



Los Angeles County
Department of Regional Planning

Director Richard J. Bruckner

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SUBDIVISION COMMITTEE MEETING (REPORTS ONLY)
FEBRUARY 14, 2013

Planner:	<u>Jodie Sackett</u>	E-mail:	<u>jsackett@planning.lacounty.gov</u>
SCM Reports Date:	<u>February 14, 2013</u>	Map Date:	<u>January 15, 2013</u>
Tract/Parcel Map No:	<u>TR071769</u>	Project No:	<u>2012-02271</u>
Zoned District:	<u>N/A</u>	Community:	<u>CITY OF LOMITA</u>
Supervisorial District:	<u>2nd</u>	APN(s):	<u>7553-001-062</u>

Map Stage: Tentative Amendment Amended Exhibit "A" Revised

Modification to Recorded Map Other:

Map Status: Initial Map 1st Revision 2nd Revision ____ Revision

Proposal: **To create one multi-family lot with 16 new detached residential condominium units on one gross acre (0.96 net acres).**

Location: 26035 Cypress Street, Lomita

SUBDIVISION COMMITTEE STATUS

<input type="checkbox"/> Tentative Map Revision Required	<input type="checkbox"/> Reschedule for Committee Meeting
<input type="checkbox"/> Exhibit Map/Exhibit "A" Revision Required	<input type="checkbox"/> Reschedule for Committee Reports Only
<input type="checkbox"/> Revised Application Required	<input checked="" type="checkbox"/> Other Holds (see below)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Hold	Cleared	Contact
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Planning: Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works: Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire: Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parks & Recreation: Clement Lau (213) 351-5120 clau@parks.lacounty.gov
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Health: Thao Komura (626) 430-5581 tkomura@ph.lacounty.gov

REGIONAL PLANNING COMMENTS

Regional Planning recommends approval of the subject tentative map with the following conditions (Please note these comments are consistent with City of Lomita Land Use Policy 10 regarding the improvement of "community visual and aesthetic quality"):

1. That a small playground (at least 30'x30') be added near the fire turnaround and excess guest parking be eliminated to accommodate this feature. Such feature should be shown on a revised Exhibit Map and a revised landscaping plan.
2. That four new large trees (min. 25' wide canopy at maturity) be planted within the front yard area to shade the sidewalk and that such trees be depicted on a revised landscaping plan.
3. That a larger tree species and another decorative feature (such as a fountain or other art piece) be used at the westerly terminus of the proposed private driveway and fire lane in order to provide a more attractive backdrop when viewed from the street. Such trees should be shown on a revised landscaping plan.
4. That decorative paving be used in those areas where possible (especially near landscaping features) and permeable pavers used for guest parking stalls, and that such paving be showed on a revised landscaping plan.
5. That Units 1 and 16 facing Cypress St. be modified to have more decorative façade features (such as wrought-iron walkway railings) that more readily signify a street-side pedestrian entry. Such features should be shown on revised architectural elevations.
6. That more decorative features such as Juliette balconies and hanging box planters be added to the rear of Units 14, 15, and 16 to present a more attractive

appearance when viewed from the north. Such features should be shown on revised architectural elevations.

Regional Planning has indicated the following for consideration/information:

1. Indicate the current sewer and water purveyor on the tract map.
2. Indicate if the existing fence is to remain/be removed.
3. Provide a written statement from the registered civil engineer whether boundary monuments will be set prior to filing the final map with the County Recorder.
4. The project is located on the edge of a Very High Fire Hazard Severity Zone.
5. All homes should be designed to meet current CalGreen building standards.
6. Incorporate drought-tolerant landscaping onsite where possible.
7. Minimize impervious surface cover through the use of alternate paving materials and green roofs.
8. Set aside a minimum of 5% of the dwelling units for affordable housing.
9. Consider a more substantial "sound wall" to buffer against the adjacent quarry to the south.

(END)