



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

PROJECT NUMBER

R2013-02869

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:**

10/08/13

**SCM REPORT
DATE:**

11/12/13

SCM DATE:

11/21/13

PROJECT OVERVIEW

Tentative Parcel Map to create four single-family fee lots from two existing fee lots totaling 0.83 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 approximately 4,765 square feet, 4,733 square feet, 6,612 square feet, and 8,645 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

0.83 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 smathai@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 (Sheet 1):

1. Revise to include existing and proposed street cross-sections including street trees, bikeways, street lights, and any other improvements required by the Department of Public Works or Regional Planning, per Section 21.16.015.B of the County Code. Identify street cross-section as existing or proposed and provide scale.
2. Revise map notes to accurately depict gross and net areas. Gross should include areas to eventual street centerlines, while net must not include any street dedications or future/existing easements. It appears that the depicted net areas include the existing storm drain easement, which must be removed.
3. Include a written statement by the registered civil engineer or land surveyor as to whether or not he/she will set boundary monuments prior to the filing of the final map with the County Recorder.
4. Neither Lot 3 nor Lot 4 has the minimum required net area of 5,000 square feet. Revise Tentative Map to depict all lots with net areas of at least 5,000 square feet or file for a Variance.
5. Change listed telephone provider from ~~Map~~ Pacific Bell to ~~Map~~ T&T.

Exhibit Maps (Sheets 2-3):

6. Revise all title descriptions to ~~Map~~ Exhibit Map.
7. Revise to clearly depict the use of proposed structures and number of dwelling units, including the location and square footage of any proposed second units.
8. Revise to clearly depict the location, dimensions, and number of all driveways and on-site parking spaces. These must comply with all zone and CSD requirements.
9. Label all adjacent property as ~~Map~~ Not a Part.
10. All line work and symbols should be clearly identified on the map.
11. Label height and dimensions of existing (to remain) and proposed walls, fences, gates, and signage. Walls must meet screening requirements of Section 22.52.1060 of the County Code.
12. Clearly identify landscaping and common area, including square footage and percentage of project site.
13. Clearly identify type and location of all internal walkways, trees, lights, drainage facilities, and other improvements.
14. Change listed telephone provider from ~~Map~~ Pacific Bell to ~~Map~~ T&T.
15. Only one Exhibit Map is required.

Administrative:

16. As stated above, neither Lot 3 nor Lot 4 has the minimum required net area of 5,000 square feet, as required by Title 21 of the County Code (Subdivision Ordinance). Revise map to depict all lots with net areas of at least 5,000 square feet or file for a Variance. You must make an appointment with Regional Planning to submit a Variance application and the required fees.
17. Lot 3 currently has a proposed street frontage of 43 feet, which is less than the 50 feet required by Title 21. Either revise the map to meet this standard or submit a request to modify the standard as part of the subdivision process. This request must be accompanied by responses to the attached land division modification burden of proof.
18. Copies of any reports prepared for the Department of Public Works should be submitted to Regional Planning for CEQA review.

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. An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3) for comments and requirements.
2. Please see attached Grading review sheet (Comment 2) for comments and requirements.
3. An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
4. Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
5. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
6. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates.
 - b. Add the preceding zero to the parcel map number as being "PM 072546".
 - c. Label Parcel 1, Parcel 2, Parcel 3 and Parcel 4 instead of Lot 1, Lot 2, Lot 3 and Lot 4.
 - d. Please see attached Hydrology review sheet (Comments 2 and 4) for comments and requirements.
 - e. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - f. Please see attached Road review sheet for comments and requirements.

TENTATIVE MAP DATED 10-08-2013
EXHIBIT MAP DATED 10-08-2013

- g. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- h. Please see attached Water review sheet (Comment 2) for comments and requirements.

7. Provide the public water (source name) on the Land Division Application.

HW
Prepared by John Chin

Phone (626) 458-4918

Date 11-04-2013

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



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

TRACT/PARCEL MAP NO. 072546

TENTATIVE MAP DATED 10/08/2013
EXHIBIT MAP 10/08/2013

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. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A water quality section of the Hydrology Report is required to address the water quality of the storm water runoff.
4. Prior to tentative map approval for drainage, submit an exhibit map showing building footprints, pad elevations, and proposed drainage and grading patterns.

