



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

PROJECT NUMBER

R2015-02220

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 073610
Environmental Assessment No. 201500148

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Zhaopha Investment LLC (Lily Xiao)

**MAP/EXHIBIT
DATE:**

07/22/15

**SCM REPORT
DATE:**

08/20/15

SCM DATE:

08/27/15

PROJECT OVERVIEW

To subdivide existing single-family lot into two single-family lots, including one flag lot.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Revision (requires a fee):

LOCATION

1560 9th Avenue, Hacienda Heights

ACCESS

9th Avenue

ASSESSORS PARCEL NUMBER(S)

8211-002-011

SITE AREA

36,000 square feet (gross)/33,000 square feet (net)

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

SUP DISTRICT

4th

LAND USE DESIGNATION

H5 – Residential 5 (0-5 du/ac)

ZONE

R-A-15,000 – Residential
Agricultural (15,000
Minimum Square Foot Lot
Size)

CSD

N/A

**PROPOSED UNITS
(DU/AC)**

2

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

2

GRADING

No Proposed Grading

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST201400065 – Two lot subdivision

ZCR R2015-00896 – Garage conversion into a bedroom, bathroom and family room, and the construction of a new two-car garage, laundry room and bathroom.

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.

1. A Zoning Conformance Review (ZCR201500329) was approved to convert the existing garage into a bedroom, bathroom and family room, and to construct a new laundry, bathroom, and two-car garage. Has the approved work been completed? Label the new garage “existing” if the work has been completed or “under construction” if work has begun.
2. A Flag Lot Supplemental Information form must be filled out and submitted along with a flag lot analysis. The flag lot analysis shall provide the total number and percentage of flag lots within a 500 foot radius of the project site.
3. Please provide a lot table with the gross and net area information. Ensure to net out any highway dedications and all easements for the net lot area. You will need to deduct the flag access strips for net areas. Ensure to calculate to the center line of the right-of-way for the gross lot area.
4. Provide building permits and assessor records for all existing structures.
5. On the tentative map, show the garage in the outline of the existing house if it still remains.
6. The land use map must depict the existing land use, not zoning. Please revise. Ensure the information on the land use map is correct.
7. Remove the One-Stop number from the land use map and use the tentative parcel map number.
8. Correct the existing and proposed zoning under project description.
9. Street cross-section must be drawn to scale.
10. Submit an arborist report identifying the species of all existing trees on the subject property.
11. The required 26-foot back out space for the required parking is not provided.
12. The existing shed identified on Parcel 2 must be removed before Final Map recordation. Please label shed “to be removed.”
13. Verify the measurement of the existing side yard setback on the southern property line. The residence does not appear to be 12 feet from the property line.

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,
- Six (6) 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 3rd 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.

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 (Comment 1 and 2) for requirements.
2. An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for requirements.
3. Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
4. Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
5. A revised tentative map is required to show the following additional items:
 - a. Include engineer signature in addition to registration stamp.
 - b. If applicable, show and call out 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 easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation “No existing on-site public and private easements” on the tentative map.
 - c. Label existing building on Parcel 1 “to be modified” as applicable.
 - d. Delineate and call out the existing garage on parcel 1 and label it “to be removed”, as applicable.
 - e. Please see attached Hydrology review sheet (Comment 3) for comments and requirements.
 - f. Please see attached Road review sheet (Comment 1) for comments and requirements.
 - g. Please see attached Sewer review sheet (Comment 2) for comments and requirements.



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

PARCEL MAP NO. 73610

TENTATIVE MAP DATED 07/22/2015
EXHIBIT MAP NA

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~~ 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. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>). Please use the link below for LID Manual:
<http://dpw.lacounty.gov/lid/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>
3. Comments/Additional Requirements: Show drainage patterns in all the Parcel Map boundaries.

Reviewed by

David Esfandi

Date 07/29/2015 Phone (626) 458-7130

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. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. 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:
 - Show and call out 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 easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

Prepared by Vilon T. Truong
pm73610s-new.doc

Phone (626) 458-4921

Date 08-13-2015

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 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.

