

AGENDA ITEM NO. 12

DECEMBER 17, 2013 HO PUBLIC HEARING

TR071925

SUPPLEMENTAL HEARING PACKAGE

CONTAINING:

- Additional correspondence rec'd since 12/5/13
- Adjacent property garage photo
- Subdivision Committee approval reports

From: [john waldron](#)
To: [Jodie Sackett](#); [klmengineering](#)
Cc: [john waldron](#)
Subject: RE: TR071925 public comments
Date: Sunday, December 08, 2013 8:08:34 AM
Attachments: [image001.png](#)
Importance: High

Hi Jodie,

Thank you for forwarding the comments below.

I have also reviewed the same submitted in the hearing package.

Regarding the guest parking on the street; having been to the site over a dozen times over the last two or more years, your assesment on your site visit sounds farily typical. There are generally quite number of spaces available along third street and Arcadia along the YMCA property is always available with no restrictions. The front doors of five of the seven units will be accessed only off Arcadia, so there is plenty of guest parking available for those units. On third street we are actually increasing the available parking by eliminating the existing driveway access to the site and replacing it with a new curb which will allow for at least one if not two more parking spaces for the units that have fornt doors facing 3rd street.

If there is a parking issue, I would suspect that it is at night when other residences in the neighborhood use street parking instead of their own garages.

Regarding the apartment building; when Kent purchased the property, the previous owners had not maintained the garages, the doors were broken and did not work so the owner was not letting the tenants use them for parking. When Kent purchased the property he replaced all the garages with new doors with and electric door openers. Each tenant has its own garage plus additionsl spaces in the surface parking lot.

Are you available to Monday for a quick call to discuss?

Let me know what time is best to call, or you can reach me an time.

Thank you

Best Regards,

John

John L. Waldron, AIA Design, Planning & Entitlements Waldron + Waldron A R C H I T E C T
S 6043 Scotmist Drive Rancho Palos Verdes , CA 90275 (310) 213-8850 Ph
www.waldronwaldronarchitects.com

From: jsackett@planning.lacounty.gov

To: waldron_john@msn.com

Subject: TR071925 public comments

Date: Tue, 3 Dec 2013 22:39:54 +0000

Hi John,

I've gotten comments back from three neighborhood residents who have some concerns about the project. The main concern seems to be lack of available street parking for guests. Your project is not required to have guest parking, as it has less than 10 units. Nevertheless, the Hearing Officer still has to consider these comments and any existing neighborhood conditions, including parking. For example, the Hearing Officer could ask that you alter your site plan to include one or two onsite guest parking spaces.

I understand that the project owner also owns the adjacent apartment building. A couple residents have complained that the apartment building does not make use of its garages for parking but rather rents the spaces for storage. I saw no evidence of this on my site visit today. However, if it were true, it would be a violation of the zoning code. The garages should be used to park the residents' cars and thereby help keep the street parking open to visitors and guests.

Please be prepared to discuss these issues at the public hearing. The hearing package will be posted on our website this Thursday, and you can then review the public comments (e-mails) in more detail.

Thanks,S

Jodie Sackett
Senior Planner
Land Divisions Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6433



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From: Fudzie@aol.com
To: [Jodie Sackett](#)
Subject: Bella Arcadia Condo Plan, San Pedro, CA
Date: Wednesday, December 11, 2013 3:56:43 PM

Dear Mr. Sackett:

I wish to reaffirm my conversation with you on Wednesday, December 11. As president of a neighboring small homeowners association of six single family homes, we wish to let it be known that development of that property in general is a really good thing.

As we look at the plan however, the entrance and exit is onto a very small, narrow street called Arcadia Drive which was laid out to be a connector street between a natural canyon (Canyon Drive) and 3rd Street via Bellmarin Drive.

