



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

PROJECT NUMBER

R2016-000803

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 74225 (RPPL2016002661)
Environmental Assessment No. 2016-000803

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

11111 Leland LLC.

**MAP/EXHIBIT
DATE:**

06/15/16

**SCM REPORT
DATE:**

07/14/16

SCM DATE:

07/21/16

PROJECT OVERVIEW

To create three detached residential condominium units on 0.43 net acres.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

11000 Block of Leland Avenue, South Whittier

ACCESS

Leland Avenue

ASSESSORS PARCEL NUMBER(S)

8029-018-021

SITE AREA

20,646 square feet (gross)/18,771 square feet (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Sunshine Acres

SUP DISTRICT

4th

LAND USE DESIGNATION

H18 – Residential 18 (0-18 du/net acre)

ZONE

A-1 – Light Agricultural

CSD

N/A

PROPOSED UNITS

(DU)

3

MAX DENSITY/UNITS

(DU)

3

GRADING

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

Unknown

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	Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

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

PREVIOUS CASES

R1ST201500093

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

1. Remove the area information and numbering for lots 1, 2, and 3 on your Exhibit Map. This appears to be a leftover from your previous proposal. Please label the lot as Parcel 1.
2. Ensure your exhibit map is drawn to scale.
3. Water heaters and other equipment can only encroach 2 ½ feet into the rear setback. Please verify compliance.
4. Clarify the correct property line.
5. The proposed fence cannot exceed 3 ½ feet in height within the front yard setback.
6. Will the easements on your tentative map remain or be removed? Please indicate on your map. If the easements will remain, they will need to be netted out of the lot area. Show easement on the exhibit map.
7. Provide copies of the recorded easement documents.
8. Identify the dashed line that runs down the property and loops back.
9. Provide cross sections of Leland Avenue and the private driveway. Ensure your cross sections of Leland Avenue are to scale and depict the entire street.
10. Provide two sets of floor plans and elevations.
11. Identify the trees on the site by species and label them to remain or be removed. Several trees appear to encroach within the private driveway/Fire lane.
12. A walkway, with a minimum width of five feet, connecting each proposed unit with the public sidewalk is required. Ensure the proposed walkway meets the requirements of 21.24.380.
13. Your application states grading is to be balanced on site. Provide the cubic yards of grading that is proposed on both the application and tentative map.

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 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 is required. Please see attached Hydrology review sheet (Comments 1 and 2) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Grading review sheet (Comments 2, 3, and 4) for requirements.
3. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
4. A "Will Serve Letter" from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line is required. Please see attached Sewer review sheet (Comment 2) for additional requirement.
5. A "Will Serve Letter" from the water purveyor is required. Please see attached Water review sheet (Comment 1) for requirement.
6. A revised tentative map is required to show the following additional items:
 - a. Provide the signature and registration stamp of the civil engineer.
 - b. Provide a Lot Table showing the proposed usage of each parcel.
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - d. Please see attached Subdivision checked print for comments and requirements.
 - e. Please see attached Grading review sheet (Comment 1) for requirements.
 - f. Please see attached Road review sheet (Comment 1) and checked print for requirements.
 - g. Please see attached Sewer review sheet (Comment 3) for requirements.

- h. Please see attached Water review sheet (Comment 2) for requirements.
7. A revised exhibit map is required to show the following additional items:
- a. Add "Tentative Parcel Map No. 74225" to the title description.
 - b. Provide the name, signature, and registration stamp of the civil engineer/land surveyor who prepared the exhibit map.
 - c. Show existing and proposed zoning.
 - d. Provide a Lot Table showing the proposed usage of each parcel.
 - e. 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.
 - f. Please see attached Subdivision checked print for comments and requirements.
 - g. Please see attached Road review sheet (Comment 2) and checked print for requirements.
 - h. Please see attached Sewer review sheet (Comment 3) for requirements.
 - i. Please see attached Water review sheet (Comment 2) for requirements.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREET
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 74225

TENTATIVE MAP DATED 06/15/2016
EXHIBIT MAP DATED 06/15/2016

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. 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>).

