Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

December 3, 2014

Mayans Development
Attn: Stephen Romero
22343 La Palma Ave., Ste. 132
Yorba Linda, CA 92887

REGARDING: **PROJECT NO. R2013-00954-(2)**
VESTING TENTATIVE PARCEL MAP NO. 071909
HOUSING PERMIT NO. 201300001
1932 EAST 119TH STREET, WILLOWBROOK

The Regional Planning Commission, by its action of **December 3, 2014,** has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 15, 2014. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Tyler Montgomery of the Land Divisions Section at (213) 974-6433, or by email at tmontgomery@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

S. JONES
for N. PAIDAR
Nooshin Paidar, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance
SJ:TM

CC.060412

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00954-(2)
VESTING TENTATIVE PARCEL MAP NO. 071909
HOUSING PERMIT NO. 201300001

1. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Vesting Tentative Parcel Map ("VTPM") to create two (2) single-family fee lots on 0.24 gross (0.23 net) acres, pursuant to County Code Section 21.38.010. The applicant also requests an administrative housing permit, pursuant to County Code Section 22.56.2690, to receive three (3) on-menu and two (2) off-menu development incentives by setting aside both dwelling units for lower-income households. A project of two or three dwelling units that participates in the Los Angeles County Community Development Commission ("CDC") Infill Sites Program may also be granted a housing permit for development incentives and/or a density bonus of one unit (County Code Sections 22.52.1830.A.1.d and 22.52.1840.D).

2. **HEARING DATE(S).** December 3, 2014

3. **PROCEEDINGS BEFORE THE COMMISSION.** A duly noticed public hearing was held before the Regional Planning Commission on December 3, 2014. Regional Planning staff gave a presentation recommending approval of the project. The applicant's representative, Mr. Stephen Romero, was sworn in and testified in favor of the project. After a brief discussion, the Commission closed the public hearing and voted to approve the project.

4. **PROJECT DESCRIPTION.** The applicant requests to create two (2) single-family fee lots on 0.24 gross (0.23 net) acres. The applicant also requests an administrative housing permit to receive three (3) on-menu and two (2) off-menu development incentives by setting aside both dwelling units for lower-income households. The requested incentives include reduced lot sizes, reduced minimum widths, reduced street frontages, and reduced side-yard setbacks. The housing permit is administrative in nature and not subject to discretion as part of this hearing. The current site is vacant and is accessed from East 119th Street, a two-lane local street with a center turn lane. Parcel 2 (rear) is proposed as a flag lot. Shared access to both Parcel 1 (front) and Parcel 2 would be provided by a dedicated driveway and fire lane easement 20 feet wide and 50 feet long. This project is a participant in the CDC Infill Sites Program, which seeks to develop affordable housing on vacant parcels within specified developed areas.

5. **LOCATION.** The project site is located at 1932 East 119th Street in the community of Willowbrook.

6. **EXISTING ZONING.** The project site is zoned R-1 (Single Family Residence).

7. **EXISTING LAND USES.** The subject property is a vacant lot in a developed area. It is surrounded by single-family residences and duplexes to the south, east, and

west. Kenneth Hahn Plaza Shopping Center is located to the north, immediately across 119th Street. Vegetation on the project site consists of some sparse grasses.

8. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The Countywide Land Use Plan designates the project site as Medium Density Residential (6-12 dwelling units per gross acre). This would allow for a maximum of two units within the 0.24-acre site. The proposed development of two dwelling units (8.3 dwelling units per gross acre) is consistent with this permitted density. The site's proposed use as single-family residences is also consistent with the residential classification of the Plan.

9. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project site is located in the R-1 (Single Family Residence) Zone. Single-family residences are permitted by right within this zone.

   Section 22.52.1180 of the County Code requires that each single-family residence on a parcel of less than one gross acre provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage.

   Through the housing permit process, up to three (3) on-menu and three (3) off-menu incentives—which allow deviations from normal development standards—may be requested for CDC Infill Sites Program affordable housing projects. The following three (3) on-menu incentives are being requested:

   Yard/Setback Requirements (maximum 20% reduction):
   Pursuant to Section 22.20.120 of the County Code, lots in the R-1 Zone are required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, and side-yard setbacks of five feet. While Parcel 2 would meet all of these requirements, Parcel 1 would provide a reduced side-yard setback of four feet on its western side—a 20 percent reduction.

