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

SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER	HEARING DATE
TR062216	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

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Alfonso and Roberta DiPalma	9/6/16	10/6/16	10/13/16

PROJECT OVERVIEW

To create one multi-family lot with twenty attached residential condominium units in eight detached buildings.

Plan Amendment – To amend the General Plan Land Use designation from Category H9 (9 du/ac) to Category H18 (18 du/ac).
Zone Change – To change the existing R-1 zone to R-3 zone.
Conditional Use Permit – To establish a Development Program.

MAP STAGE

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

MAP STATUS

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

LOCATION	ACCESS
7914-7930 Broadway Avenue, West Whittier	Broadway Avenue

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8173-023-020 & -021	45,300 sq. ft. (gross) / 37,300 sq. ft. (net)

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	SUP DISTRICT
Countywide General Plan	Whittier Downs	4th

LAND USE DESIGNATION	ZONE	CSD
H9 – Residential (9 du/ net ac)	R-1 (Single-Family Residence)	N/A

PROPOSED UNITS	MAX DENSITY/UNITS	GRADING
20	6	900 cy cut, 600 cy fill, 300 cy export

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study is required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 lhikichi@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 – Incomplete

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 redesign to meet zoning and land use requirements. Please read below for further details.

Environmental Determination:

1. RENV 200400807 was completed based on the original project scope of six residential lots. A new Initial Study and fees are required. Provide a completed Environmental Assessment and filing fee of $5,327 ($3,139 Planning Environmental Assessment + $1755 Public Works Referral + $433 Parks Referral = $5,327).
2. Additional studies or reports may be required after the initial review of the environmental assessment.
3. For any questions related to site biology, you may contact the departmental biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Tentative Map / Exhibit Maps:

4. Staff does not support the proposed zone change and plan amendment. Redesign to meet zoning and land use requirements.
5. The Title Report that was submitted with the application shows there are easements on the property. Easements shall be deducted to calculate the net lot area. Ensure to provide accurate gross and net lot area information
6. Landscaping is proposed outside of the property boundaries.
7. Clearly show the locations of the existing and proposed walls/fences. Walls with 3.5 ft. and 6 ft. in height are proposed within the front. Clearly indicate the locations of the 3.5 ft and 6 ft. in height walls.
8. Maps should be depicted in an engineering scale of 1” = 10’ and not 1” = 16’.
9. Clearly label/identify the private driveway and fire lane.
10. Ensure private driveway and fire lane cross sections are drawn to scale.
11. The proposed buildings exceed the maximum height requirement of 35 feet. Redesign to meet the height requirements.
12. Clearly depict and label the common walkway. The common walkway with 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. Since the density exceeds 12 dwelling units per net acre, “a landscaped strip a minimum of

four feet in width shall be located between the common walkway and the curb to separate the fire lane from the walkway."

13. Provide colored renderings of the proposed development.
14. The outdoor seating area with table is proposed as an amenity. What other amenities are proposed for the development?
15. Clearly label/identify the guest parking spaces. Ensure the parking spaces have a minimum 26 feet vehicular backup space.
16. Guest parking spaces adjacent to walls require a width of 10 ft.
17. Identify the boxes depicted within the guest parking spaces.
18. Provide a legend for the Exhibit A.
19. Provide two sets of floor plans elevations. Ensure to provide the floor area for each unit.
20. The parking calculations are incorrect. Each residential unit requires two covered parking spaces.
21. Grading of 900 cy cut, 600 cy fill, and 300 cy export is proposed. Provide the location of the exported grading materials.
22. Clarify if any of the proposed residential units will be affordable housing.

Plan Amendment, Zone Change, and Conditional Use Permit:

23. A separate burden of proof is required for the Plan Amendment, Zone Change, and Conditional Use Permit. The burdens of proof on file are insufficient. Provide updated burdens of proof.
24. Provide a radius map showing other R-3 zoned properties in the vicinity. Ensure to provide information regarding properties with density similar to what is being proposed.

Healthy Design Ordinance ("HDO"):

25. The bicycle parking spaces are proposed within the garages. How will the bicycle parking spaces be accessed if they are located inside the garages? Ensure to depict all bicycle parking spaces on the Exhibit A.
26. Ensure to provide cross sections drawn to scale for all right-of-ways, private driveways/fire lanes, and the access driveway.
27. Ensure the total linear feet of existing and proposed street frontage is indicated in the notes section.
28. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project street frontage, a total of 23 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.
29. The proposed project is subject to the guidelines and requirements of the HDO.

Administrative/Other:

30. Filing fees for the departments of Parks & Recreation and Public Health were not submitted with the original application. Submit a filing fee of $580 ($229 Parks & Recreation and $351 Public Health).
31. Provide open space/landscaping plans.
32. The Certificate of Compliance application (RCOC 04-434) was not completed. Contact the Land Divisions Research Section regarding the status of RCOC 04-434. A copy of the recorded Certificate of Compliance shall be submitted with the next map revisions.
33. CP 04-142 is considered a pending case. Contact the Zoning Permits Section regarding the status of CP 04-142.
34. Provide documentation to show that Alfonso and Roberta DiPalma are trustees of the DiPalma Family Trust.
35. The Title Report indicates there are easements. Provide copies of all recorded easements.
36. Consult with DPW regarding the driveway closures.

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 062216 (Rev.)

