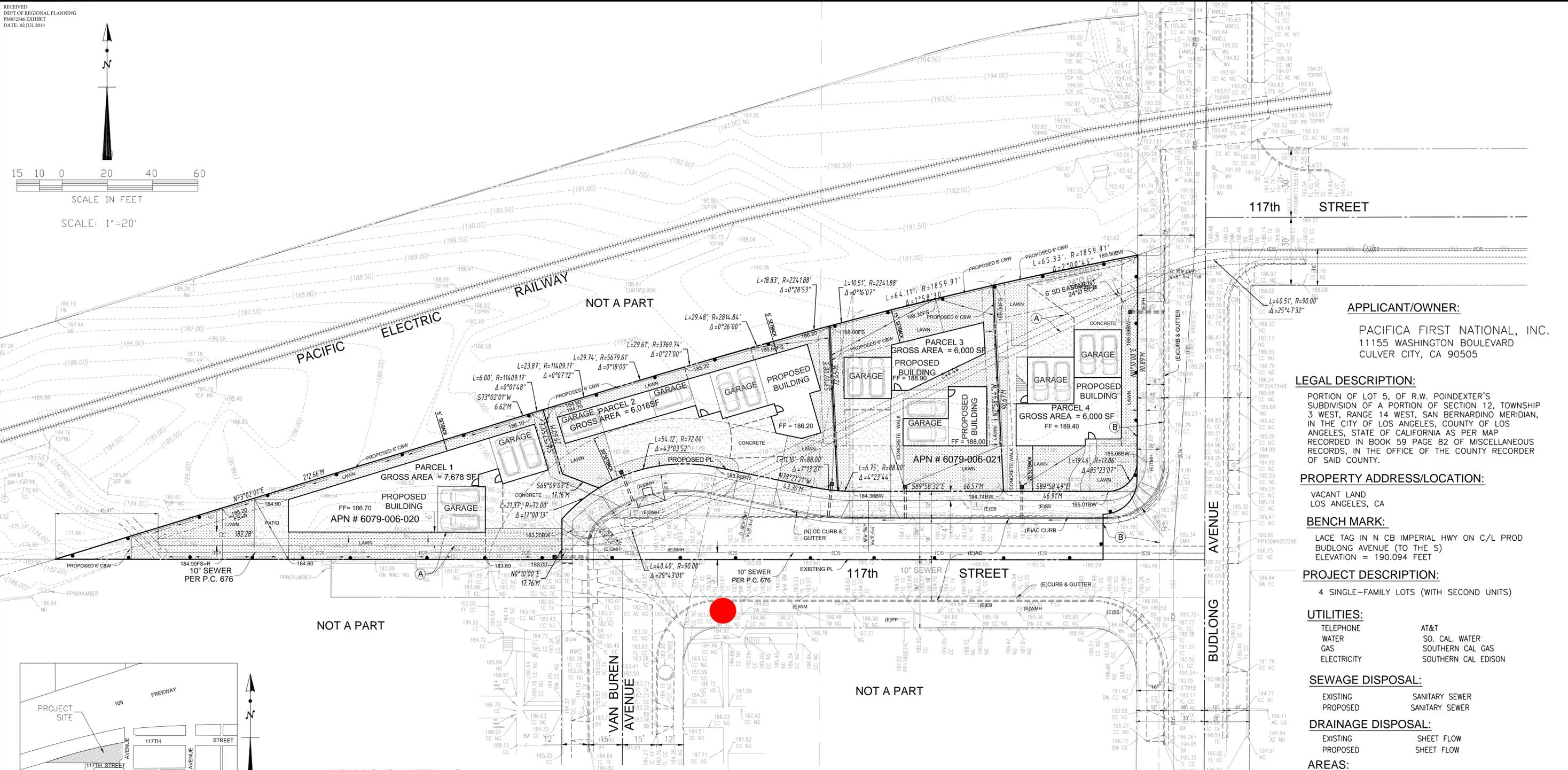
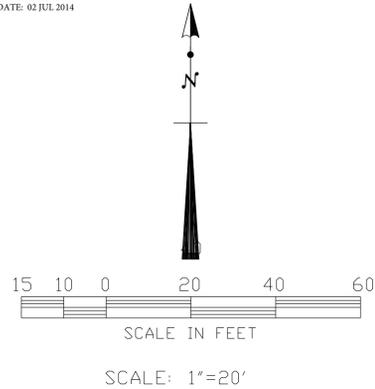
CONDITIONS OF APPROVAL WATER

1. Install **1** public fire hydrant as noted on the Exhibit Map.
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow from the public fire hydrant for this development is **1 00** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. 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.
6. 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.
7. 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.

