



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

PROJECT NUMBER

R2015-01631

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 072697
Environmental Assessment No. 201500117

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Eduardo & Daisy Villarruel

**MAP/EXHIBIT
DATE:**

07/27/16

**SCM REPORT
DATE:**

08/23/16

SCM DATE:

09/01/16

PROJECT OVERVIEW

The applicant proposes a subdivision to create two (2) single-family parcels with a total area of 0.49 gross (0.31 net) acres. The new parcels would have areas of 7,138 square feet and 6,273 square feet, respectively. Parcel 1 would take access from Tedford Drive to the west, while Parcel 2 would take access from Keese Drive to the south. The site currently contains one single-family residence, a detached garage (both to remain), and covered storage area (to be demolished). The resulting Parcel 2 would contain the existing detached garage, a new single-family residence, and a second unit, while Parcel 1 would contain the existing single-family residence and a new detached two-car garage.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (Require Fee):

LOCATION

14230 Tedford Drive, South Whittier

ACCESS

Tedford Drive (west), Keese Drive (south)

ASSESSORS PARCEL NUMBER(S)

8031-022-032

SITE AREA

0.49 acres (gross); 0.31 acres (net)

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

Sunshine Acres

SUP DISTRICT

4

LAND USE DESIGNATION

1 (Low Density Residential—1 to 6 dwelling units/gross acre)

ZONE

A-1 (Light Agricultural)

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

2 units (4.1 DU/AC)

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

6.0 DU/AC (2.9 units)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

To be determined; Likely Categorically Exempt—Class 15 (Minor Land Divisions)

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	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 maths@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

Tentative Map:

1. Please add the notations "To Remain" or "To Be Removed" for **ALL** existing structures on the site.
2. Please indicate the amount of proposed grading for new development.
3. The existing detached garage would be less than 20 feet from its new front property line, and it—as an accessory use—cannot remain on the new lot without a pre-existing residence. Therefore, it must be demolished prior to public hearing.

Information Only Map:

4. Please review Section 22.52.1750 of the County Code, which deals with the maximum size of a second unit. Be sure that the proposed second unit would not exceed these limits.

Administrative:

5. The existing storage building, marked "to be removed," and the existing attached garage must be demolished prior to any public hearing for this project. Please provide demolition permits and evidence that this has occurred.
6. Aerial photographs seem to indicate the illegal storage of junk and salvage on the existing property. If this is still the case, it must be removed prior to any public hearing for this project.

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 may be required. Please see attached Hydrology review sheet (Comment 1) for comments and requirements.
2. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements. Please note that sewer area study PC 12293AS was reviewed and additional comments were submitted to the applicant on May 18, 2016.
3. A revised tentative map is required to show the following additional items:
 - a. Please see attached Hydrology review sheet (Comment 1) for comments and requirements.
 - b. Please see attached Grading review sheet (Comment 1) for requirements.
 - c. Please see attached Road review sheet (Comment 1) and checked print for comments and requirements.
 - d. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
4. A revised "Land Division Application" is required. Please see attached Grading review sheet (Comment 2) for comments and requirements.

HW 
Prepared by Aissa Carrillo
pm 72697L-rev1.doc
<http://planning.lacounty.gov/case/view/pm072697/>

Phone (626) 458-3126

Date 08-25-2016



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 072697

TENTATIVE MAP DATE: 07/27/16

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

1. Tentative Map note states that there is grading for the proposed garage and walkway/driveway. These amounts of grading and features need to be shown on the map and a hydrology report may be required showing the extent of drainage impacts and mitigation may be needed.

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

Name  Date 08/18/16 Phone (626) 458-4921
Michele Chimienti

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 sewer area study PC 12293AS currently in plancheck with Public Works must be approved. The sewer area study was reviewed and returned to the applicant with additional comments on May 18, 2016. 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. An updated tentative map is required to show the following items:
 - a. Show locations of existing sewer lateral lines to the existing buildings.
 - b. Existing sewer laterals must be located within the same lot. If not, the sewer laterals must be relocated to serve parcel 1.



Prepared by Bereket Tadele

Phone (626) 458-4921

Date 08-08-16

pm72697s-rev1.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:

1. A revised tentative map is required to show the following additional items:
 - a. Benchmark information.
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - c. Earthwork volume, including cut, fill, import, and export.
 - d. Reconcile grading quantities shown on the tentative map and subdivision application (grading quantities shall include cut, fill, and over-excavation). Currently the tentative map says grading is proposed but has no earthwork quantities and the application does not indicate any earthwork volumes or whether the grading will be balanced on site.
2. A revised subdivision application to indicate that grading is now proposed, along with earthwork volumes (including cut, fill, import, and export).