Reviewed by  Date 10/28/2013 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. Earthwork volume, including cut, fill, import, and export, as applicable.
 - c. 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.
 - d. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - e. Show existing and proposed contour lines, grading, and drainage patterns.
2. Approval of the latest hydrology report.



Name Nazem Said Date 10/24/2013 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Denial (01-20-09).doc

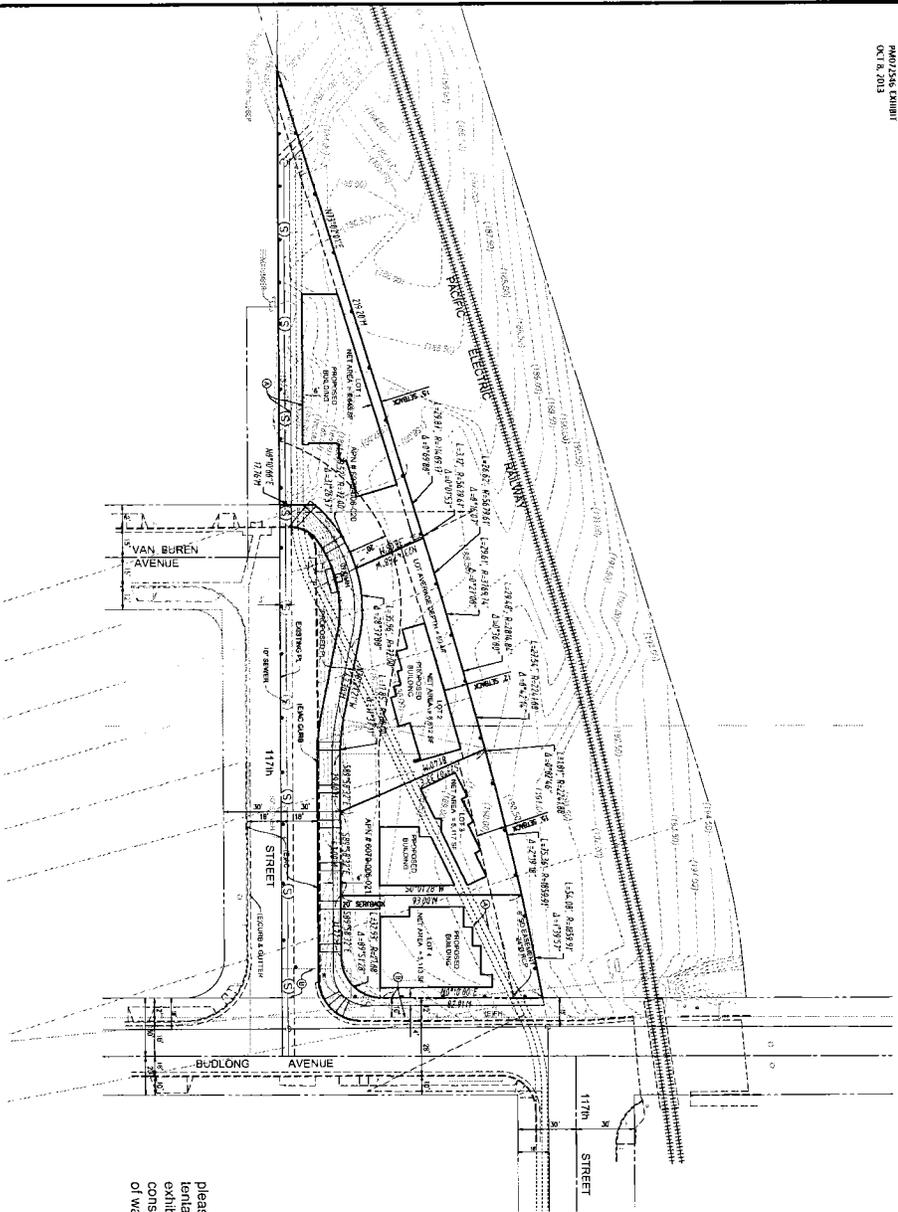
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Label the subdivision as "PARCEL MAP NUMBER 072546." Add the preceding zero.
 - b. Provide a lot summary table. The application states that two single family and two multi-family lots are proposed.
 - c. Show the dimensions for the storm drain easement.
 - d. Show the radius of the curb return at the intersection of 117th Street and Budlong Avenue.
 - e. Label and dimension all streets including right of way to right of way (existing and proposed), curb to curb, existing sidewalks, and parkways.
 - f. See attached check print for additional comments.

