



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

PROJECT NUMBER

TR062216

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 062216
Plan Amendment No. 201500002
Zone Change No. 20150004
Conditional Use Permit No. 201500043
Environmental Assessment No. 2004000807

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Alfonso and Roberta DiPalma

MAP/EXHIBIT DATE:

05/18/16

SCM REPORT DATE:

06/16/16

SCM DATE:

06/23/16

PROJECT OVERVIEW

To develop twenty attached residential condominium units in eight detached buildings. The existing home will be demolished.

Plan Amendment – Plan Amendment from Land Use Category 1 (1-6 du/ac) to Category 3 (12-22 du/ac).

Zone Change – Zone change from R-1 to R-3.

Conditional Use Permit – Development program for proposed zone change.

MAP STAGE

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

MAP STATUS

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

LOCATION

7914-7930 Broadway Avenue, West Whittier

ACCESS

Broadway Avenue

ASSESSORS PARCEL NUMBER(S)

8173-023-020 and 8173-023-021

SITE AREA

45,509 square feet (gross)/37,300 square feet (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Whittier Downs

SUP DISTRICT

5th

LAND USE DESIGNATION

1 – Low Density Residential (1 to 6 du/ac)

ZONE

R-1 Single-Family Residence

CSD

N/A

PROPOSED UNITS

20

MAX DENSITY/UNITS

6

GRADING

None proposed

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study is required and 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	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626) 430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

CP04-142 – CUP for adult day care facility – Inactive

COC 04-434

R1ST201200026

R1ST201500019

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

1. The proposed project was submitted prior to the General Plan update and subject to the policies and regulations of the 1980 General Plan. If you wish to be reviewed under the updated General Plan please provide a letter requesting the change.
2. An Exhibit A is required for the CUP. The exhibit map provided may be used and re-titled Exhibit A.
3. Indicate on the application the change in zone and land use category that is being requested.
4. On the tentative map clearly indicate the existing and proposed land use category for the project.
5. Is any grading proposed? The previous revision indicated cut and fill. If none is now proposed, indicate on your tentative map and application that no grading is proposed.
6. Do not depict the elevations and floor plans on your tentative map.
7. Remove the building footprint of the proposed condominiums from the tentative map. Only show the existing improvements and state whether they will remain or be removed.
8. Ensure private driveway and fire lane cross sections are drawn to scale.
9. Remove the outline of the existing house from the Exhibit A.
10. The maximum height limit for structures in the R-3 zone is 35 feet, the proposed buildings exceed 35 feet. Redesign to maintain all proposed structures at or under 35 feet.
11. The second story of the proposed dwelling units may not project into the required rear yard setback area. Redesign to comply.
12. Covered patios cannot be located within the front yard setback. Redesign to comply.
13. Covered patios may only be within the required rear yard if they are open on two sides. Redesign to comply.
14. The air conditioning units cannot be located within the front yard setback. Redesign to comply.
15. Identify what the dashed line shown on the exhibit map in front of the units which front Broadway is.
16. A common walkway a minimum of five feet in width is required for direct access into and through the project site from any sidewalks along the project frontage. The proposed walkway is undersized in certain areas (only 4 feet). Please ensure the proposed walkway meets the current requirements.
17. Provide colored renderings of the proposed development.
18. Are any common amenities proposed?
19. Per 22.52.1225, provide two short-term and ten long-term bicycle parking spaces. Please depict the spaces on the Exhibit A.
20. Provide a legend for the Exhibit A. Identify the white boxes in parking spaces No. 3 and No. 4, as well as the white box outline in the entry way.
21. Provide and identify the handicap accessible parking space on the Exhibit A.
22. On your Plan Amendment burden of proof, Section B, explain what goals or policies in the General Plan the proposed project is consistent with.
23. Expand on your answer to question B on your CUP burden of proof. Does the proposed project meet the required parking, setbacks, development standards, etc.?
24. Provide a radius map showing other R-3 zoned properties in the vicinity, and properties with density similar to what is being proposed.