DGR

Name Diego G. Rivera Date 8-18-2016 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Conditions\72697g-rev1.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:

1. A revised tentative map is required to show the following additional items:
 - See attached check print for additional comments.

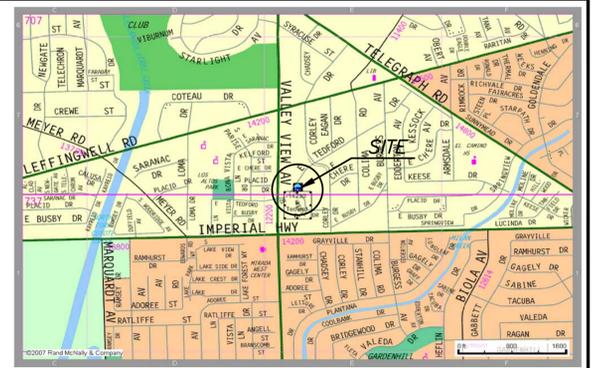
Prepared by Ruben Cruz
pm72697r

Phone (626) 458-4910

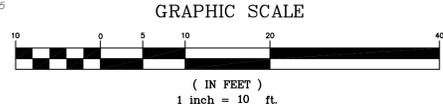
Date 08/24/2016

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 072697

LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE
PAGE AND GRID: 565-G4



NOTES

- PROJECT SITE GROSS AREA: 21,235 SQ. FT. 0.49 ACRES
- PROJECT SITE NET AREA: 13,347 SQ. FT. 0.31 ACRES
- EXISTING ZONING: A-1 (LIGHT AGRICULTURAL)
- PROPOSED ZONING: A-1 (LIGHT AGRICULTURAL)
- EXISTING AND PROPOSED USE: SINGLE FAMILY DWELLINGS
- SEWAGE DISPOSAL: EXISTING PUBLIC SYSTEM
- METHOD OF DRAINAGE: CONTROLLED TOWARD THE STREET
- THE PROJECT IS NOT WITHIN A KNOWN HAZARDOUS AREA
- THERE ARE NO OAK TREES IN THIS PROPERTY.
- NUMBER OF PARCELS: 2
- WATER SUPPLY: SUBURBAN WATER SYSTEMS- 562-944-8219
- COMCAST CABLE (888) 255-5789
- EDISON (800) 684-8123
- THE GAS COMPANY (800) 427-2200
- EXISTING AND PROPOSED GENERAL PLAN LAND USE CATEGORY IS: LOW DENSITY RESIDENTIAL 1 TO 6 UNITS/ GROSS ACRE
- GRADING IS PROPOSED FOR THE NEW 2-CAR GARAGE AND DRIVEWAY.

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 175 AND 176 OF TRACT NO. 10100, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146 PAGES 14 TO 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 176 DISTANT SOUTHWESTERLY THEREON 128 FEET FROM THE MOST NORTHERLY CORNER OF LOT 175 OF TRACT NO. 10100; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 176 A DISTANCE 130 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHWESTERLY 30 FEET OF SAID LOTS 175 AND 176; THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 65 FEET OF SAID LOT 175, SAID SOUTHWESTERLY LINE BEING THE SOUTHWESTERLY LINE OF SAID LOTS 175 AND 176; THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF SAID LOT 175; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 175 AND 176 AND ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINE OF SAID LOT 176 TO THE POINT OF THE BEGINNING.

EXCEPT THEREFROM THE INTEREST IN ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES LYING OR FLOWING BENEATH SAID LAND, AS RESERVED BY UNITED MORTGAGE CO., FORMERLY COMMONWEALTH HOME BUILDERS, A CORPORATION IN DEED REGISTERED JANUARY 27, 1947 AS DOCUMENT NO. 2325-P, TORRENS REGISTRATION.