Prepared by ^{o A} Omar Ahmed
pm72546r-new

Phone (626) 458-4921

Date 11-05-2013



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP. 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 _____
 - CENTERLINE _____
 - EXISTING SEWER LINE _____
 - EXISTING WATER LINE _____
 - EXISTING GAS LINE _____
 - EXISTING TELEPHONE LINE _____
 - EXISTING TREE _____
 - EXISTING TREE ELEVATION _____
 - EXISTING GRADE CONTOUR _____
 - PROPOSED ELEVATION _____
 - EXISTING ELEVATION _____
 - EXISTING FIRE HYDRANT _____

HAZARDOUS MATERIALS

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

TITLE NOTES:

COMPANY : FORELEY WATSON, TITLE COMPANY
 DATE : JULY 30, 2013

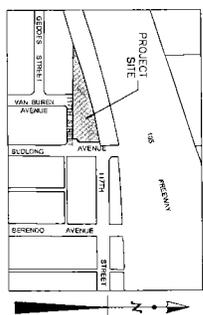
EASEMENT NOTE:

- Ⓐ ANY EASEMENT FOR STORM DRAIN PURPOSES, TO REMAIN.
- Ⓑ RIGHTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND ARE TO REMAIN.
- Ⓒ ANY EASEMENT FOR UTILITY PURPOSES, TO REMAIN.

LAND USE CATEGORY:

EXISTING CATEGORY 1 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)
 PROPOSED CATEGORY 2 : LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)

please see comments on the tentative map, make sure the exhibit and tentative maps are consistent (within the public right of way)



VICINITY MAP
 SCALE: 1"=300'

APPLICANT/OWNER:

PACIFIC FIRST NATIONAL, INC.
 11135 WASHINGTON BOULEVARD
 CULVER CITY, CA 90050

LEGAL DESCRIPTION:

PORTION OF LOT 5, OF R.W. PONDREXTER'S, TOWNSHIP SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO COUNTY, ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 98 PAGE 82 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY ADDRESS/LOCATION:

VACANT LAND
 LOS ANGELES, CA

BENCHMARK:

LACT TAG IN N N CB IMPERIAL HWY DN C/L, PROCD BUILDING AVENUE 100 THE S ELEVATION = 190.954 FEET

PROJECT DESCRIPTION:

4-LOT SUBDIVISION

UTILITIES:

- SEWER: BELL
- WATER: SCL, DAL, 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:

GR055 33,661 SQ. FT. (0.77 AC)
 NET 23,467 SQ. FT. (0.54 AC)

ZONING:

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

OAK TREE:

NO OAK TREE ON SITE

ENGINEER:



ROBERTO A. ARCA, PE
 REG. 028916

DATE



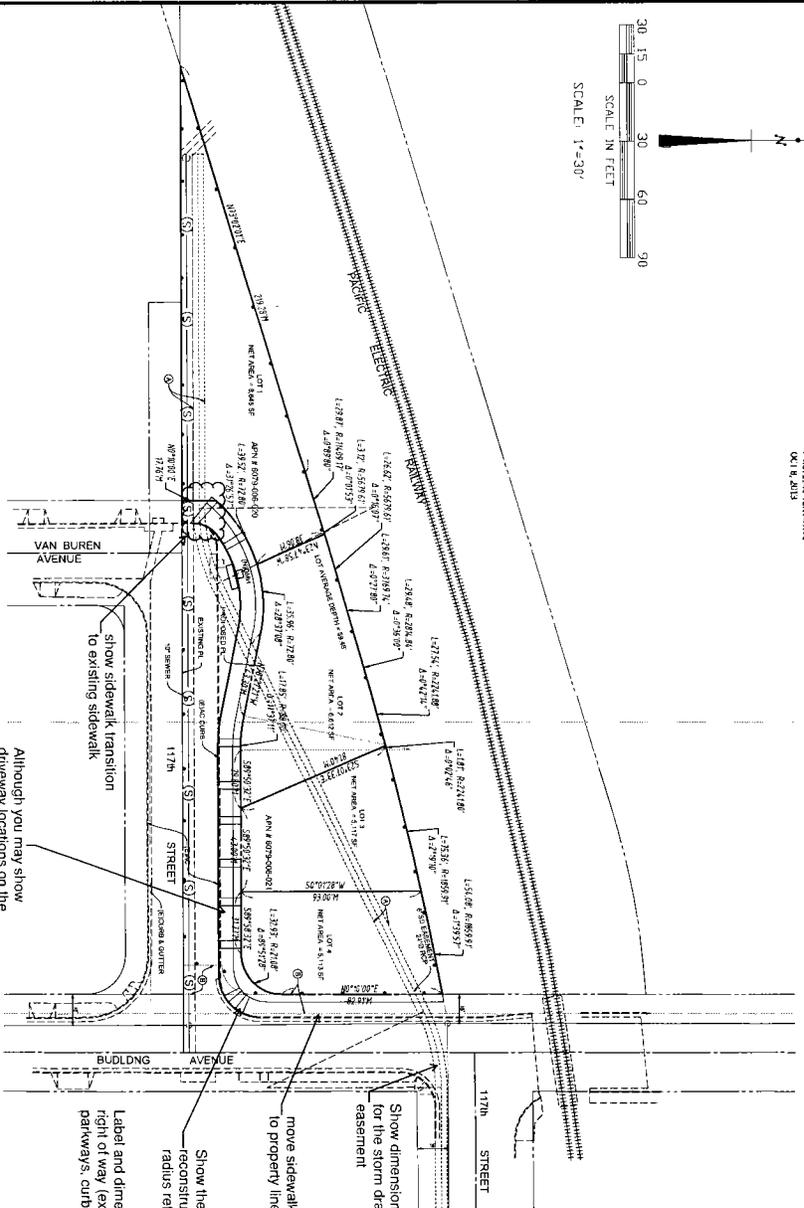
"EXHIBIT A"
 MINOR LAND SUBDIVISION
 TENTATIVE PARCEL MAP NUMBER 72546
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DEVELOPER: PANDORA TENTATIVE
 OAK TREE



Provide a typical section for all fronting street (show sidewalk as 5' and adjacent to the property line)

Although you may show tentative locations on the recommended map, it is not recommended unless you would like to commit to these locations for the driveways.



Label and dimension all streets, including full right of way (existing and proposed), parkways, curb to curb, existing sidewalk

Show the radius of the curb return, reconstruct to conform with standard 25' radius return

Show dimensions for the storm drain easement

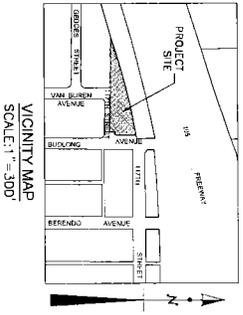
move sidewalk next to property line

show sidewalk transition to existing sidewalk

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
 NOTES:
 THERE ARE NO AREAS SUBJECT TO INUNDATION OR STORM WATER OVERFLOW AFFECTING BUILDINGS WITHIN THE PROJECT SITE ARE TO BE DEMONSTRATED.

LEGEND:
 PROPERTY LINE: P OR C OR
 CENTERLINE: C OR



VICINITY MAP
 SCALE: 1"=300'

HAZARDOUS MATERIALS

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

TITLE NOTES:

COMPANY: POCIETY NATIONAL TITLE COMPANY
 ORDER NO: 0003601-055
 DATE: JULY 30, 2013

EASEMENT NOTE:

AN EASEMENT FOR STORM DRAIN PURPOSES, TO REMAIN, RIGHTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND LING WITHIN THE AREA COMMONLY KNOWN AS BUILDING AVENUE, TO REMAIN.

LAND USE CATEGORY:

CATEGORY 1: LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)
 CATEGORY 2: LOW-MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)

BENCH MARK:

UICE TIG IN N. 08 W. 08 N. 08 W. 08 N. ON C/L PROD BUILDING AVENUE (TO THE S)
 ELEVATION = 190.094 FEET

PROPERTY ADDRESS/LOCATION:

VACANT LAND
 LOS ANGELES, CA

LEGAL DESCRIPTION:

PORTION OF LOT 5, OF R.W. PONDREXTER'S SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 3 WEST, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE 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.