   Lot Area (maximum 50% reduction):
   Pursuant to Section 21.24.240 of the County Code, the minimum required net area for new lots is 5,000 square feet. While Parcel 2 would have 5,178 square feet and would meet this requirement, Parcel 1 would have an area of 3,186 square feet—a 36 percent reduction.

   Lot Width (maximum 50% reduction):
   Pursuant to Section 21.24.240 of the County Code, the minimum average width for new lots is 50 feet. While Parcel 2 would meet this requirement, Parcel 1 would have an average width of 35 feet—a reduction of 30 percent.

   In addition, the following two (2) off-menu incentives are being requested:

   Frontage

Pursuant to Section 21.24.300 of the County Code, new lots should have street frontages of 50 feet whenever feasible, except lots radial to a turnaround or knuckle may provide street frontages of 40 feet. Parcel 1 would provide a street frontage of 35 feet, while Parcel 2 would provide a street frontage of 15 feet. Neither lot is radial to a turnaround or knuckle.

Yard/Setback Requirements (more than 20% reduction):
Pursuant to Section 22.20.120 of the County Code, lots in the R-1 Zone are required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, and side-yard setbacks of five feet. In addition to its reduced western side-yard setback mentioned above, Parcel 1 would provide a reduced side-yard setback of thee feet on its eastern side—a 40 percent reduction.

The project site is located within the Willowbrook Community Standards District ("CSD"). For properties in the R-1 Zone, a maximum height of 35 feet is allowed, and all of the front yard area outside of driveways and walkways must be landscaped. The applicant's site plans indicate that the maximum height of the proposed structures would be 25 feet, and approximately all of the applicable front yard area would be landscaped. The CSD also has a 1,200-square-foot minimum floor area for new single-family residences. Both residences are proposed to have floor areas of more than 1,600 square feet. All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

10. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed development of two single-family residential parcels is compatible with the maximum density permitted by the Medium Density Residential land use category of the Countywide Land Use Plan. In addition, the adopted General Plan Housing Element, as well as policies of the Community Plan, strongly support higher density infill development and critically needed affordable housing to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code as modified by the housing permit. The subject property is surrounded on three sides by compatible residential uses and has access to a County maintained street.

One of the two proposed single-family lots is smaller than many surrounding properties and less than the 5,000-square-foot minimum required lot area. However, the lot is in character for the surrounding neighborhood, which has many small houses of a similar height and design. There are also several lots in the area that are below the 5,000-square-foot threshold, including several near the corner of Wilmington Avenue and East 120th Street. The proposed reduced lots sizes and requested development incentives meet the requirements for an administrative housing permit and therefore are not subject to discretion. Therefore, if the proposed subdivision is approved, the housing permit must be approved as well.

No degradation of natural features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. Shopping and employment opportunities are available immediately to the north of the subject property.

11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee recommends approval of the subject project and vesting tentative parcel map dated June 24, 2014.

12. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** None.

13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

14. **PUBLIC COMMENTS.** No public comments were received for this project.

LAND DIVISIONS - SPECIFIC FINDINGS

15. **VESTING MAP.** The subject parcel map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

16. **LAND USE COMPATIBILITY.** The proposed subdivision is compatible with surrounding land use patterns. The proposed development of two single-family residential parcels is compatible with the maximum density permitted by the Medium Density Residential land use category of the Countywide Land Use Plan. The subject property is surrounded by compatible residential uses.

17. **PHYSICAL SITE SUITABILITY.** The site is physically suitable for the type of development being proposed, since the property is relatively level and is served by adequate road and utility infrastructure.

18. **SEWER DISCHARGE.** The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

19. **DESIGN IMPACT – PUBLIC HEALTH.** The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.

20. **WILDLIFE/HABITAT IMPACTS.** There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.