By _____

Michele Chimienti

Date 7/5/2016 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. A revised tentative map is required to show the following additional items:
 - a. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - b. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - c. Earthwork volume, including cut, fill, import, and export, as applicable.
 - d. Cross section on the northerly PL at the location of the front condo to show the difference in elevation of existing and proposed ground, height of retaining wall, and height of screen wall.
 - e. Proposed improvements at the PL.
 - f. Existing grading and drainage pattern on the adjoining properties.
 - g. Proposed grading and drainage pattern with means of vertical controls (elevations, contour lines, etc.).
2. Approval of the latest drainage concept/hydrology Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Provide approval from LACFCD to encroach into their easement. Also, approval is required to build a structure over the easement.
4. In case of pumping the site drainage, delineate the ponding area (if applicable) in case of emergency. Also, the emergency over flow. Show if the finish floor elevation is above or below the flood elevation.



Name Nazem Said Date 7/6/2016 Phone (626) 458-4921

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

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised tentative map and a revised exhibit map are required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Show how the proposed development is to be served by existing public sewer and call out the proposed points of connection.
 - c. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
 - d. Provide one lateral for each proposed parcel.
 - e. Show any off-site improvements required by the approved area study, if any.

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

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative/exhibit map is required to show the following items:
 - a. Show location of existing water main lines to serve the proposed development and call out the proposed points of connection.



Prepared by Tony Khalkhali
pm74225w-new.doc

Phone (626) 458-4921

Date 07-07-2016

TENTATIVE MAP DATED 06-15-2016
EXHIBIT MAP DATED 06-15-2016

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. See the road comments shown on the attached checked print.
2. A revised exhibit map is required to show the following additional items:
 - a. See the road comments shown on the attached checked print.

^{RC}
Prepared by Ruben Cruz
tr74225r-new.doc

Phone (626) 458-4910

Date 07-07-2016

RECEIVED
DEPT OF REGIONAL PLANNING
PM74225 EXHIBIT
15 JUNE 2016

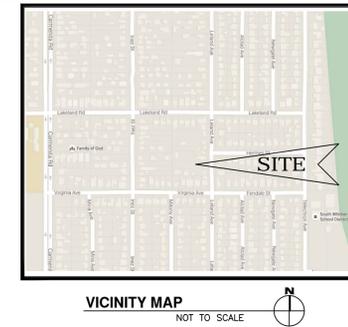
a residential proposed for:
**LELAND AVE
WHITTIER CA 90605**

PROJECT INFORMATION

Lot size : 5,000 sq. ft. each lot
Zoning : R1
Construction Type V-B
Occupancy R-3/U1
New Floor area:
Lot - #1 (2-Story):
First Floor = 738 sq. ft.
Second Floor = 1,118 sq. ft.
Total Floor area = 1,856 sq. ft.
2-Car Garage = 380 sq. ft.
Porch = 38 sq. ft.
Height of structure 25'-4" from grade @ Unit -A
Lot - #2 (2-Story):
First Floor = 765 sq. ft.
Second Floor = 1,114 sq. ft.
Total Floor area = 1,879 sq. ft.
2-Car Garage = 380 sq. ft.
Porch = 38 sq. ft.
Height of structure 25'-4" from grade @ Unit -A
Lot - #3 (2-Story):
First Floor = 494 sq. ft.
Second Floor = 1,066 sq. ft.
Total Floor area = 1,560 sq. ft.
2-Car Garage = 440 sq. ft.
Porch = 30 sq. ft.
Height of structure 25'-4" from grade @ Unit -A

