



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

**PROJECT NUMBER**

R2014-00667

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No. 072684  
Plan Amendment No. 201400002  
Zone Change No. 210400002  
Conditional Use Permit No. 201400028  
Parking Permit No. 201400009  
Environmental Assessment No. 201400058

**SUBDIVISION COMMITTEE REPORT**

**OWNER / APPLICANT**

Candlewood Country Club / Brandywine Homes

**MAP/EXHIBIT DATE:**

9-4-14

**SCM REPORT DATE:**

10-2-14

**SCM DATE:**

None (Reports Only)

**PROJECT OVERVIEW**

*A 53-unit townhouse condominium development on a portion of previously-owned golf course land adjacent to the site. The project will contain a private clubhouse and private community garden onsite for residents and guests.*

Subdivision: To create two multi-family lots with 53 attached condominium units in 12 buildings on 3.96 gross acres.

Plan Amendment: To amend the Countywide General Plan Land Use Category from O (Open Space) to 3 (Medium Density Residential – 12-22 Dwelling Units Per Gross Acre).

Zone Change: To change the existing C-3-BE (Unlimited Commercial - Billboard Exclusion), and A-1 Zones to R-3-DP (Limited Multiple Residence – Development Program).

CUP: For the Development Program zone and offsite fill transport exceeding 1,000 cubic yards.

Parking Permit: For the relocation of one required guest parking space from Lot 1 to Lot 2.

**MAP STAGE**

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

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (requires a fee):

**LOCATION**

14000 Telegraph Road, South Whittier

**ACCESS**

Telegraph Road

**ASSESSORS PARCEL NUMBER(S)**

8030-008-011, 8030-023-024

**SITE AREA**

3.96 gross (3.62 net) acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Sunshine Acres

**SUP DISTRICT**

4<sup>th</sup>

**LAND USE DESIGNATION**

O (Open Space) – 2.75 ac

1 (Low Density Residential – 1-6 Dwelling Units Per Gross Acre) – 1.21 ac

**ZONE**

C-3-BE and A-1

**CSD**

None

**PROPOSED UNITS**

(DU)

53DU

**MAX DENSITY/UNITS**

(DU)

7DU, existing (based on 7 DU max allowed in the 1 designation and 0DU allowed

**GRADING, CUBIC YARDS**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

7,100 cut, 4,100 fill; 11,200 total  
3,100 export

on the OS designation)  
53DU w/ plan amendment  
and zone change

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**ENVIRONMENTAL DETERMINATION (CEQA)**

TBD. Pending staff review and determination.

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**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

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**REGIONAL PLANNING COMMENTS**

**Staff Recommendation:** *At this time, Regional Planning does not recommend approval. Please read below and contact the assigned case planner if you have any questions.*

**Application & Burdens of Proof**

1. The requested PA and ZC are on hold pending staff consistency analysis and review of the burdens of proof.
2. The requested CUP and Parking Permit are on hold pending staff consistency analysis and review of the burdens of proof.
3. Revise the project application and CUP burden of proof to indicate that combined block-retaining walls exceeding 6' in height within the front, side and rear yard setbacks will be requested under the proposed CUP, and that fences exceeding 42 inches in height within the front yard setback will be proposed under the CUP.

**Site Plan (Tract Map & Exhibit "A")**

4. If multiple lots are proposed, development on each lot will be reviewed for code compliance for lot area and width, building setbacks and parking. Deviations from standards may be requested under the DP-CUP.
  - a. Lot 1 contains a rear yard setback of 10 feet for Unit 11. A minimum of 15 feet is required in the R-3 Zone. Please revise the CUP burden of proof to justify this request (reduced rear yard setback distance).
  - b. Lot 2 contains front yard setbacks of 2 feet for Unit 29 and 3 feet for Unit 21. A minimum of 15 feet is required in the R-3 Zone. Please revise the CUP burden of proof to justify this request (reduced front yard setback distance).
  - c. Both Lots 1 and 2 contain fences that exceed 42" within the front yard setback. Please revise the CUP burden of proof to justify this request.

**Other**

5. Note the following comments for the proposed clubhouse:
    - a. Provide a scaled conceptual elevation for the clubhouse
    - b. Re-title the "recreation area" site plan/floor plan to indicate the clubhouse and label the clubhouse on the plan
    - c. On the site plan/floor plan, indicate the number of stories for the clubhouse
    - d. Indicate the square footage of the clubhouse and overall recreation area square footage
    - e. Label the room depicted on the east side of the kitchen
    - f. Explain why a full kitchen is proposed within the clubhouse and not some sort of "rec room"
    - g. Recommend combining two bathrooms into one unisex restroom
    - h. Explain why the main entrance leads directly into the bathrooms (shouldn't some recreational use be placed here?)
  6. The site plan review for the golf cart barn relocation will be processed as a separate application.
  7. A lot line adjustment (LLA) is currently in process. The project will be on hold until the LLA is approved and recorded (including the associated Certificates of Compliance).
  8. The County biologist may recommend mitigation measures for disturbance of any sensitive species found onsite.
  9. The future land use and zoning designations for the project site under the Countywide General Plan Update are OS-PR (Open Space – Parks and Recreation) and A-1 (Light Agricultural), respectively.
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## 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 Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *Six (6) 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 3<sup>rd</sup> revision and thereafter)*
- *Any other additional 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, please contact the case planner and discuss the map revision and other materials.*

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## SUBDIVISION COMMITTEE CONTACTS

<u>Department</u>	<u>Contact</u>
Regional Planning	Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>