



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

**PROJECT NUMBER**

R2014-02978

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. PM073139  
Environmental Assessment No. R2014-02978

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Mary Phuong & LV Development Inc./EGL Associates, Inc.

**MAP/EXHIBIT  
DATE:**

09/01/15

**SCM REPORT  
DATE:**

10/01/14

**SCM DATE:**

10/08/15

**PROJECT OVERVIEW**

Subdivision: To create 2 single-family lots.

**MAP STAGE**

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

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       Revision (requires a fee):

**LOCATION**

1349 Galemont Avenue, Hacienda Heights

**ACCESS**

Galemont Avenue

**ASSESSORS PARCEL NUMBER(S)**

8219-001-061

**SITE AREA**

0.38 net (0.45 gross) acres

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

HACIENDA HEIGHTS

**SUP DISTRICT**

4TH

**LAND USE DESIGNATION**

H9-Residential (0-9/du/ac)

**ZONE**

R-A-7500

**CSD**

NONE

**PROPOSED UNITS**

(DU)

2

**MAX DENSITY/UNITS**

(DU)

2

**GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

none

**ENVIRONMENTAL DETERMINATION (CEQA)**

Categorically Exempt ( Class 15)

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 <a href="mailto:mpavlovic@planning.lacounty.gov">mpavlovic@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:   
Reschedule for Subdivision Committee Reports Only:

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**PREVIOUS CASES**

R1ST201400038

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.

Tentative Map:

Clear  Hold

1. Call out any on-site Walnut Trees. If there are no Walnut Trees, include a note indicating such.

Administrative/Other:

Clear  Hold

1. Revise the Land Use Radius Map to provide the physical use of each parcel that falls within the radial boundary.
2. Provide all building permits, Assessor Records, and Assessor Field Notes which contain a diagram of existing buildings.
3. Any zoning violations must be abated prior to public hearing. Remove or reduce the height of the 4' high front yard fence prior to public hearing.
4. Provide the Operating Agreement for the LLC.
5. Provide proof of legal access for Galemont Avenue.
6. Remove Exhibit "A" from the *Conceptual Grading Plan* title.
7. All fences and walls, including future fences/walls must comply with the Zoning Code.

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**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

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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 proof of access to the satisfaction of the Department of Regional Planning.
2. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
3. A revised tentative map is required to show the following additional items:
  - a. Please see attached Road review sheet for comments and requirements.
  - b. Please see attached Water review sheet (Comment 2) for requirements.
4. Remove the Exhibit "A" (CONCEPTUAL GRADING PLAN) if it is not applicable.

*-HW*

Prepared by Teni Mardirosian  
pm73139L-rev1.doc  
<http://planning.lacounty.gov/case/view/pm073139/>

Phone (626) 458-4910

Date 09-28-2015

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 domestic flow, minimum fire flow, and fire hydrant 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 additional items:
  - Show how parcel 1 is to be served by existing public water and call out the proposed point of connection to the existing public water.



Prepared by Tony Khalkhali  
pm073139w-rev1.doc

Phone (626) 458-4921

Date 09-24-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL NO. 073139

Page 1/1

TENTATIVE MAP DATED 09-01-2015

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 is required to show the following additional items per road comments in the file named 2015-09-24 PM 073139 2nd Check JN, which can be found at the following ftp link:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TPM%20073139/>

Prepared by Joseph Nguyen *JN*  
pm73139r-rev1

Phone (626) 458-4921

Date 09-28-2014

- RECEIVED  
DEPT OF REGIONAL PLANNING  
PM073139 TENTATIVE  
DATE: 01 SEP 2015
- LEGEND**
- (98.23).....EXISTING ELEVATION
  - 99.00.....PROPOSED ELEVATION
  - (100)--- EXISTING CONTOUR
  - .....DRAINAGE PATTERN
  - .....EXISTING STRUCTURE
  - .....PROPOSED STRUCTURE
  - .....EXISTING SEWER MAIN
  - .....EXISTING SEWER MAIN
  - .....PROPERTY LINE
  - .....RETAINING WALL
  - .....FIRE HYDRANT
  - EX.....EXISTING
  - T.C.....TOP OF CURB
  - F.L.....FLOW LINE
  - F.F.....FINISH FLOOR
  - H.P.....HIGH POINT
  - R/W.....RIGHT OF WAY
  - P/L.....PROPERTY LINE
  - WM.....WATER METER
  - S.....SEWER MANHOLE