APPLICABLE CODES

2014 L.A. COUNTY RESIDENTIAL CODE
2014 L.A. COUNTY BUILDING CODE (STRUCTURAL ONLY)
2014 L.A. COUNTY ELECTRICAL CODE
2014 L.A. COUNTY MECHANICAL CODE
2014 L.A. COUNTY PLUMBING CODE
2013 ENERGY CODE



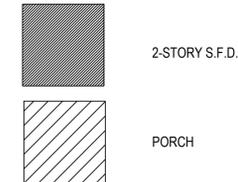
REVISIONS	BY

Plans drawn by:
 **G P. FOX
DRAFTING**
RESIDENTIAL COMMERCIAL
GUILLERMO PALAFOX
8050 E. Florence Ave.
suite #27
Downey, CA. 90240
phone: (562) 928-5467
email: gpfoxdesign@verizon.net

LEGAL DESCRIPTION

APN: 8029-018-021
LOT 109 TRACT NO. 7868

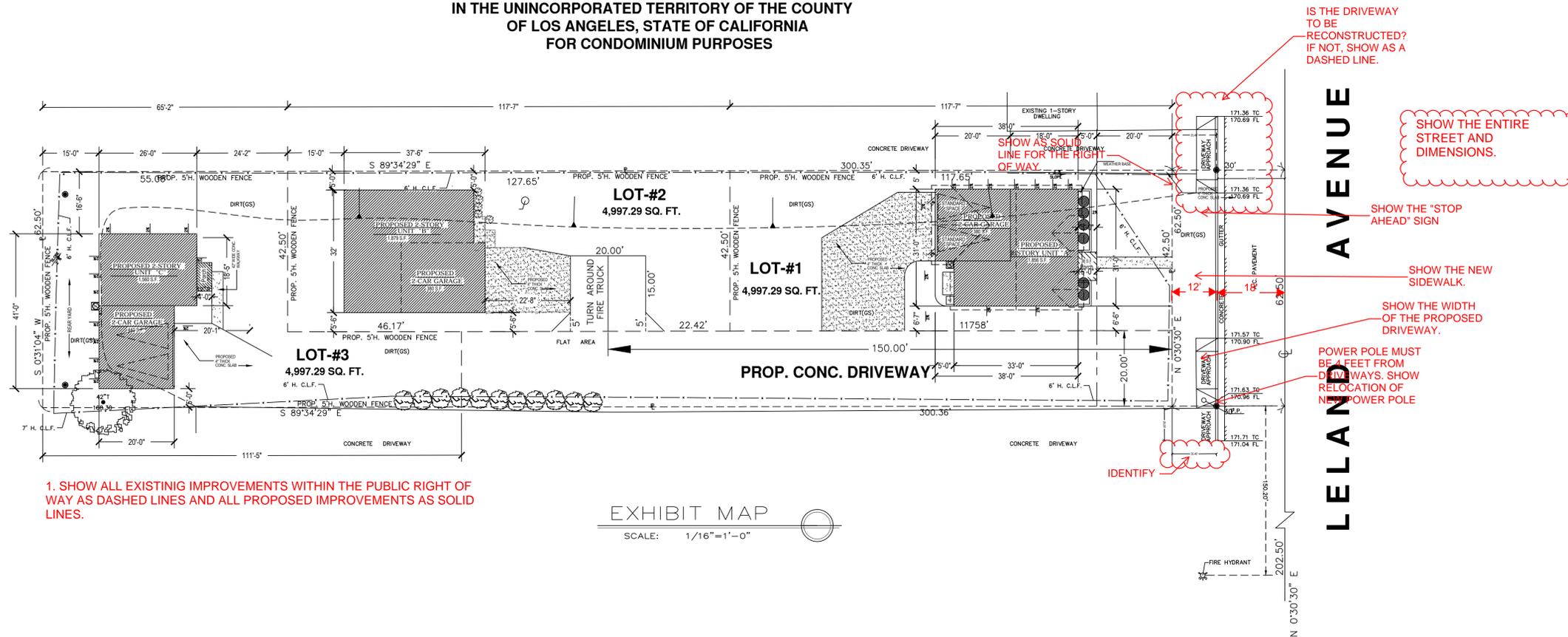
EXHIBIT MAP LEGEND



GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL. FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

**MINOR LAND DIVISION
" EXHIBIT MAP "**
IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



1. SHOW ALL EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY AS DASHED LINES AND ALL PROPOSED IMPROVEMENTS AS SOLID LINES.