We note that there are to be seven three-bedroom units that are each to have a two-car garage, with only Unit 1 having a park pad in front. The driveway is only 26 ft. and that is not wide enough for parking for either guests or residents who want outside parking. (In our own complex, for example, 4 of the 6 homes have 3 cars.) Simply not enough parking space capacity for the project as it is drawn.

The spill-over will be to Arcadia Drive and another very small street: Paseo Rd. When there are cars parked on both sides of the street there is not adequate room for cars to meet and pass. Bellmarin already suffers from this dilemma. Arcadia is a short street with blind curves in it that offer a poor line of sight. Accidents are a given.

Thank you for considering our concerns.

Respectfully,

W. Marvin Mackie
President
La Rambla Estates Homeowner Assn.

TR071925 12/17/13 HO PUBLIC HEARING

Rec'd from a local resident on 12/5/13 (Staff note: This image appears to show a vehicle garage of the adjacent Bellmarin Apartment complex being used for storage.)



Date 05-28-2013

TO: Nooshin Paidar
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Rob Glaser/
Josh Huntington/Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/
Kim Szalay

FROM: Henry Wong/John Chin
Department of Public Works

TRACT NO. 71925-Rev. 2 (rev'd 05-28-13)

Public Works' report for NO SCM map dated _____.

Revised Public Works' report for map dated 12-18-2012.

Revised pages of Public Works' report for map dated 12-18-2012 as follows.

Subdivision: Deleted Denials No. 1 & No. 4 on Page 1/1.
Filled in 12 pages of recommendations.

Drainage: Removed Denials No. 1 to No. 5 on Page 1/1.
Added Conditions of Approval Page 1/1.

Revised Public Works' report clearing previous Drainage denial(s).

Public Works still has _____ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

CC: John Waldron, Bella Arcadia, LLC

The following reports consisting of 12 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. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract 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.
11. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

14. 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.


Prepared by John Chin

Phone (626) 458-4918

Rev'd Date 01-09-2013

pm71925L-rev2 (rev'd 05-28-13).doc
<http://planning.lacounty.gov/case/view/r2012-00835/>



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

TRACT NO. 71925

REVISED TENTATIVE MAP DATED 12/18/12
EXHIBIT MAP 12/18/12

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

- Comply with the requirements of the Hydrology Study which was conceptually approved on 5/8/2013 to the satisfaction of Public Works.

By  Date 5/21/13 Phone (626) 458-4921
EDEN BERHAN

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
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 71925
SUBDIVIDER Bella Arcadia Development, LLC
ENGINEER Denn Engineers
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 12/18/12 (Rev.)
LOCATION San Pedro
GRADING BY SUBDIVIDER [] (Y or N)
REPORT DATE _____
REPORT DATE _____

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.
- A soils engineering report may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12/27/12 is attached.

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Prepared by  Reviewed by _____ Date 12/27/12
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 LDD
Job Number LX001129/A867
Sheet 1 of 1

Tentative Tract Map 71925
Location San Pedro
Developer/Owner Bella Arcadia, LLC
Engineer/Architect Denn Engineers
Soils Engineer -----
Geologist -----

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

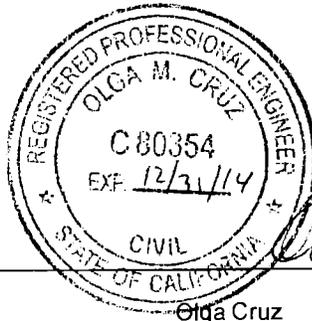
Tentative Tract Map Dated by Regional Planning 12/18/12 (Rev)
Previous Review Sheet Dated 9/24/12

ACTION:

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

REMARKS/CONDITIONS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, submit a soils report that addresses the grading plans. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>



Reviewed by Olga Cruz Date 12/27/12

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 approvals:
 - a. 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.
 - b. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
4. Deed restrictions for cross lot drainage are required for each lot prior to final map clearance from the Grading Unit.
5. A notarized off-site covenant, in a form approved by Public Works, shall be obtained from all impacted offsite property owners.
6. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 01/14/2013 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\pm 71925 rev 2.doc