**SURVEY BASIS**

G 5547 BASELINE QUAD  
L&N IN W CB 7.6M(25FT) N/O C/L PROD  
SIGMAN ST ON HACIENDA 5L  
ELEV 363.002

SURVEY WAS PROVIDED BY  
ALFRED J. THELWELL, LS 6999  
ON AUGUST 20, 2014

**OWNER**

MARY PHUONG, AND LV DEVELOPMENT, INC.  
9912 MILOANN STREET,  
TEMPLE CITY, CA 91780  
626-205-8866

**PREPARED BY**

HANK JONG, PE  
EGL ASSOCIATES, INC.  
11819 GOLDRING ROAD, UNIT A  
ARCADIA, CALIFORNIA 91006  
PH: 626-263-3588 FAX:  
626-263-3599

**NOTES:**

ZONING: RA-7500 (PRESENT)  
ZONING: RA-7500 (PROPOSED)  
NO. OF EX. LOTS: 1  
NO. OF PROP. LOTS: 2  
EX. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL  
PROP. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL  
APN NUMBER: 8219-001-061  
EX. LAND USE CATEGORY: H9 (LOW DENSITY RESIDENTIAL)  
PROP. LAND USE CATEGORY: H9 (LOW DENSITY RESIDENTIAL)  
TOTAL AREA OF THE LOTS: 19,695 SF (0.45 AC) TO THE C.L. OF THE RD.  
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.  
- NO OAK TREES ON SITE.  
- NO STORM DRAIN ON SITE.  
- NO BUILDING DESIGN AVAILABLE  
REQUEST A WAIVER FOR CONDITIONAL OFFER FOR PRIVATE STREET  
REQUIRED PER LOS ANGELES COUNTY CODE: 21.28.060.

**UTILITY SERVICES:**

WATER - SAN GABRIEL VALLEY WATER COMPANY  
WATER PURVEYOR CONTACT: KEITH HUESTON  
TEL: (909)201-7353

SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - VERIZON  
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT  
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT  
SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

**NOTE:**

SUBJECT TO THE HEALTHY DESIGN ORDINANCE: THE  
ONSITE TREE PLANTING REQUIREMENT IS ONE TREE PER  
EACH 25 FEET OF EXISTING AND PROPOSED STREET  
FRONTAGE LOCATED WITHIN THIS SUBJECT PROPERTY.  
BASED ON THE PROJECT TOTAL OF 100 LINEAR FEET OF  
STREET FRONTAGE, A TOTAL OF 4 TREE PLANTINGS  
SHALL BE REQUIRED FOR THE PROJECT AND INDICATED  
ON A TREE PLANTING PLAN TO BE APPROVED BY  
REGIONAL PLANNING PRIOR TO FINAL MAP RECORDATION.

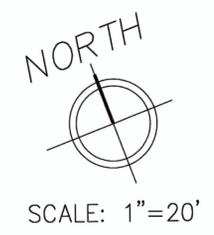
**DEMOLITION NOTES:**

- (X) EXISTING STRUCTURES TO BE REMOVED.
- (Y) EXISTING TREES TO BE REMOVED (NOT OAKS).

# MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 073139

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

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 3081, IN THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 26 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

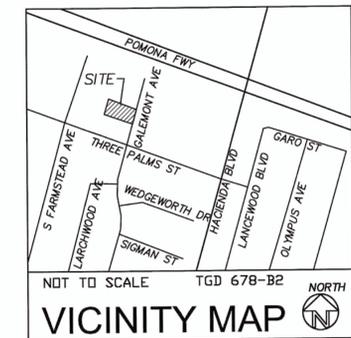


**PROJECT LOCATION:**

**2-PARCEL SUBDIVISION**  
1349 GALEMONT AVE,  
HACIENDA HEIGHTS, CA 91745

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REVISIONS	BY
03/26/2015	SY
08/26/2015	SY



**AREA TABLE**

PARCEL	NET		* GROSS	
	SQ. FT.	ACRE	SQ. FT.	ACRE
PARCEL 1	8,346	0.19	9,849	0.23
PARCEL 2	8,342	0.19	9,846	0.22
TOTAL	16,688	0.38	19,695	0.45