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. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 to 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Grading review sheet (Comments 2 and 3) for comments and requirements.
3. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements. Please note that sewer area study PC 12295as is currently under review.
4. A revised tentative map is required to show the following additional items:
 - a. Please see attached Grading review sheet (Comment 1) for comments and requirements.

Prepared by  Aissa Carrillo
tr62216L-rev2.doc
<http://planning.lacounty.gov/case/view/tr062216/>

Phone (626) 458-3126

Date 06-16-2016



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

TRACT NO. 62216

TENTATIVE MAP DATED 05/18/2016
EXHIBIT MAP 05/18/2016

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 (<https://library.municode.com/index.aspx?clientId=16274>).
3. Hydrology/LID report submitted on 4/6/2016 was not approved.

Reviewed by _____

M.D. Esfandi
David Esfandi

Date 06/08/2016 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. Benchmark information.
 - b. Earthwork volume, including cut, fill, import, and export, as applicable.
 - c. The LID note should mention not only the size but also the design.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. In case of the pervious pavement failed to convey the flow to be treated, provide another means of conveyance to the flow to a proper treatment device. Same concept to be applicable to the rest of the design storm event.

Name Nazem Said  Date 6/8/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 062216\GP\2016-05-19 TTR 062216 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 062216 (Rev.)

Page 1/1

TENTATIVE MAP DATE SUBMITTED 05-18-2016
EXHIBIT MAP DATE SUBMITTED 05-18-2016

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. Prior to tentative map approval the sewer area study PC 12295as currently in plancheck with Public Works must be approved. 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. The sewer area study and outlet approval shall also be reviewed and approved by the City of Santa Fe Springs.


Prepared by Imelda Ng
tr062216s-rev2.doc

Phone (626) 458-4921

Date 06-08-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 062216 (Rev.)

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TENTATIVE MAP DATED 05-18-2016
EXHIBIT MAP DATED 05-18-2016

- 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
tr62216L-rev2.doc
<http://planning.lacounty.gov/case/view/tr062216/>

Phone (626) 458-3126

Date 06-16-2016

The following reports consisting of ___ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/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 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. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

17. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



Prepared by Aissa Carrillo
tr62216L-rev2.doc
<http://planning.lacounty.gov/case/view/tr062216/>

Phone (626) 458-3126

Date 06-16-2016

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 Tract Map 62216 Tentative Map Dated 5/18/16 (Rev.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 1575 yd³ Location Whittier APN _____
Geologist --- Subdivider Dipalma
Soils Engineer GSS Engineering, Inc. Engineer/Arch. Olson & Detilla Associates

Review of:

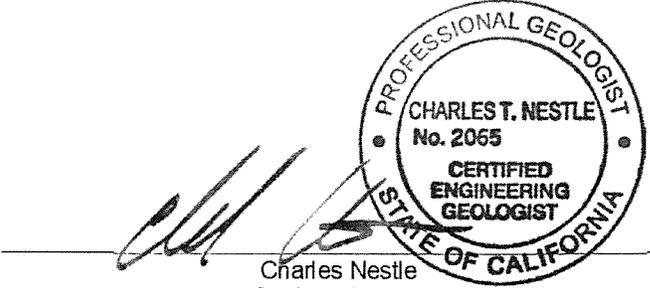
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 3/2/15
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- G2. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report 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>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by



Date 6/13/16

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

1. Construct driveway approaches to the site to comply with current Americans with Disabilities Act standards on Broadway to the satisfaction of Public Works. Relocate any affected utilities obstructing the driveway.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Broadway to the satisfaction of Public Works.
3. The typical section provided on the tentative map is not necessarily approved as shown.
4. Plant street trees along the property frontage on Broadway.
5. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway. This condition includes the wooden pole in the existing pavement at northerly property line.
6. Prior to map final 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.
7. For Street Lighting conditions, see attached Traffic and Lighting Division, Street Lighting Section letter dated April 15, 2015.