Reviewed by: Juan Padilla

Date: July 29, 2014



APPLICANT/OWNER:
PACIFICA FIRST NATIONAL, INC.
11155 WASHINGTON BOULEVARD
CULVER CITY, CA 90505

LEGAL DESCRIPTION:
PORTION OF LOT 5, OF R.W. POINDEXTER'S
SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP
3 WEST, RANGE 14 WEST, SAN BERNARDINO MERIDIAN,
IN THE CITY OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA AS PER MAP
RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

PROPERTY ADDRESS/LOCATION:
VACANT LAND
LOS ANGELES, CA

BENCH MARK:
LACE TAG IN N CB IMPERIAL HWY ON C/L PROD
BUDLONG AVENUE (TO THE S)
ELEVATION = 190.094 FEET

PROJECT DESCRIPTION:
4 SINGLE-FAMILY LOTS (WITH SECOND UNITS)

UTILITIES:

TELEPHONE	AT&T
WATER	SO. CAL. WATER
GAS	SOUTHERN CAL GAS
ELECTRICITY	SOUTHERN CAL EDISON

SEWAGE DISPOSAL:

EXISTING	SANITARY SEWER
PROPOSED	SANITARY SEWER

DRAINAGE DISPOSAL:

EXISTING	SHEET FLOW
PROPOSED	SHEET FLOW

AREAS:

GROSS	33,661 SQ. FT. (0.77 AC)
NET	22,950 SQ. FT. (0.53 AC)

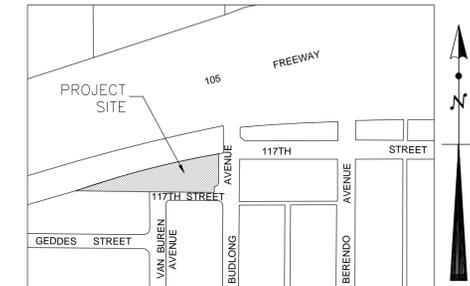
ZONING

EXISTING	R1/R2 (ONE/TWO-FAMILY RESIDENCE)
PROPOSED	R1/R2 (ONE/TWO-FAMILY RESIDENCE)

OAK TREE:
NO OAK TREE ON SITE

NOTE:
BOUNDARY MONUMENTS WILL BE SET PRIOR TO
FINAL MAP

HAZARDOUS MATERIALS
THERE ARE NO HAZARDOUS MATERIALS ON-SITE AND IS
NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.



LEGEND:

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.

NOTES:
THERE ARE NO AREAS SUBJECT TO INUNDATION OR STORM WATER
OVERFLOW. ALL EXISTING BUILDINGS WITHIN THE PROJECT SITE ARE
TO BE DEMOLISHED.

LEGEND:

PROPERTY LINE	— P OR —
CENTERLINE	— C OR —
FLOW LINE	— F OR —
RIDGE LINE	— R — R — R —
DRIVEWAY	— DWY —
CONCRETE	▨
LAWN/GROUND	▨

TITLE NOTES:
COMPANY : FIDELITY NATIONAL TITLE COMPANY
ORDER NO : 00038601-955
DATE : JUNE 11, 2014

EASEMENT NOTES:

(A) AN EASEMENT FOR STORM DRAIN PURPOSES TO THE
COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT PER
DDI 25 117TH STORM DRAIN PLAN. TO REMAIN.

(B) EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO
THE COUNTY OF LOS ANGELES PER BOOK 4520 REC.
7-23-59 O.R. TO REMAIN.

LAND USE CATEGORY:

EXISTING	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)
PROPOSED	CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)

GRADING QUANTITIES

Volume of Cut	1,266 cy
Volume of Fill	105 cy
Volume of Export	1,165 cy
Volume of Import	0 cy

ENGINEER:

P. A. ARCA
ENGINEERING, INC.
500 EAST CARSON PLAZA DR., STE 201 CARSON, CA 90746
TEL : (310) 768-3828 www.paarcaengineering.com FAX : (310) 768-3977

LOT SUMMARY TABLE

PARCEL #	USE	NO. OF UNITS	NET AREA
1	SINGLE FAMILY LOT	1	7,626 SF
2	SINGLE FAMILY LOT	1	6,068 SF
3	SINGLE FAMILY LOT	1	6,000 SF
4	SINGLE FAMILY LOT	1	6,000 SF



PERFECTO A. ARCA, PE
RCE 028918

DATE _____

"EXHIBIT MAP"
MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 072546
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



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



PARK OBLIGATION REPORT

Tentative Map #	72546	DRP Map Date:	07/02/2014	SCM Date:	08/07/2014	Report Date:	07/28/2014
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 #	72546	DRP Map Date:	07/02/2014	SMC Date:	08/07/2014	Report Date:	07/28/2014
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

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July 25, 2014

Tentative Parcel Map No. 072546

Vicinity: West Athens-Westmont

Tentative Parcel Map Date: July 2, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 072546** based on the use of public water (Southern California Water Company) and public sewer as proposed. A current original copy of a signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

MICHELLE TSIEBOS, MPA, 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