Prepared by Tony Khalkhali
pm73610w-new.doc

Phone (626) 458-4921

Date 08-13-2015

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

Prepared by Omar Ahmed^{OA}
pm73610r-new

Phone (626) 458-4921

Date 8-13-2015

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 073610

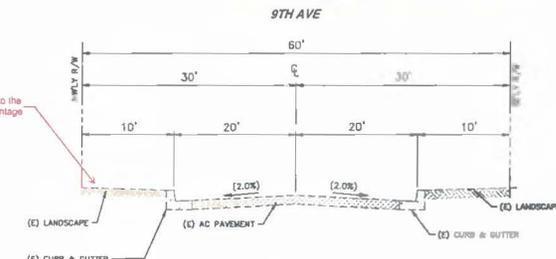
(FOR SUBDIVISION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE SOUTHWEST 100 FEET OF LOT 102 OF TRACT
NO. 1953, IN THE CITY OF HACIENDA HEIGHTS, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 158-159
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAY 28, 2015
APN: 8211-002-011

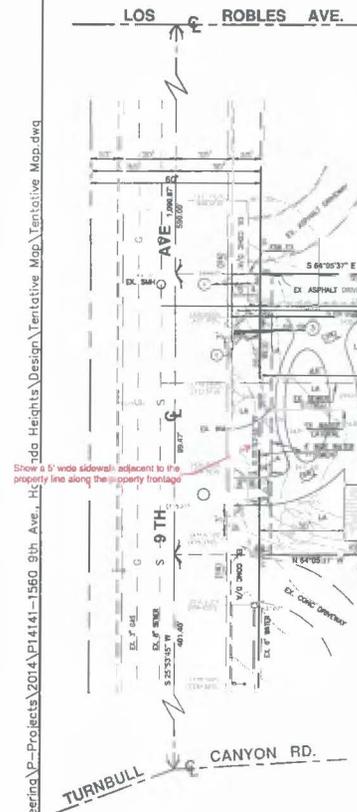


VICINITY MAP
10-678-A2, NTS

PROJECT LOCATION



9TH AVE
NOT TO SCALE



LEGAL DESCRIPTION:
BEING A SUBDIVISION OF THE SOUTHWEST 100 FEET OF LOT 102 OF TRACT NO. 1953, IN THE CITY OF HACIENDA HEIGHTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 22 PAGES 158-159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT SITE:
1360 9TH AVE.
HACIENDA HEIGHTS/ LOS ANGELES COUNTY, CA 91745

CIVIL ENGINEER/LAND SURVEYOR:
MIKE MAO
APPLE ENGINEERING GROUP
9080 TELSTAR AVE, SUITE 309
EL MONTE, CA 91731
TEL: (526) 552-9818
EMAIL: INFO@APPLIENGINEERING.NET
WEB: WWW.APPLIENGINEERING.NET

ARCHITECT/STRUCTURAL ENGINEER:
OLIVER ROAN
OLIVER ROAN S.E., INC.
TEL: (714) 887-0089
EMAIL: OLIVER.ROAN@OIRI.COM

OWNER/SUBDIVIDER:
MAY ZHAO
ZHAOPIA INVESTMENT LLC
18331 COLMA RD., #683
ROWLAND HEIGHTS, CA 91748
TEL: (626) 552-9818

UTILITY SERVICES
SEWER COMPANY: LOS ANGELES COUNTY PUBLIC WORKS (800) 878-4357
WATER COMPANY: SAN GABRIEL VALLEY WATER COMPANY (626) 448-8183
GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY (888) 427-2200
ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON (800) 808-4355
WASTE COMPANY: VALLEY VISTA SERVICES INC (800) 442-6454

PROJECT DESCRIPTION
PROJECT: ONE LOT SPLIT INTO TWO-LOT SUBDIVISION
OWNER: ZHAOPIA INVESTMENT LLC.
ASSESSOR ID NO. 8211-002-011
PROP. USE OF PROPERTY: DETACHED SINGLE-FAMILY RESIDENCES
EX. ZONING: LCRALS
PROP. ZONING: LCRALS
THERE ARE NO ZONE CHANGES FOR THE SUBJECT PROPERTY
NO. OF EX. LOT: 1
TOTAL LOT SIZE: 33,589 SF
PROP. PARCEL 1 AREA: 15,204 SF
PROP. PARCEL 2 AREA: 16,385 SF
SEWAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN

BENCH MARK:
DATUM: NAVD 88
QUAD/YEAR: WHITTIER /2005
BM NUMBER: C 4570
ELEV: 428.884
LOCATION: L& SPK IN C SB 300MM(1FT) E/O BCRB SE COR TURNBULL CANYON RD AND LA MESTRA RD

LEGEND:

PROPERTY LINE	---
CENTERLINE	---
EX. CHAIN LINK	---
EX. TREE	---
EX. STREET LIGHT	---
EX. SMH	---
EX. EDISON POLE	---
EX. ELEVATION	---
DRIVEWAY APPROACH	---
EX. STRUCTURE	---
WATER METER	---
EX. CONC. BLOCK WALL	---
EX. GROUND CONTOUR	---
EX. WOODEN FENCE	---
EX. GAS LINE	---
EX. SEWER LINE	---
EX. WATER LINE	---
EX. FIRE HYDRANT	---
EX. OAK TREE W/ CANOPY	---

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
ARE	ARIEL BUILDING
BLDC	BLOCK
CA	CALIFORNIA
CBW	CONCRETE BLOCK WALL
C	CENTERLINE
CJF	CHAIN LINK FENCE
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
D/A	DRIVEWAY APPROACH
D/W	DRIVEWAY
E	EAST
EP	EDISON POLE
ELEV	ELEVATION
EX.	EXISTING
FL	FLOW LINE
REG	REGISTRATION
LA	LANDSCAPE ELEVATION
W	WEST
NTS	NOT TO SCALE
N	NORTH
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SF	SQUARE FOOT
SMH	SEWER MAINTENANCE HOLE
TC	TOP OF CURB ELEVATION
W	WEST
WF	WOODEN FENCE
WM	WATER METER

- CONSTRUCTION NOTES:**
- TO BE REMOVED.
 - PROTECT IN PLACE.
 - RELOCATE EX. EDISON POLE IN THE PROPOSED DRY APPROACH PER EDISON REQUIREMENTS.
 - CONSTR. PCC DRY APPROACH PER SPPWC, STD. PLAN 110-2, TYPE B, W=15', X=4', Y=6', JOIN EX. DRY @ PL.
 - CONSTR. PCC DRY APPROACH PER SPPWC, STD. PLAN 110-2, TYPE B, W=10', X=4', Y=6'.
 - CONSTR. 1" WATER LATERAL W/ WATER METER, DETAIL PER LA COUNTY STANDARD PLANS W-5.

- ENGINEER'S STATEMENTS:**
- NO OAK TREES ON SUBJECT PROPERTY.
 - NICHOLSON'S OAK TREE CANOPY ENCRUSH ABOUT 13' OF THE SUBJECT PROPERTY.
 - ALL EXISTING TREES ON THE SUBJECT PROPERTY ARE TO BE PROTECTED IN PLACE.
 - THERE ARE A TOTAL OF 19 TREES ON THE PROPOSED PARCEL 2, WHICH ARE ALL ANACARDIUM TREES WITH TRUNK SIZE RANGING FROM ABOUT 10" TO 12" (LOCATION SHOWN ON PLAN). THERE ARE A TOTAL OF 6 TREES ON THE PROPOSED PARCEL 1, THE TREE ON THE SOUTH WEST SIDE OF THE PROPOSED PARCEL 1 IS AN ORANGE TREE WITH TRUNK SIZE ABOUT 10", THE REST OF THE TREES ON THE PROPOSED PARCEL 1 ARE ALL ANACARDIUM TREES WITH TRUNK SIZE RANGING FROM ABOUT 6" TO 10" (LOCATION SHOWN ON PLAN).
 - THERE ARE NO EXISTING TREES WITHIN THE PUBLIC RIGHT OF WAY AT FRONT OF THE SUBJECT PROPERTY.
 - BOUNDARY MONUMENTS WILL BE SET PRIOR TO FILING WITH THE COUNTY RECORDER OF THE FINAL MAP.
 - THERE ARE NO ZONE CHANGES FOR THE SUBJECT PROPERTY.

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 073610

Plan Prepared By: GUYUAN MAO Date: 05/28/15	SCALE: 1"=20' DATE: 05/28/15 1560 9TH AVE. HACIENDA HEIGHTS/ LOS ANGELES COUNTY, CA 91745	PROJECT NO.: P14141
Apple Engineering Group Subdivision, Engineering Design & Survey 9080 TELSTAR AVENUE, SUITE 309 EL MONTE, CA 91731 TEL: (909) 552-9818 FAX: 1-800-888-8888	SHEET 1 OF 1	JOB NO. P14141

- 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
pm73610L-new.doc
<http://planning.lacounty.gov/case/view/pm073610/>

Phone (626) 458-4910

Date 08-18-2015

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. Label driveways and multiple access strips as "Private Driveway and fire Lane" and delineate on the final map to the satisfaction of Public Works.