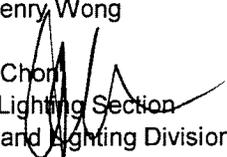


**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 04/15/15

TO: Fabrizio Pachano
Subdivision Mapping Section
Land Development Division

Attn: Henry Wong

FROM: James Chon 
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo at Extension 4733

**STREET LIGHTING REQUIREMENTS
TRACT 62216 676J7**

Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

 Provide streetlights on concrete poles with underground wiring along the property frontage on Broadway Ave to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Streetlights are not required.

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 lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 01/15/2016 from the San Gabriel Valley Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 01/15/2017 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. If required, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.
5. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
6. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
7. Depict all line of sight easements on the landscaping and grading plans.
8. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.

SAN GABRIEL VALLEY WATER COMPANY

January 15, 2016

Mr. Donovan Huennekens
HQT Homes
13821 Newport Ave., #120
Tustin, CA 92780-7803

Subject: 7914-7930 Broadway Avenue
Whittier, CA

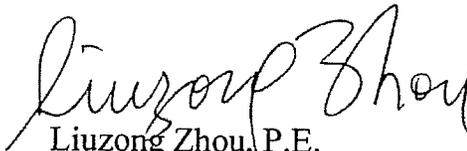
Dear Mr. Huennekens:

San Gabriel Valley Water Company ("San Gabriel") is a public utility regulated by the State of California Public Utilities Commission (the "Commission"). The subject property is located entirely within San Gabriel's service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

Please contact the fire department and obtain and provide us with the fire department's written fire flow requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary financial arrangements in accordance with San Gabriel's tariff schedules and rules filed with and approved by the Commission.

If you have any questions or need additional information, please contact me at (909) 201-7347 or via e-mail at lzzhou@sgvwater.com.

Very truly yours,


Liuzong Zhou, P.E.
Design Manager

LZZ:cph



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 62216

MAP DATE: May 18, 2016

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

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
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 reciprocal access agreement is required for the driveway being shared by the future homeowners. Provide written verification to the Fire Department prior to Final Map clearance.
5. A construct bond is required for the proposed fire lane within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



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 62216

MAP DATE: May 18, 2016

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 fire lane shall provide an unobstructed width of 26 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.
3. The proposed high density residential buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a minimum unobstructed fire lane width of 28 feet and a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The proposed Decorative Paving on the fire lane shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds). Provide construction detail on the load capacity of the paving product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
5. Per the fire flow test performed by San Gabriel Valley Water Company dated 10-08-10, 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.
6. Install 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.



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 62216

MAP DATE: May 18, 2016

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7. 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.
 8. The required fire flow from the public fire hydrant for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 9. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
 10. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
 11. The driveways 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.
 12. 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
 13. 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.

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 #	62216	DRP Map Date:	05/18/2016	SCM Date:	06/23/2016	Report Date:	06/14/2016
Park Planning Area #	4		WEST WHITTIER			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.21
IN-LIEU FEES:	\$72,495

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$72,495 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes twenty (20) condominium units. One (1) existing single-family house to be removed; net increase of nineteen (19) units.

*****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, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	62216	DRP Map Date:	05/18/2016	SMC Date:	06/23/2016	Report Date:	06/14/2016
Park Planning Area #	4	WEST WHITTIER				Map Type:	REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.96	0.0030	0	0.00
M.F. < 5 Units	3.75	0.0030	19	0.21
M.F. >= 5 Units	2.98	0.0030	0	0.00
Mobile Units	2.41	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.21

Park Planning Area = **4 WEST WHITTIER**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.21	\$345,212	\$72,495

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
0.21	0.00	0.00	0.21	\$345,212	\$72,495



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June 14, 2016

Tentative Tract Map No. 062216

Vicinity: Whittier Downs

Tentative Tract Map Date: May 18, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of Tentative Tract Map 062216 based on the use of public water (San Gabriel Valley Water Company) and public sewer (Los Angeles County Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation.

Prepared by: *V.B.*
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