PROJECT DESCRIPTION:

4-Lot SUBDIVISION

UTILITIES:

PUBLIC BELL
 SO. CAL. WATER
 WATER
 SOUTHERN OIL GAS
 OAS
 SOUTHERN OIL GAS
 ELECTRICITY

SEWAGE DISPOSAL:

SHIMMY SEWER
 SHIMMY SEWER

DRAINAGE DISPOSAL:

EXISTING SHEET FLOW
 PROPOSED SHEET FLOW

AREAS:

GRASS: 33,661 SQ. FT. (0.77 AC)
 NET: 25,487 SQ. FT. (0.58 AC)

ZONING:

EXISTING: R1/R2 (ONE/TWO-FAMILY RESIDENCE)
 PROPOSED: R1/R2 (ONE/TWO-FAMILY RESIDENCE)
 OAK TREE:
 NO OAK TREE ON SITE

ENGINEER:

 PANDORA TENTATIVE
 OAK TREE
 240 WEST CENTER STREET, SUITE 207
 LOS ANGELES, CALIFORNIA 90012
 TEL: (310) 788-3838 FAX: (310) 788-3837
 www.pacific-arca.com



MINOR LAND SUBDIVISION 072546
 TENTATIVE PARCEL MAP NUMBER 72546-
 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 and a revised exhibit map are required to show the following additional items:
 - a. Label existing sewer line and call out PC number on plan.
 - b. 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.
 - c. 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.



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 a "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 and a revised exhibit map are 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-new.doc

Phone (626) 458-4921

Date 10-31-2013

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

TENTATIVE MAP DATED 10-08-2013
EXHIBIT MAP DATED 10-08-2013

- 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 10-31-2013

pm72546L-new.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

Phone (626) 458-4918

Date 10-31-2013

pm72546L-new.doc

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

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-7989

DISTRIBUTION
_ Geologist
_ Soils Engineer
1 GMED File
1 Subdivision

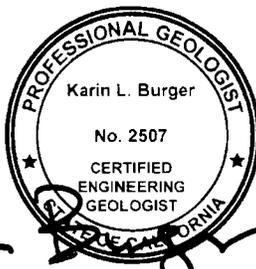
TENTATIVE PARCEL MAP 072546
SUBDIVIDER Pacifica First National, Inc.
ENGINEER Perfecto A. Arca PE
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED Oct 08 2013 (Exhibit)
LOCATION Athens
GRADING BY SUBDIVIDER [] (Y or N) (unknown)
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.
- A soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 10-30-13 is attached.



Reviewed by Karin Burger Date October 30, 2013

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 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 10/8/13

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/gmed/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 10/30/13

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

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.

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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. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively)
2. Provide approval of:
 - a. The latest approved hydrology report
 - 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.
3. If deemed applicable, submit a covenant or a letter of permission to enter and construct.



Name Nazem Said Date 10-24-2013 Phone (626) 458-4921

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. Construct new driveways to the satisfaction of Public Works.
2. Repair any improvements damaged during construction to the satisfaction of Public Works.
3. 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.
4. 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.
5. 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.
6. 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.
7. Construct drainage structures on 117th Street to the satisfaction of Public Works.
8. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
9. Install postal delivery receptacles in groups to serve two or more residential lots.
10. 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.
11. Permission is granted to construct the modified knuckle at the intersection of Van Buren Avenue and 117th Street as shown on the tentative map.

12. 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 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.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 72546 Map Date: October 08, 2013

C.U.P. _____ Vicinity: _____

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 88162404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **Clarify the number of structures being proposed within Lot 3. No on-site Fire Department access required.**

By Inspector: Juan C. Padilla Date November 5, 2013

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM72546 Map Date: October 08, 2013

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing **1** public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6øx 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, Form 195, to our office for review prior to Tentative Map clearance.**

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

By Inspector Juan C. Padilla Date November 5, 2013



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



PARK OBLIGATION REPORT

Tentative Map #	72546	DRP Map Date:	10/08/2013	SCM Date:	11/21/2013	Report Date:	11/05/2013
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:	\$13,156

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$13,156 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: James Barber
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map # 72546	DRP Map Date: 10/08/2013	SMC Date: 11/21/2013	Report Date: 11/05/2013
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)eople 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	3.50	0.0030	4	0.04
M.F. < 5 Units	2.67	0.0030	0	0.00
M.F. >= 5 Units	2.75	0.0030	0	0.00
Mobile Units	1.38	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	\$328,895	\$13,156

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	\$328,895	\$13,156



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

CYNTHIA A. HARDING, M.P.H.
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October 25, 2013

Tentative Parcel Map No. 072546

Vicinity: West Athens-Westmont

Tentative Parcel Map Date: October 8, 2013

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:

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