TENTATIVE MAP DATED 09-06-2016
EXHIBIT MAP DATED 09-06-2016

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. 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. As previously requested, please see attached Grading review sheet (Comment 2) for requirement.

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.

HW

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 10-04-2016

tr62216L-rev3.doc
http://planning.lacounty.gov/case/view/tr062216/

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

TRACT NO. 62216 **TENTATIVE MAP DATED 09/06/2016**

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 8/30/2016 is currently under review.

Reviewed by M.D. Esfandi Date 09/29/2016 Phone (626) 458-7130
David Esfandi

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING

TRACT NO. 062216 (Rev.)

TENTATIVE MAP DATED 09-06-2016
EXHIBIT MAP DATED 09-06-2016

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. Benchmark information.

   b. LID Note: "The LID device and size are not necessarily been approved. Detailed design and calculations will be handled with the final engineering plans."

   c. Proposed grading, hardscape, and pad elevations. No foot print of the proposed building should be shown.

   d. Handicap accessible parking spaces.

2. In case of the pervious pavement failed to convey the flow to be treated, provide another means of conveyance of the flow to proper treatment device and detention storage.

Name Nazem Said Date 9/21/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 062216\GP TTR 062216\2016-09-12 TTR 062216 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

TRACT NO. 062216 (Rev.) TENTATIVE MAP DATE SUBMITTED 09-06-2016
EXHIBIT MAP DATE SUBMITTED 09-06-2016

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.

IN

Prepared by Imelda Ng Phone (626) 458-4921 Date 09-27-2016

tr062216s-rev3.doc

- 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 Phone (626) 458-3126 Date 10-04-2016

tr62216L-rev3.doc
http://planning.lacounty.gov/case/view/tr062216/

TENTATIVE MAP DATED 09-06-2016
EXHIBIT MAP DATED 09-06-2016

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.

+1W

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 10-04-2016

tr62216L-rev3.doc
http://planning.lacounty.gov/case/view/tr062216/

PCA LX001129/A867
Telephone: (626) 458-4925

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**	9/6/16 (Rev. Map)	**Parent Tract**	
Grading By Subdivider?	[Y] (Y or N) 900 yd^3	**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

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
GEOTECHNICAL
STATE OF CALIFORNIA

Jeremy Wan
Soils Section

PROFESSIONAL GEOLOGIST
CHARLES T. NESTLE
No. 2065
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Charles Nestle
Geology Section

Date 10/3/16

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Development Review\!Combined Reviews\Tracts and Parcels\062216, Whittier, TM-3_A.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

TRACT NO. 062216 (Rev.)

TENTATIVE MAP DATED 09-06-2016
EXHIBIT MAP DATED 09-06-2016

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.

Prepared by Sam Richards Phone (626) 458-4921 Date 10-04-2016
tr62216r-rev3.doc

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.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.

☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREETLIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

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

TENTATIVE MAP DATED 09-06-2016
EXHIBIT MAP DATED 09-06-2016

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 1,000 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.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 09-29-2016
tr62216w-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 62216 MAP DATE: September 06, 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.

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.

Reviewed by: Juan Padilla Date: September 28, 2016

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

PROJECT: TR 62216 MAP DATE: September 06, 2016

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. Maintain a minimum 5 feet wide approved firefighter access walkway leading from the Fire Department access road to all openings in the building exterior walls. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

4. 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.

5. This project is not required to provide a Fire Department turnaround on the property. An approved Fire Department turnaround is required when a fire lane exceeds a length of 150 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. 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.

7. The proposed Permeable Pavement or 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.

8. 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.

Reviewed by: Juan Padilla Date: September 28, 2016

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

PROJECT: TR 62216 MAP DATE: September 06, 2016

9. Install **1** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.

10. 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.

11. 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. The required fire flow may be revised by the Fire Department during the architectural plan review process prior to building permit issuance.

12. 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.

13. 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.

14. 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.

15. 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.

16. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: September 28, 2016

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **62216**	DRP Map Date: **09/16/2016**	SCM Date: **10/13/2016**	Report Date: **10/04/2016**
Park Planning Area # **4**	**WEST WHITTIER**		Map Type: **REV. (REV RECD)**

Total Units **20** = Proposed Units **19** + Exempt Units **1**

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:	**0.20**
IN-LIEU FEES:	**$70,214**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $70,214 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 King

Kathline J. King, Chief of Planning

Supv D 4th
September 19, 2016 12:08:06
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **62216**	DRP Map Date: **09/16/2016**	SMC Date: **10/13/2016**	Report Date: **10/04/2016**	
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 **20** = Proposed Units **19** + Exempt Units **1**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.03	0.0030	0	0.00
M.F. < 5 Units	**3.56**	**0.0030**	**19**	**0.20**
M.F. >= 5 Units	2.99	0.0030	0	0.00
Mobile Units	2.41	0.0030	0	0.00
Exempt Units			**1**	
			Total Acre Obligation =	**0.20**

Park Planning Area = **4 WEST WHITTIER**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.20	$351,069	**$70,214**

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**
0.20	0.00	0.00	0.20	$351,069	**$70,214**

COUNTY OF LOS ANGELES
Public Health

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

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 3, 2016

Tentative Tract Map No. 062216

Vicinity: Whittier Downs

Tentative Tract Map Date: September 6, 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 as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016