EXHIBIT MAP
SCALE: 1/16" = 1'-0"

Project:
**PROPOSED(3)
2-STORY UNITS**

Sheet Title:
EXHIBIT MAP

Project for:
11111 LELAND, LLC.
7114 LUXOR ST.
DOWNEY, CA 90241
(562) 577-5227

Project:
Address:
LELAND AVE
WHITTIER ,CA
A.P.N.#8029-018-021

Checked

Job no.

Drawn GP

Date

SHEET:

1

OF SHEETS

ROAD

PORTION OF LOT 109
18,771 SQ. FT.

RECEIVED
DEPT OF REGIONAL PLANNING
PM74225 TENTATIVE
15 JUNE 2016

MINOR LAND DIVISION TENTATIVE PARCEL MAP No. 74225

IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

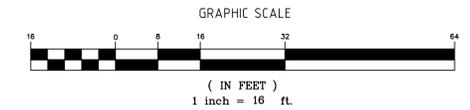
LEGEND

-  CENTER LINE
-  PROPERTY LINE
-
- O/S OFFSET
- CONC. CONCRETE
- 12" T TREE W/SIZE OF TRUNK
- TC TOP OF CURB
- FL FLOWLINE
- A.C. AGGREGATE ASPHALT
- DRWY DRIVEWAY
- W WITH
- W.M. WATER METER
- H. HIGH
- P.A. PLANTING AREA
- GS GROUND SURFACE
-  EDGE OF PAVEMENT