21. **PASSIVE/NATURAL COOLING.** The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

22. **RIGHTS-OF-WAY/EASEMENTS.** The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

23. **WATERCOURSE IMPACT.** Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

24. **HOUSING/EMPLOYMENT NEEDS.** The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

HOUSING PERMIT - SPECIFIC FINDINGS

25. **COMPATIBLITY WITH SURROUNDINGS.** The requested use at the location will not adversely affect the health, peace, comfort, or welfare or persons residing or working in the surrounding area; be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The development of two single-family residential parcels would be consistent with the surrounding area and would be adequately served by utilities and infrastructure.

26. **DEVELOPMENT STANDARDS.** The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 21 (Subdivision Code) and Title 22 (Zoning Code), or as is otherwise required in order to integrate said use with the uses in the surrounding area. The project would substantially comply with the

development standards of the Subdivision and Zoning Codes, and those deviations that would be granted by the housing permit would aid in providing critically needed affordable housing.

27. **ADEQUATE STREETS.** The proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. The site takes access from East 119th Street, a two-lane local street with a center left-turn lane. The proposed private driveway and fire lane easement would provide adequate access to the project site.

28. **NEIGHBORHOOD COMPATIBILITY.** The proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design. The surrounding neighborhood has many similar residences of similar scale.

29. **HOUSING NEEDS.** The proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs. A covenant would be filed with the County restricting sale of the two proposed residential units to lower-income households for a period of 30 years.

ENVIRONMENTAL DETERMINATION

30. **DETERMINATION.** The project is Categorically Exempt (Class 15—Minor Land Divisions) from CEQA reporting requirements. The proposed project is a minor land division in an urbanized area, is consistent with the R-1 Zone and Countywide Land Use Plan, and does not propose any discretionary exceptions or variances.

31. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a vesting tentative parcel map and housing permit, as set forth in the Los Angeles County General Plan.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning commission finds that the project is exempt from the California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions categorical exemption); and

2. In view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 071909 and Housing Permit No. 201300001 are **APPROVED**, subject to the attached conditions.

ACTION DATE: 12/03/2014
Vote: 4-0
Yes: Valadez, Shell, Louie, Pedersen
No: None
Absent: Modugno

NP:TM
12/03/14

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00954-(2)
VESTING TENTATIVE PARCEL MAP NO. 071909

PROJECT DESCRIPTION

The project is a subdivision to create two (2) single-family residential lots on 0.24 gross (0.23 net) acres, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. In the event that the subject vesting tentative parcel map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report (tentative map dated June 24, 2014), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

18. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated June 24, 2014, or an amended exhibit map approved by the Director.

19. Prior to obtaining final map approval, the subdivider shall record a covenant reserving reciprocal easements for ingress and egress over the common driveway and fire lane for the benefit of the lots served. Provide a copy of the covenant to be recorded to the Department of Regional Planning for review and approval prior to recordation of the document.

20. Prior to final map approval, a landscaping plan shall be approved by the Director.

21. Permission is granted to merge or adjust lot lines to the satisfaction of the Department of Regional Planning.

22. Prior to final map approval, the subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside two dwelling units for lower income households as defined in California Health and Safety Code Section 50079.5. The two units set aside shall be as depicted on the exhibit map (dated June 24, 2014) or an amended exhibit map

and shall be set aside for a period of not less than 30 years from the date of the issuance of the Certificate of Occupancy. The permittee shall submit a copy of the covenant to Regional Planning for review prior to recordation of the document.

Attachments:
Subdivision Committee Report (tentative map dated 06-24-14)

NP:TM
12/03/14

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

PROJECT NUMBER R2013-00954-(2)

HEARING DATE TBD

REQUESTED ENTITLEMENTS
Vesting Tentative Parcel Map No. 071909
Housing Permit No. 201300001
Environmental Assessment No. 201300084

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT/SUBDIVIDER	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
LA County CDC/Mayan Development/Dream America Community Development Corporation	**06-24-2014**	**07-22-2014**	**07-24-2014 (Reports Only)**

PROJECT OVERVIEW
Create two single family lots over .24 gross acres and an administrative housing permit to request on-menu and off-menu incentives for a 100-percent affordable housing project.