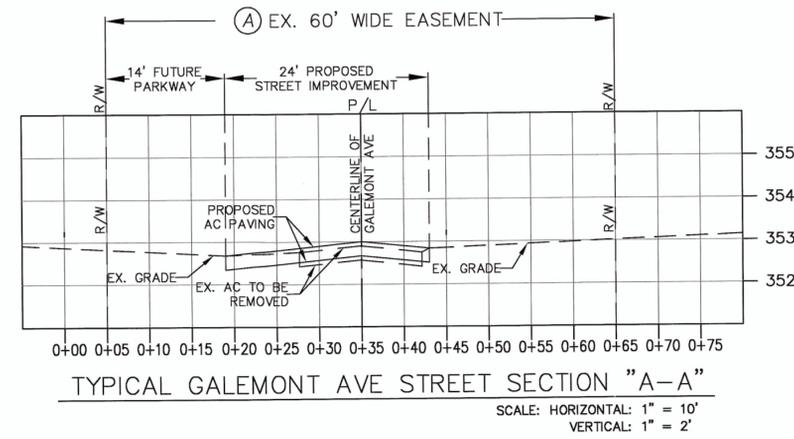
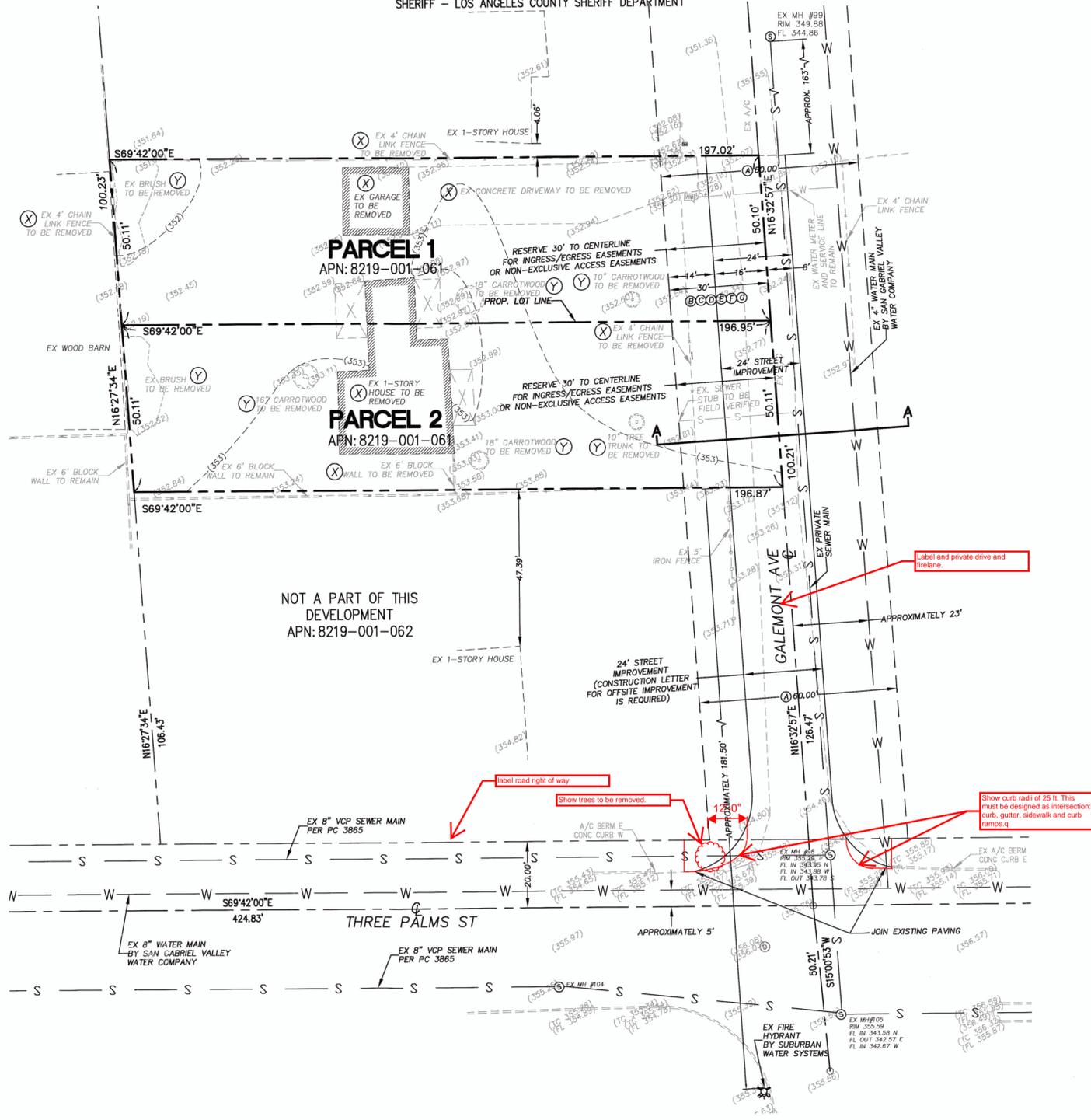
\*GROSS AREA TO STREET CENTERLINE

**EASEMENT NOTES:**

EASEMENTS PER PRELIMINARY TITLE REPORT  
WFT TITLE COMPANY OF CALIFORNIA  
ORDER NO: 5323896-EP, DATED SEPTEMBER 8, 2014

ALL EXISTING EASEMENTS TO REMAIN.