LAKELAND ROAD



VICINITY MAP
NOT TO SCALE

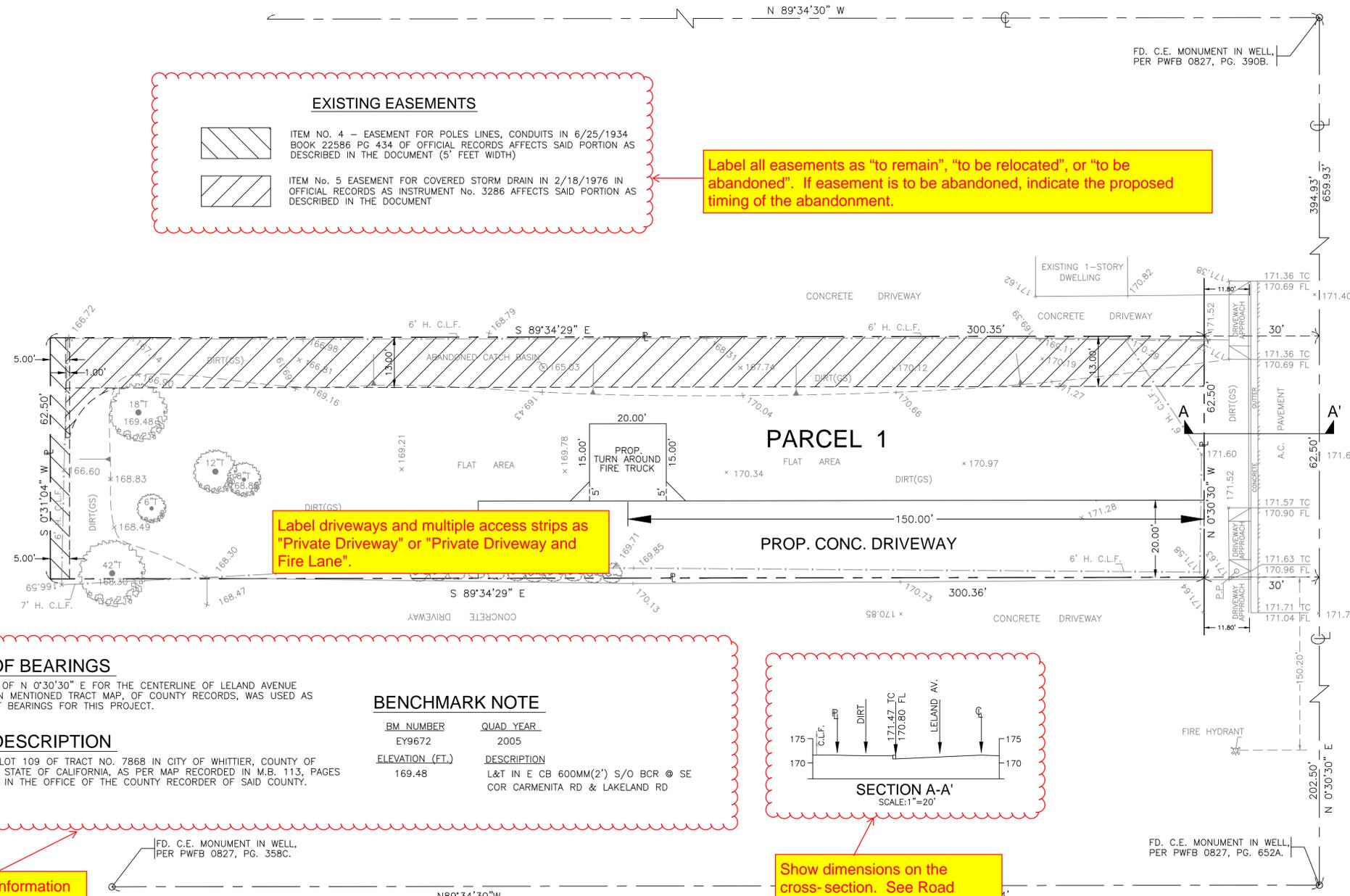


EXISTING EASEMENTS

-  ITEM NO. 4 - EASEMENT FOR POLES LINES, CONDUITS IN 6/25/1934 BOOK 22586 PG 434 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT (5' FEET WIDTH)
-  ITEM NO. 5 EASEMENT FOR COVERED STORM DRAIN IN 2/18/1976 IN OFFICIAL RECORDS AS INSTRUMENT No. 3286 AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT

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.

Label driveways and multiple access strips as "Private Driveway" or "Private Driveway and Fire Lane".



BASIS OF BEARINGS

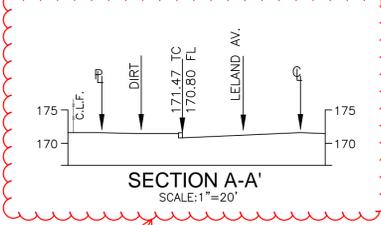
THE BEARING OF N 0°30'30" E FOR THE CENTERLINE OF LELAND AVENUE AS SHOWN ON MENTIONED TRACT MAP, OF COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS PROJECT.

LEGAL DESCRIPTION

N 62.5 FT OF LOT 109 OF TRACT NO. 7868 IN CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN M.B. 113, PAGES 18-21 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK NOTE

BM NUMBER	QUAD	YEAR	DESCRIPTION
EY9672	2005		L&T IN E CB 600MM(2') S/O BCR @ SE COR CARMENITA RD & LAKELAND RD
169.48			



Show dimensions on the cross-section. See Road comments.

Include this information on the exhibit map.

Provide registration stamp and signature of the civil engineer.