MAP STAGE
Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Exhibit "A" Modification to : ☐ Recorded Map Other: ☐

MAP STATUS
Initial: ☐ 1st Revision: ☐ 2nd Revision: ☐ Additional Revisions (requires a fee): ☒ 3rd Revision

LOCATION	ACCESS
1932 E. 119th Street, Willowbrook	119th Street

ASSESSORS PARCEL NUMBER(S)	SITE AREA
6150-007-902	10,501 gross (10,001 net) square feet

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	SUP DISTRICT
Category 2 (6-12 du/ac)	Willowbrook-Enterprise	2

LAND USE DESIGNATION	ZONE
Countywide	R-1

PROPOSED UNITS (DU/AC)	MAX DENSITY/UNITS (DU/AC)	COMMUNITY STANDARDS DISTRICT
2	3	Willowbrook

ENVIRONMENTAL DETERMINATION (CEQA)
Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS
Tentative Map Revision Required: ☐
Exhibit Map Revision Required: ☐
Revised Application Required: ☐
Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☐
Other Holds (see below): ☐

PM 071909 Requested Incentives Housing Permit No. 201300001			
Development Standards		**Required**	**Proposing**
Table D Incentives (on-menu, max 3)	Side Setback (max 20% reduction)	5 ft	Parcel 1- 4 ft west side (20% reduction)
	Lot Size (max 50% reduction)	5,000 sq ft	Parcel 1- 3,186 sq ft (36% reduction)
	Lot Width (max 50% reduction)	50 ft	Parcel 1- 35 ft (30% reduction)
Additional Incentives (off-menu, max 3)	Frontage	Same as average width	Parcel 1- 35 ft Parcel 2- 15 ft
	Side Setbacks	5 feet	Parcel 1- 3 ft east side setback (40% reduction

TENTATIVE MAP DATED 06-24-2014
EXHIBIT MAP DATED 06-24-2014

The following reports consisting of 10 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. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveway to the satisfaction of public works.

10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (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.

HCJ

Prepared by John Chin Phone (626) 458-4918 Date 07-21-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 071909

TENTATIVE MAP DATE: 06/24/14
EXHIBIT MAP DATE: 06/24/14

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 05/22/14 to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

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://www.ladpw.org/wmd/dsp_LowImpactDevelopment.cfm

2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and MS4 requirements.

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.

Name Ernesto Rivera Date 07/18/14 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
__ Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 71909
SUBDIVIDER Dream America Community Development Corp.
ENGINEER DRC Engineering
GEOLOGIST ---
SOILS ENGINEER GSS Engineering, Inc.

TENTATIVE MAP DATED 6/24/14 (Exhibit)
LOCATION Willowbrook
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE 4/2/12

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by GMED.
- Soils Engineering report may be required prior to approval of building or grading plans
- Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.
- The Soils Engineering review dated 7-10-14 is attached.

Prepared by _____ Reviewed by _____ Date 8 July 2014
Ricardo Lopez-Maldonado Charles Nestle

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129 / A885
Sheet 1 of 1

DISTRIBUTION:
1 Drainage
1 Grading
1 Geo/Soils Central File
___ District Engineer
___ Geologist
1 Soils Engineer
1 Engineer/Architect

Tentative Map (Parcel)	71909
Location	Willowbrook
Developer/Owner	Dream America Community Development Corporation
Engineer/Architect	DRC Engineering, Inc.
Soils Engineer	GSS Engineering, Inc. (GSS-1767-1)
Geologist	---

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning **6/24/14 (rev.)**
Soils Engineering Report Dated 4/2/12
Previous Review Sheet Dated 3/6/14

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

Submit the following items to the Soils Section at the grading plan stage:

1. Two sets of grading plans for verification of compliance with County codes and policies. The Soils Engineer of record must review the grading plans and sign and stamp the plans in verification of his recommendations. Original manual signature and wet stamp are required.
2. An update soils report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year to verify the validity and applicability of the original soils report.
3. An electronic copy of the geotechnical report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, date of registration expiration, and date of signing.