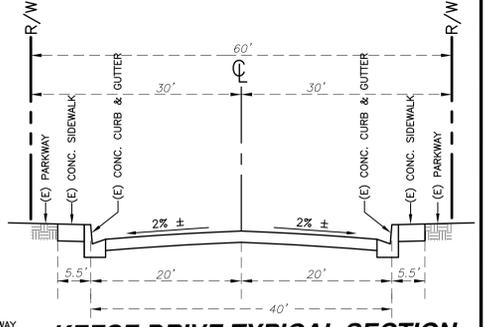
A.P.N.: 8031-022-032

CONSTRUCTION NOTES

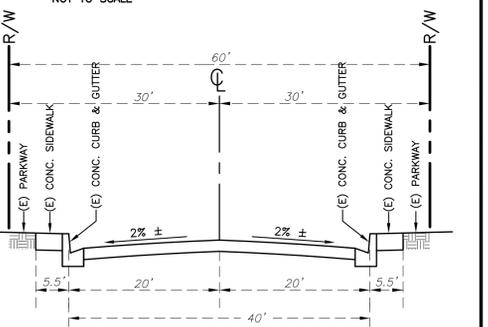
- RE-CONSTRUCT CURB RAMP AT THE INTERSECTION OF TEDFORD DRIVE AND KEESE DRIVE TO MEET CURRENT ADA REQUIREMENTS TO THE SATISFACTION OF PUBLIC WORKS.
- CONSTRUCT OR RECONSTRUCT ANY NEW DRIVEWAYS TO MEET CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS TO THE SATISFACTION OF PUBLIC WORKS.
- CLOSE ANY UNUSED DRIVEWAY TO THE SATISFACTION OF PUBLIC WORKS.
- CONSTRUCT SIDEWALK POPOUTS ALONG THE PROPERTY FRONTAGE AT ANY POINT OBSTRUCTIONS, INCLUDING UTILITY POLES, TO MEET ADA REQUIREMENTS TO THE SATISFACTION OF PUBLIC WORKS.
- REPAIR ANY IMPROVEMENT DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF PUBLIC WORKS.
- ANY PROPOSED PERIMETER FENCE (CMU OR WOOD) ADJACENT TO ANY DRIVEWAYS SHALL BE DEPRESSED TO 3 FEET OR LESS WITHIN 10 FEET OF THE RIGHT OF WAY TO PROVIDE LINE OF SIGHT.
- PLANT STREET TREES ALONG THE PROPERTY FRONTAGE ON KEESE DRIVE AND TEDFORD DRIVE 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.
- ANY ABOVE GROUND OBSTRUCTIONS, INCLUDING UTILITY POLES, MUST BE A MINIMUM OF 4' FROM THE TOP OF "X" OF ANY DRIVEWAYS. IN NO CASE SHOULD THIS SEPARATION BE LESS THAN TWO FEET.
- ANY PROPOSED PERIMETER FENCE (CMU OR WOOD) ADJACENT TO ANY DRIVEWAYS SHALL BE DEPRESSED TO 3 FEET OR LESS WITHIN 10 FEET OF THE RIGHT OF WAY TO PROVIDE LINE OF SIGHT.

LEGEND

- TC TOP OF CURB
- FL FLOWLINE
- FF FINISH FLOOR
- T.R. TO REMAIN
- T.B.R. TO BE REMOVED
- H HIGH
- (E) EXISTING
- - - - - EXISTING STRUCTURE
- x 105.50 SPOT ELEVATION
- CL CENTERLINE
- — — — — PROPERTY LINE
- - - - - SEWER LINE
- - - - - WATER LINE



KEESE DRIVE TYPICAL SECTION
NOT TO SCALE



TEDFORD DRIVE TYPICAL SECTION
NOT TO SCALE

AREAS SCHEDULE				
PARCEL NO.	PARCEL AREA SQ. FEET	PERVIOUS AREA SQ. FEET	IMPERVIOUS AREA SQ. FEET	PERCENTAGE IMPERVIOUS
1	7,074	4,691	2,377	33.6%
2	6,273	5,424	849	13.5%
TOTAL AREA=13,347				

BENCHMARK		
BM NUMBER	QUAD	ELEV FOOTMEETER
Y 10240		119.449
DESCRIPTION		
MWD RP TAG IN S CB RET 1.5 M (5 FT) E/O BCR @ SW COR VALLEY VIEW AVE AND IMPERIAL HWY.		

REVISIONS				
NO.	INIT.	DATE	DESCRIPTION	APP'D DATE

OWNER OR DEVELOPER:
ADRIAN RIVERA
14979 LODOSA DRIVE
WHITTIER, CA 90605
(562) 464-7460
armenterprises@charter.net

PREPARED BY:
LANDEVELOPMENT ENGINEERING, INC.
7340 E. FLORENCE AVENUE, SUITE 211
DOWNEY, CA 90240
(562) 325-8893 TEL
(562) 309-8161 FAX
evengineering@yahoo.com

ENGINEER
Pablo B. Sanchez RCE 29664
EXP. 3-31-17

APPROVED BY:
CITY ENGINEER, R.C.E. EXP.
DATE

TENTATIVE PARCEL MAP NO. 072697
SITE ADDRESS: 14230 TEDFORD DRIVE
WHITTIER, CA 90604
A.P.N.: 8031-022-032

JOB NO.:
VA013_183
SHEET 1 OF 1

SCALE: 1"=10'
DATE: 7-26-2016

PREPARED BY: EV
CHECKED BY: PBS
COUNTY OF LOS ANGELES

- 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 Aissa Carrillo

Phone (626) 458-3126

Date 08-25-2016

pm 72697L-rev1.doc
<http://planning.lacounty.gov/case/view/pm072697/>

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 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. Remove existing storage structure on Parcel 2 prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
9. Construct a new garage for Parcel 1 prior to final map approval. Building permits are required from the Building and Safety office. After approval of the new garage, remove the existing garage for Parcel 1 as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 08-25-2016