PREPARED BY: RICHARD G. CARRIZOSA
RCE 25928 EXP. 12-31-17
ADDRESS: 4526 GARVISTONE AVE
NORWALK, CA 90650
(562) 375-8981

OWNER: 1111 LELAND, LLC.
ADDRESS: 7114 LUXOR ST.
DOWNEY, CA 90241
(562) 577-5227

SUBDIVIDER: 1111 LELAND, LLC.
ADDRESS: 7114 LUXOR ST.
DOWNEY, CA 90241
(562) 577-5227

SITE ADDRESS: LELAND AVE. (VACANT LAND)
WHITTIER, CA 90605
APN: 8029-018-021

Include this information on the exhibit map.

PROJECT INFORMATION:
EXISTING AND PROPOSED ZONING: R1
CONSTRUCTION TYPE V-B
OCCUPANCY R-3U1

EXISTING AND PROPOSED LAND USE: H18
LOT GROSS AREA: 20,646.87 SQ. FT.
LOT NET AREA: 18,771.87 SQ. FT.
PROPOSED USE: THREE RESIDENTIAL CONDOMINIUM UNITS.

WATER SERVICES TO THE ADDRESS WILL BE PROVIDED FROM EXISTING WATER FACILITIES WITHIN LELAND AVE. BY:
GOLDEN STATE WATER COMPANY
12035 BURKE ST. #1
SANTA FE SPRINGS, CA 90670
(562) 907-9200

THE PROPOSED SEWAGE DISPOSAL WILL BE CONNECTED TO THE EXISTING SEWER MAIN LINE AND SEWER MAINTENANCE SERVICES WILL BE PROVIDED BY CONSOLIDATED S.M.D.
P.O. BOX 1475
ALHAMBRA, CA 91802-1475
(626) 300-3399

Provide a Lot Table.

VIRGINIA AVENUE

LELAND AVENUE

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PM74225 EXHIBIT
15 JUNE 2016

Include the legal description, benchmark, basis of bearing, and other information as shown on the tentative map.

Provide a Lot Table.

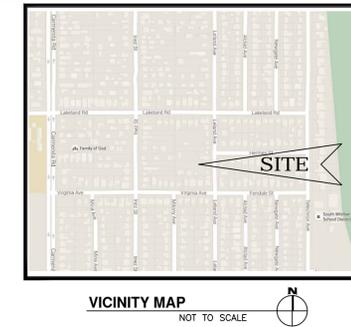
a residential proposed for:
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WHITTIER CA 90605**

PROJECT INFORMATION

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APPLICABLE CODES

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2014 L.A. COUNTY BUILDING CODE (STRUCTURAL ONLY)
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2013 ENERGY CODE



REVISIONS	BY

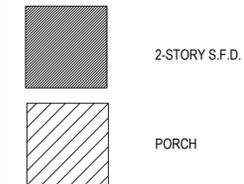
Provide the name, signature, and registration stamp of the civil engineer/land surveyor who prepared the exhibit map.

Plans drawn by:
 **G. P. FOX
DRAFTING**
RESIDENTIAL, COMMERCIAL
GUILLERMO PALAFOX
8050 E. Florence Ave.
suite #27
Downey, CA. 90240
phone: (562) 928-5467
email: gpfoxdesign@verizon.net