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
Exp. 6-30-15
GEOTECHNICAL
STATE OF CALIFORNIA

Prepared by J. Wan Date 7/10/14

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gmed/survey.
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.
P:\gmepub\Development Review\Soils Review\Jeremy\PR 71909, Willowbrook, TPM-A_4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 071909

TENTATIVE MAP DATED 06-24-2014
EXHIBIT MAP DATED 06-24-2014

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Submit the following agency approvals:

   a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

Name _____ Date 7/15/14 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 71909 (REV.)

TENTATIVE MAP DATED 06-25-2014
EXHIBIT MAP DATED 06-25-2014

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

1. Make an offer of private and future right of way 10 feet beyond the existing right of way dedication along the property frontage on 119th Street. Portion of this offer may be dedicated to accommodate a standard driveway with sidewalk transitions that meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.

3. Reconstruct the driveway to meet current ADA requirements to the satisfaction of Public Works.

4. Repair any damaged improvement during construction along the property frontage on 119th Street to the satisfaction of Public Works.

5. Execute a covenant for private maintenance of curb/parkway drains and landscaping within the public right of way; if any, to the satisfaction of Public Works.

6. Install postal delivery receptacles in groups to serve two or more residential parcels/lots.

7. Plant street trees along the property frontage on 119th Street to the satisfaction of Public Works.

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.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 07-15-2014
pm71909r-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 71909 (Rev.)

TENTATIVE MAP DATED 06-24-2014
EXHIBIT MAP DATED 06-24-2014

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

- The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewer may be necessary to meet this requirement.

Prepared by Tony khalkhali Phone (626) 458-4921 Date Rev. 07-17-2014
pm71909s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 71909 (Rev.)

TENTATIVE MAP DATED 06-24-2014
EXHIBIT MAP DATED 06-24-2014

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement 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 Phone (626) 458-4921 Date 07-17-2014
pm71909w-rev3.doc

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 71909 MAP DATE: June 24, 2014

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

CONDITIONS OF APPROVAL – ACCESS

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. The proposed flag lots shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveways shall provide a reciprocal access agreement. Verification of compliance is required prior to Final Map clearance.

3. The private driveway and turnaround required for fire apparatus access shall be labeled on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted. Compliance required prior to Final Map clearance.

4. All proposed buildings shall be places such that a fire lane is provided to within 150ft 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.

5. The driveways and turnaround required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

6. The proposed driveway within this development shall provide approved street names and signs. 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.

Reviewed by: Juan Padilla Date: July 16, 2014

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 71909 MAP DATE: June 24, 2014

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Golden State Water Company dated 04-16-12, 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.

2. 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.

3. 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.

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: July 16, 2014

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	71909	DRP Map Date: 06/24/2014	SCM Date: / /	Report Date: 07/22/2014
Park Planning Area #	22	WILLOWBROOK / WEST COMPTON		Map Type: TENTATIVE

Total Units [2] = Proposed Units [2] + Exempt Units [0]

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:	0.02
IN-LIEU FEES:	$4,007

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $4,007 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 king

Kathline J. King, Chief of Planning

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **71909**	DRP Map Date:**06/24/2014**	SMC Date: / /	Report Date: **07/22/2014**
Park Planning Area # **22**	**WILLOWBROOK / WEST COMPTON**		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 **2** = Proposed Units **2** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.93	0.0030	2	**0.02**
M.F. < 5 Units	3.68	0.0030	0	0.00
M.F. >= 5 Units	2.55	0.0030	0	0.00
Mobile Units	5.12	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.02**

Park Planning Area = **22 WILLOWBROOK / WEST COMPTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	$200,343	**$4,007**

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
0.02	0.00	0.00	0.02	$200,343	**$4,007**

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COUNTY OF LOS ANGELES
Public Health

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

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
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www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas
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Fifth District

July 18, 2014

Vesting Parcel Map No. 071909

Vicinity: Willow Brook Community

Vesting Tentative Parcel Map Date: June 24, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Vesting Tentative Parcel Map 071909** based on the use of public water (Golden State Water Company) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

MICHELLE TSIEBOS, REHS M.T
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016