9. Construct a new garage for Parcel 1 prior to final map approval. A building permit and final sign-off are required from the Building and Safety office. Remove the existing garage for Parcel 1 as applicable prior to final map approval. A demolition permit and final sign-off are required from the Building and Safety office.
10. Remove and reconstruct a portion of the existing building in Parcel 1 as shown in the tentative map prior to final map approval. A building permit and final sign-off are required from the Building and Safety office.
11. 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.
12. 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.
13. 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.
14. 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.

H/W

TM

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 08-18-2015

pm73610L-new.doc

<http://planning.lacounty.gov/case/view/pm073610/>

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	73610	Tentative Map Dated	7/22/15	Parent Tract	
Grading By Subdivider? [N] (Y or N)	0 yd ³	Location	Hacienda Heights	APN	8211-002-011
Geologist	---	Subdivider	Zhaopha Investment LLC		
Soils Engineer	---	Engineer/Arch.	Apple Engineering		

Review of:

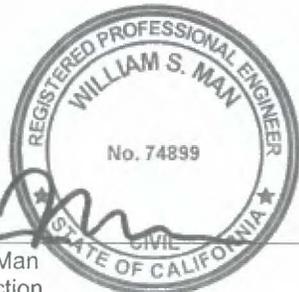
Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

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 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>.
- At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by



William Man
 William Man
 Soils Section

Charles Nestle

Charles Nestle
 Geology Section

Date 8/13/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/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 subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

1. Record a deed restriction to hold future owners responsible for cross lot drainage.

Name Nazem Said  Date 07/30/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073610\GP 073610\2015-07-23 TPM 073610 SUBMITTAL

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

1. Provide four feet of separation between any above ground obstruction and the top of the "X" of the proposed driveways. This may require relocation of the utility pole along the property frontage.
2. Construct a 5' wide sidewalk on 9th Avenue along the property frontage to the satisfaction of Public Works.
3. Construct new driveways to the satisfaction of Public Works.
4. Repair any improvements damaged during construction to the satisfaction of Public Works.
5. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
6. Plant street trees along the property frontage on 9th Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Street Lighting Conditions Pending
8. 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.



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 73610

MAP DATE: July 22, 2015

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

TENTATIVE/EXHIBIT MAP - HOLDS

1. Provide a cross section of the proposed Private Driveway and Fire Lane on the Tentative Map. Compliance required prior to Tentative Map clearance.
2. Submit a fire flow availability from, FORM 195, to our office for the existing public fire hydrant located within the lot frontage on the southern property line. Compliance required prior to Tentative Map.
3. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow will increase if the residential structures exceed a total square footage of 3600 square feet.

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 construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. Flag lot shall provide a minimum paved unobstructed driveway width of 15 feet, clear to the sky. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.

Reviewed by: Juan Padilla

Date: August 19, 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: PM 73610

MAP DATE: July 22, 2015

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. The on-site private driveways shall provide a minimum paved unobstructed width of 15 feet, clear to the sky, due to the flag lot design. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
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.
5. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
6. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
7. All future 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.

Reviewed by: Juan Padilla

Date: August 19, 2015



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



PARK OBLIGATION REPORT

Tentative Map #	73610	DRP Map Date:	07/22/2015	SCM Date:	08/27/2015	Report Date:	08/18/2015
Park Planning Area #	9		HACIENDA HEIGHTS			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:	0.01
IN-LIEU FEES:	\$2,429

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:

The project proposes to subdivide one lot into two (2) single-family home lots; One (1) existing single-family house to remain; 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
July 29, 2015 07:42:56
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	73610	DRP Map Date:	07/22/2015	SMC Date:	08/27/2015	Report Date:	08/18/2015
Park Planning Area #	9		HACIENDA HEIGHTS			Map Type:	TENTATIVE

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.64	0.0030	1	0.01
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			1	
Total Acre Obligation =				0.01

Park Planning Area = **9 HACIENDA HEIGHTS**

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

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	\$242,927	\$2,429



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August 14, 2015

Tentative Parcel Map No. 073610

Vicinity: Hacienda Heights

Tentative Parcel Map Date: July 22, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073610** based on the use of public water (San Gabriel Valley Water Company) and public sewer as proposed. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative parcel map.

Prepared by:

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