LEGAL DESCRIPTION

APN: 8029-018-021
LOT 109 TRACT NO. 7868

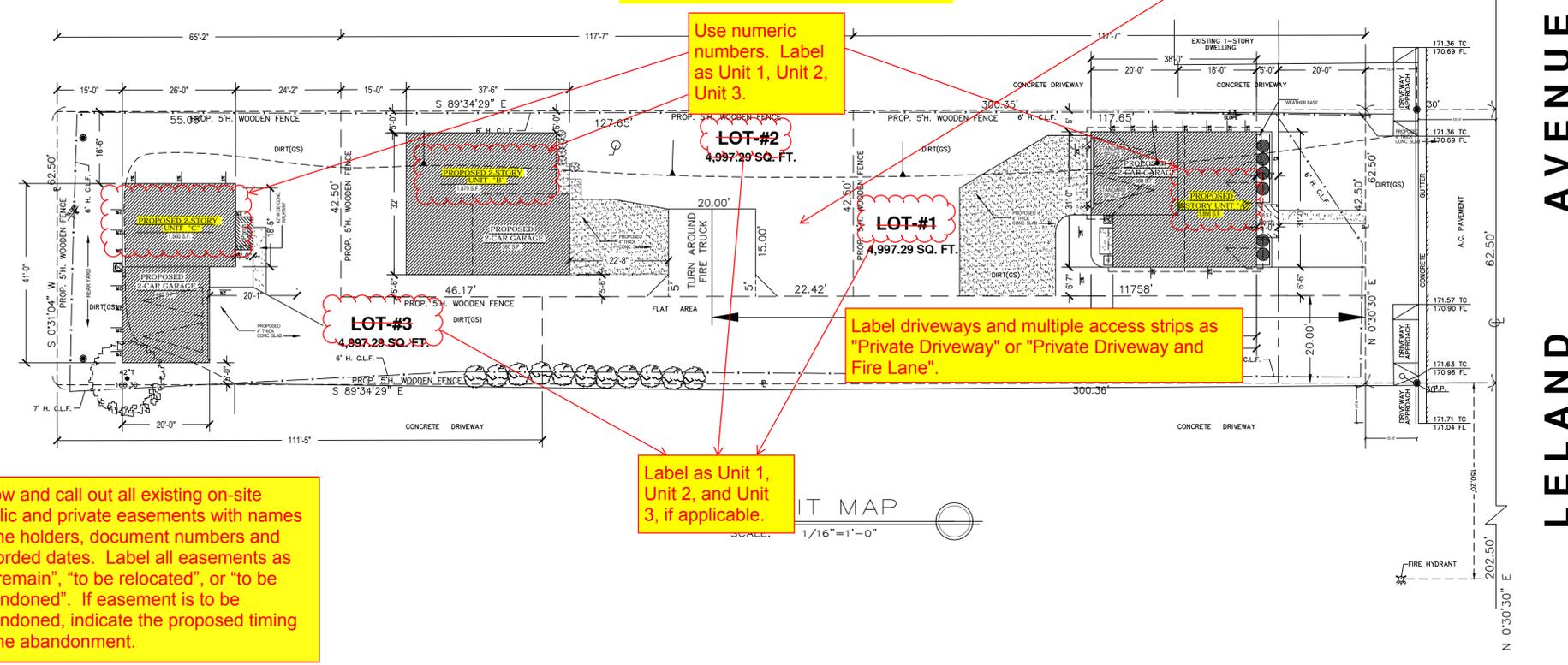
EXHIBIT MAP LEGEND



GENERAL NOTES

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3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL, FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

**MINOR LAND DIVISION
" EXHIBIT MAP " TENTATIVE PARCEL MAP NO. 74225**
IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
EXHIBIT MAP



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.

Label as Unit 1, Unit 2, and Unit 3, if applicable.

Label driveways and multiple access strips as "Private Driveway" or "Private Driveway and Fire Lane".

Use numeric numbers. Label as Unit 1, Unit 2, Unit 3.

Add "Parcel 1".

Project:
**PROPOSED(3)
2-STORY UNITS**

Sheet Title:
EXHIBIT MAP

Project for:
11111 LELAND, LLC.
7114 LUXOR ST.
DOWNEY, CA 90241
(562) 577-5227

Project:
Address:
LELAND AVE
WHITTIER, CA
A.P.N.#8029-018-021

Checked
Job no.
Drawn GP
Date

SHEET:
1
OF SHEETS

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 74225

Page 1/1

TENTATIVE MAP DATED 06-15-2016
EXHIBIT MAP DATED 06-15-2016

- 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
pm74225L-new.doc
<http://planning.lacounty.gov/case/view/pm74225/>

Phone (626) 458-3126

Date 07-12-2016

The following report 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, Underground 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. 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.