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

1. Dedicate right of way 25 feet from centerline along the property frontage on Arcadia Drive. 7.5 feet of additional right of way is required along the property frontage.
2. Construct new driveway to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works. Additional right of way is required to provide sidewalk transitions to comply with ADA.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 3rd Street and Arcadia Drive to the satisfaction of Public Works.
4. Construct sidewalk (5 feet minimum sidewalk adjacent to the property line) along the property frontage on Arcadia Drive to the satisfaction of Public Works.
5. Plant street trees along the property frontage on 3rd Street and Arcadia Drive to the satisfaction of Public Works.
6. 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.
7. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
8. Repair any displaced or broken improvements along the property frontage damaged during construction to the satisfaction of Public Works.
9. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 3rd Street and Arcadia Avenue to the satisfaction of the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development is not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions of acceptance in order for the Lighting Districts to pay for the future operation and maintenance of the street lights. The annexation request to Street Lighting Section shall be the sole responsibility of the owner of the project. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits or road construction permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy.
- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626)300-4726.
- c. The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development must be

constructed according to Public Works approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

Prepared by Patricia Constanza
tr71925r-rev2.doc

Phone (626) 458-4921

Date 01-14-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF THE PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SEWER

Page 1/1

TRACT MAP NO. 71925(Rev.)

TENTATIVE MAP DATED 12-18-2012
EXHIBIT MAP DATED 12-18-2012

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with the Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of the Public Works.
3. A sewer area study for the proposed subdivision (PC12169AS, dated 11-29-2012) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.



Prepared by Tony Khalkhali
tr71925s-rev2.doc

Phone (626) 458-4921

Date 03-18-2013

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

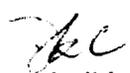
Page 1/1

TRACT NO. 71925(Rev.)

TENTATIVE MAP DATED 12-18-2012
EXHIBIT MAP DATED 12-18-2012

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 buildings 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 building.
3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. Provide a "Verification Letter" from the water purveyor indicating that if recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.


Prepared by Tony Khalkhali
tr71925w-rev2.doc

Phone (626) 458-4921

Date 01-14-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71925 Map Date: December 18, 2012 - Ex A

C.U.P. Vicinity

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
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.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: The Fire Department recommends APPROVAL of this project as presently submitted with the following conditions of approval:
- A reciprocal access agreement for the proposed private driveway and fire lane is required. Compliance is required prior to Final Map to the satisfaction of Regional Planning.

By Inspector: Juan C. Padilla Date January 16, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 71925 Map Date: December 18, 2012 - Ex A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install ____ public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: ____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the fire flow test submitted by the Los Angeles Department of Water and Power, the existing water system meets the Fire Department's minimum requirements.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date January 16, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

Tentative Map #	71925	DRP Map Date: 12/18/2012	SCM Date: 01/24/2013	Report Date: 12/27/2012
Park Planning Area #	21	WEST CARSON	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:	0.07
IN-LIEU FEES:	\$26,862

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$26,862 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: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	71925	DRP Map Date:	12/18/2012	SMC Date:	01/24/2013	Report Date:	12/27/2012
Park Planning Area #	21		WEST CARSON			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	3.23	0.0030	7	0.07
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	0	0.00
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.07

Park Planning Area = 21 WEST CARSON

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.07	\$383,748	\$26,862

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
0.07	0.00	0.00	0.07	\$383,748	\$26,862



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Director and Health Officer

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Tract Map No. 071925

Vicinity: La Rambla

Tentative Tract Map Date: December 18, 2012

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 071925** based on the use of public water and public sewer as proposed. Please forward a current original copy of signed “Will Serve” letter from the proposed water purveyor to this Department.

Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: Thao Komura  Phone No. (626) 430-5581 Date: January 18, 2013