- | ITEM NO. | DESCRIPTION   |
|----------|---|
| (A)      | EX. EASEMENT FOR INGRESS AND EGRESS, PIPE LINES, DRAINAGE AND/OR PUBLIC UTILITIES AND RIGHT INCIDENTAL PURPOSES.                                |
| (B)      | EX. EASEMENT FOR PIPE LINES PURPOSES RECORDED ON DECEMBER 29, 1947 IN BOOK 26065, PAGE 318 OF OFFICIAL RECORDS.                                 |
| (C)      | EX. EASEMENT FOR ROAD AND UTILITIES PURPOSES RECORDED ON DECEMBER 29, 1947, AS RECORDING NO. 1951, IN BOOK 26065, PAGE 193 OF OFFICIAL RECORDS. |
| (D)      | EX. EASEMENT FOR POLE LINES PURPOSES RECORDED ON MARCH 18, 1948, AS RECORDING NO. 2560, IN BOOK 26726, PAGE 463 OF OFFICIAL RECORDS.            |
| (E)      | EX. EASEMENT FOR POLES AND CONDUITS PURPOSES RECORDED ON OCTOBER 13, 1949 IN BOOK 31218, PAGE 274 OF OFFICIAL RECORDS.                          |
| (F)      | EX. EASEMENT FOR PIPE LINES PURPOSES RECORDED ON JANUARY 27, 1950 AS RECORDING NO. 2135, IN BOOK 32106, PAGE 243 OF OFFICIAL RECORDS.           |
| (G)      | EX. EASEMENT FOR SANITARY SEWER LINE PURPOSES RECORDED ON JUNE 16, 1970 AS RECORDING NO. 2044 OF OFFICIAL RECORDS.                              |



**PREPARED FOR:**

**MARY PHUONG  
LV DEVELOPMENT, INC.**  
9912 MILOANN STREET,  
TEMPLE CITY, CA 91780

**EGL Associates, Inc.**  
11819 GOLDRING ROAD, UNIT A  
ARCADIA, CA 91006  
TEL: (626)-263-3588  
FAX: (626)-263-3599  
E-mail: mail@egl88.com

DRAWN	SY
CHECKED	HJ
DATE	09/09/2014
JOB NO.	13-294-005
SCALE	1" = 20'
FILE	13294005.DWG
DRAWING	1 of 2



- 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 Teni Mardirosian

Phone (626) 458-4910

Date 09-28-2015

pm73139L-rev1.doc  
<http://planning.lacounty.gov/case/view/pm073139/>

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. Delineate proof of access to a public street on the final map.
8. If applicable, quitclaim or relocate easements running through proposed structures.
9. Extend lot lines to the center of Private Street.
10. Grant ingress/egress and utility easements to the public over the private street.
11. Remove existing house and garage as shown on the tentative map prior to final map approval. Demolition permits and final sign-off are required from the Building and Safety office.
12. 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.
13. 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.
14. 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.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*-HW*

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 09-28-2015

pm73139L-rev1.doc

<http://planning.lacounty.gov/case/view/pm073139/>



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

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

TRACT NO.: 073139

TENTATIVE MAP DATE: 09/01/2015  
EXHIBIT MAP DATE: 09/01/2015

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

Approval to drainage is recommended with no drainage conditions.

**Prior to Building Permit:**

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)
2. Prior to issuance of building permits, comply with the requirements of the Drainage Concept/Hydrology Study which was approved on March 26, 2015 to the satisfaction of Public Works.
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/index.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml).

Name Patricia Constanza Date 9/24/15 Phone (626) 458-4921  
Patricia Constanza

P:\dpub\SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-PM73139.doc

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 73139 Tentative Map Dated 9/1/15 (Rev.) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [ N ] (Y or N) \_\_\_\_\_ yd<sup>2</sup> Location Hacienda Heights APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider Mary Phuong and LV Development, Inc.  
Soils Engineer EGL Engineer/Arch. EGL Associates, Inc.