6. 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway" or "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
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 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
pm74225L-new.doc
<http://planning.lacounty.gov/case/view/pm74225/>

Phone (626) 458-3126

Date 07-12-2016

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 74225 Tentative Map Dated 6/15/16 Parent Tract _____
Grading By Subdivider? [] (Y or N) _____ xxx_yd³ Location South Whittier APN _____
Geologist _____ Subdivider 1111 Leland, LLC
Soils Engineer _____ Engineer/Arch. Carrizosa

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

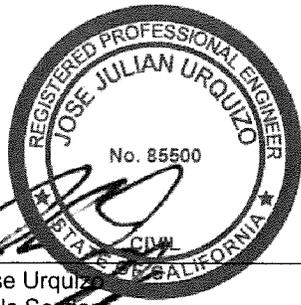
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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>.

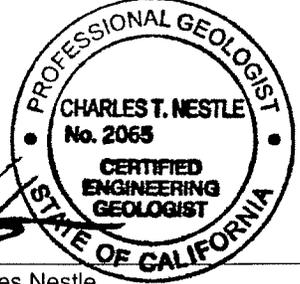
NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by

WM
Jose Urquiza
Soils Section




Charles Nestle
Geology Section



Date 7/7/16



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 74225

MAP DATE: June 15, 2016

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.

HOLDS TENTATIVE/EXHIBIT MAP

1. Label the fire apparatus access as “Private Driveway and Fire Lane” on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.
2. The proposed fire truck turnaround shall be redesign to comply with the Fire Department standards. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
3. Provide a cross section of the Private Driveway clearly delineating the dimensions of the required Fire Lane and fire truck turnaround. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
4. The proposed fire lane shall be clear to the sky with no obstructions. Remove the existing landscaping and chain link fence on the Exhibit Map. Indicate compliance prior to Final Map clearance.
5. The Driveway Approach shall be widen to the same width of the Fire Lane and be design in compliance to the Department of Public Works standards. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
6. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant located south of the lot frontage as indicated on the Exhibit Map. Compliance required prior to Tentative Map clearance.
7. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours.



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PROJECT: PM 74225

MAP DATE: June 15, 2016

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.
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. 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.
5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

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 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 74225

MAP DATE: June 15, 2016

3. The fire lane exceeding a length of 150 feet and 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. Install 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
6. The required fire flow from the public fire hydrant for this development, if the future condominium units 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.
7. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
8. 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.
9. 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.
10. 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.



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



PARK OBLIGATION REPORT

Tentative Map #	74225	DRP Map Date:	06/15/2016	SCM Date:	07/21/2016	Report Date:	07/12/2016
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA				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:	0.03
IN-LIEU FEES:	\$7,719

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,719 in-lieu fees.

Trails:

No trails.

Comments:

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King
Kathline J. King, Chief of Planning

Supv D 4th
June 21, 2016 10:17:48
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	74225	DRP Map Date:	06/15/2016	SMC Date:	07/21/2016	Report Date:	07/12/2016
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA				Map Type:	TENTATIVE

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.86	0.0030	3	0.03
M.F. < 5 Units	3.17	0.0030	0	0.00
M.F. >= 5 Units	3.20	0.0030	0	0.00
Mobile Units	2.84	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.03

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$257,310	\$7,719

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
0.03	0.00	0.00	0.03	\$257,310	\$7,719



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

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

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

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www.publichealth.lacounty.gov

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July 12, 2016

Tentative Parcel Map No. 74225

Vicinity: Sunshine Acres

Tentative Parcel Map Date: June 15, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 74225** based on the use of public water (Golden State Water Company) and public sewer as proposed for wastewater disposal. A copy of the current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

V.C.

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Land Use Program
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