pm 72697L-rev1.doc

<http://planning.lacounty.gov/case/view/pm072697/>

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	72697	Tentative Map Dated	7/27/16 (Rev)	Parent Tract	
Grading By Subdivider? (Y or N)	Not indicated_yd ³	Location	Whittier	APN	8031-022-032
Geologist	--	Subdivider	Rivera and Chavez		
Soils Engineer	--	Engineer/Arch.	Landdevelopment Engineering, Inc. (Pablo B. Sanchez)		

Review No. 2:

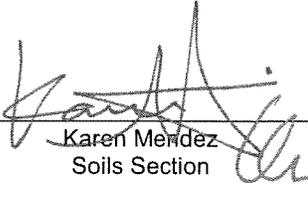
Geologic Report(s) Dated:	--
Soils Engineering Report(s) Dated:	--
Previous Review Sheet	6/25/15

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

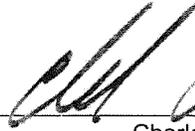
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

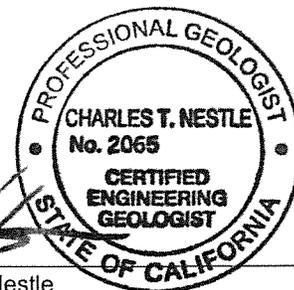
- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by


Karen Mendez
Soils Section




Charles Nestle
Geology Section



Date 8/22/16

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.

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 additional right of way for a corner cut off at the intersection of Tedford Drive and Keese Drive to the satisfaction of Public Works.
2. Reconstruct curb ramp at the northeast corner of Tedford Drive and Keese Drive to meet current ADA requirements and to the satisfaction of Public Works.
3. Construct or reconstruct any new driveways to meet current ADA requirements and to the satisfaction of Public Works.
4. Close any unused driveways with standard curb, gutter and sidewalk.
5. Construct sidewalk popouts along the property frontage at any point obstructions, including utility poles, to meet ADA requirements to the satisfaction of Public Works.
6. Any above ground obstructions, including utility poles, must be a minimum of 4' from the top of "X" of any driveways. In no case should this separation be less than two feet.
7. Remove any private improvements, including the retaining wall on Keese Drive and property wall on Tedford Drive, from the right of way to the satisfaction of Public Works.
8. Repair any improvements damaged during construction to the satisfaction of Public Works.
9. Any proposed perimeter fence (CMU or wood) adjacent to any driveways shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
10. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
11. Plant street trees along the property frontage on Keese Drive and Tedford Drive to the satisfaction of Public Works.

12. 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.

Prepared by Ruben Cruz
pm72697r

Phone (626) 458-4910

Date 8-24-2016

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all units in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the Will Serve letter dated 06/27/2016 from the Suburban Water System to the satisfaction of Public Works. The Will Serve letter will expire on 06/27/2017, it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali
Pm72697w-rev1.doc

Phone (626) 458-4921

Date 08-18-2016



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: PM 72697

MAP DATE: July 27, 2016

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

FINAL MAP CONDITIONS OF APPROVAL

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. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. Per the fire flow test performed by Suburban Water System dated 06-06-16, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
3. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. 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.



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: PM 72697

MAP DATE: July 27, 2016

5. 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.

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



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



PARK OBLIGATION REPORT

Tentative Map #	72697	DRP Map Date:	07/27/2016	SCM Date:	09/01/2016	Report Date:	08/23/2016
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA				Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$2,617

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,617 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes to subdivide one (1) lot into two (2) lots, with one (1) single family house to remain. Net increase of one (1) lot.

*****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 #	72697	DRP Map Date:	07/27/2016	SMC Date:	09/01/2016	Report Date:	08/23/2016
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA			Map Type:	REV. (REV RECD)	

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	3.83	0.0030	1	0.01
M.F. < 5 Units	2.89	0.0030	0	0.00
M.F. >= 5 Units	3.16	0.0030	0	0.00
Mobile Units	3.12	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = **2 SOUTH WHITTIER / EAST LA MIRADA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$261,675	\$2,617

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
0.01	0.00	0.00	0.01	\$261,675	\$2,617



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August 16, 2016

Tentative Parcel Map No. 072697

Vicinity: Sunshine Acres

Tentative Parcel Map Date: July 27, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Parcel Map 072697** based on the use of public water (Suburban Water Systems) and public sewer (Los Angeles County Sanitation District) as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

V.B.

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