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: 5/14/15  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

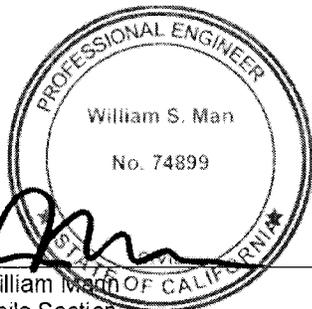
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

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 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>.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.

Prepared by  
  
\_\_\_\_\_  
William Man OF CALIFORNIA  
Soils Section



  
\_\_\_\_\_  
Charles Nestle  
Geology Section

Date 9/24/15

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
PARCEL MAP NO. 073139

Page 1/1

TENTATIVE MAP DATED 09-01-2015

1. Approval of this map pertaining to grading is recommended.

Name Nazem Said  Date 9-16-2015 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073139\GP 073139\2015-09-02 TPM 073139 SUBMITTAL

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

1. Street frontage is being provided via the use of the private streets per LACC 21.24.290. However, existing development constraints within the neighborhood either prohibit the private street from being able to meet public design standards or will restrict full standard urban improvements; therefore Public Works does not recommend encumbering the private street with an offer of right of way as prescribed in LACC 21.28.060. Permission is granted to waive the offer of private and future right of way along the property frontage subject to the approval of the Advisory Agency.
2. Reserve ingress/egress easements or non-exclusive access easements along the property frontage 30 feet from the existing centerline to the satisfaction of Public Works and the Fire Department.
3. Construct ADA conforming parkway improvements (curb, gutter, sidewalk, curb ramps, and landings) on Three Palms Street at the intersection of Galemont Avenue and Three Palms Street, that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
4. Construct transition pavement from Three Palms Street to Galemont Avenue at the intersection of Galemont Avenue and Three Palms Street to the satisfaction 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. The subdivider shall install separate house laterals to serve each parcel in the land division.
2. A sewer area study for the proposed subdivision (PC12232AS, dated 02-03-2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
4. Pay ordinance frontage charge to the satisfaction of Public Works.

Prepared by Vifong Truong  
pm073139s-rev1.doc

Phone (626) 458-4921

Date 09-15-2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73139

MAP DATE: September 1, 2015

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**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. The off-site improvements shall provide a minimum paved unobstructed width of 24 feet, clear to the sky, in compliance with the Department of Public Works road improvements requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Per the fire flow test performed by Suburban Water System dated 10-27-14, 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.

Reviewed by: Juan Padilla

Date: September 30, 2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73139

MAP DATE: September 1, 2015

- 
4. 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. The required fire flow will be confirmed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. The required fire flow for the public fire hydrants for this development, if the future single family dwellings are equal to or greater than 3,601 total square feet, can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be confirmed during the Fire Department review of the architectural plan prior to building permit issuance.
  6. 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.
  7. 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](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73139</b>	DRP Map Date:	<b>09/01/2015</b>	SCM Date:	<b>10/08/2015</b>	Report Date:	<b>09/29/2015</b>
Park Planning Area #	<b>9</b>		<b>HACIENDA HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

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:	<b>0.01</b>
IN-LIEU FEES:	<b>\$2,429</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$2,429 in-lieu fees.

**Trails:**

No trails.

**Comments:**

**Proposing two (2) single-family home lots, with one (1) existing single-family home to be removed. Net increase of one (1) unit.**

**\*\*\*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

Supv D 4th  
September 15, 2015 14:28:11  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73139</b>	DRP Map Date:	<b>09/01/2015</b>	SMC Date:	<b>10/08/2015</b>	Report Date:	<b>09/29/2015</b>
Park Planning Area #	<b>9</b>		<b>HACIENDA HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

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	<b>3.64</b>	<b>0.0030</b>	<b>1</b>	<b>0.01</b>
M.F. < 5 Units	2.61	0.0030	0	0.00
M.F. >= 5 Units	2.50	0.0030	0	0.00
Mobile Units	3.14	0.0030	0	0.00
Exempt Units			<b>1</b>	
<b>Total Acre Obligation =</b>				<b>0.01</b>

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$242,927	<b>\$2,429</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$242,927	<b>\$2,429</b>



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

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

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

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

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September 25, 2015

Tentative Parcel Map No. 073139

Vicinity: Hacienda Heights

Tentative Parcel Map Date: September 1, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 073139** based on the use of public water (San Gabriel Valley Water Company) and public sewer (Los Angeles County Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation.

Prepared by:

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