



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

**PROJECT NUMBER**

R2014-01386

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. 072771  
Environmental Assessment No. 201400108

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Aria Shafiee / Emilio Gutierrez

**MAP/EXHIBIT  
DATE:**

12/16/15

**SCM REPORT  
DATE:**

01/15/15

**SCM DATE:**

01/29/15

**PROJECT OVERVIEW**

*A request to create 1 multi-family lot with 17 attached condominium units, including 2 very low-income household units, in 4 buildings. An Administrative Housing Permit and Plot Plan were approved in 2012 authorizing a 17-unit apartment complex, including 2 very-low income units, with 34 covered parking spaces and 4 uncovered guest spaces.*

**Subdivision:** To create 1 multi-family lot with 17 attached condominium units, including 2 very low-income household units, in 4 buildings.

**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**

5053 W 109<sup>th</sup> Street, Lennox

**ACCESS**

109<sup>th</sup> Street

**ASSESSORS PARCEL NUMBER(S)**

4039-008-032

**SITE AREA**

0.59 net acres / 0.68 gross acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

LENNOX

**SUP DISTRICT**

2<sup>nd</sup>

**LAND USE DESIGNATION**

I – Major Industrial

**ZONE**

R-3

**CSD**

N/A

**PROPOSED UNITS**

(DU)

17

**MAX DENSITY/UNITS**

(DU)

TBD

**GRADING, CUBIC YARDS**

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

Grading Not Proposed

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending Review

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 <a href="mailto:mpavlovic@planning.lacounty.gov">mpavlovic@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Michelle Tsiebos (626)430-5381 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

---

**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):

---

**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map.*

Tentative Map:

Clear  Hold

1. Use the same scale employed in the Exhibit Map.
2. Call out all building setbacks. Be sure to call out the shortest distance between buildings and property lines.
3. Provide the height of all fences/walls.
4. Ensure the street cross-section scale and given dimensions are consistent.
5. Provide the net area and clarify the gross area. The exhibit map contains a different gross area figure.
6. Label the buildings and provide the dimensions for each.

Exhibit Map/Exhibit "A":

Clear  Hold

1. Provide the net area and clarify the gross area. The tentative map contains a different gross area figure.
2. Label the buildings and provide the dimensions for each.
3. Provide the existing and proposed Land Use Category: Industrial in the General Notes section.
4. Modify *General Notes* #4 to include the instrument number or document reference number.
5. Move the trash enclosure against the rear yard line as the current location largely obstructs access to the rear yard.
6. Ensure the street cross-section scale and given dimensions are consistent.
7. Improve the building façade of street fronting Buildings A and C.
8. Provide the dimensions of the roof-mounted equipment.
9. Draw a horizontal line extending from the roof peak to the given height. The maximum height allowed is 35 feet. Roof-mounted equipment may not exceed the maximum permitted height of 35 feet. Provide the height (distance from the ground) of the roof-mounted equipment taken from the roof-mounted equipment. If the height of the roof-mounted equipment exceeds 35' then an on-menu incentive (building height increase) must be requested or the equipment must be relocated.
10. The floor plan shows the units in Buildings B, C, & D containing 4 bedrooms. According to, §22.52.1850, 2.5 parking spaces per unit must be provided if a unit contains 4 bedrooms or more. One additional bedroom per unit (13 units) means 7 additional parking spaces are needed. Thus, the adjusted parking requirement is 41 covered parking spaces and 4 uncovered guest spaces of which 2 must meet ADA requirements. Either return the first floor bedroom back to a laundry room as approved in Plot Plan 201100856/Housing Permit 201100003) or apply for a Minor Parking Deviation or Discretionary Housing Permit to address the parking shortage.
11. Street-tree planting Final Map Condition: The onsite tree planting requirement is one tree per each 25 feet of proposed street frontage located within the subject property. Based on the project total of 115 linear feet of street frontage, a total of 5 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. Since construction is underway, you may elect to depict the 5 required tree plantings on the Exhibit Map now rather than submit a separate tree planting plan for review and approval at a later date.
12. Provide all dimensions on the floor plans and elevations.

Environmental Determination:

Clear  Hold

1. Provide the school verification form as required by #43 of the Environmental Assessment Information Form.

Administrative/Other:

Clear  Hold

1. Revise the Land Use Map: 1) ensure the radial boundary captures all properties located t least 500' from the property boundaries in all directions, 2) identify the various residential types within the radial boundary, 3) accurately label the Land Use Categories, and 4) ensure all parcel boundaries are visible.
2. Revise the Housing Permit Application to reflect requested incentives and complete the Parking section. Also, the Housing Permit Application type filed is Administrative; therefore, section 6 should remain blank.
3. All zoning violations must be abated prior to public hearing. The provided pictures show wood mounted on top of the existing brick wall (easterly propery line toward north end) extending the height of the fence above 6 feet. The maximum height of a side/rear yard fence is 6 feet.
4. Be advised, a Tenant Notification Agreement will need to be submitted once you have tenants.
5. Provide a copy of the recorded covenant restricting Units 3 &4 to very low-income households.

---

**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
- Six (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 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, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.*



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, provide instrument documents where Caltrans took over Ocean Gate Avenue.
- (2) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (3) An approved sewer area study. Sewer area study PC 12215AS is in plancheck. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (4) Provide proof that the subdivider has acquired the necessary off-site easements to construct the off-site sewer improvements. Please see attached Sewer review sheet (Comment 2) for comments and requirements
- (5) Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (6) A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. As previously requested, if applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation “No existing on-site public and private easements” on the tentative map.
  - b. Please see attached Grading review sheet (Comment 1) for comments and requirements.
  - c. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
  - d. Please see attached Water review sheet (Comment 2) for comments and requirements.
- (7) As previously requested, provide the name of the water source for public water on the “Land Division Application”.

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 and/or exhibit map is required to show the following additional items:
  - a. Clearly show the status of all improvements (existing, under construction, or proposed) to be able to comment on. For example, you are showing the difference between the pad elevation and finish floor elevation is less than 8 inches. If it proposed, I'll apply the code requirements and ask for 8 inches. If it is existing or under construction, I'll not be able to comment on.
2. If proposed improvements, provide approval of the latest hydrology study approved by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 12/30/2014 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072771\GP 072771\2014-12-17 TTR 072771 SUBMITTAL

It is recommended that this tentative map and/or exhibit 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 12215AS 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.
2. The 12ft wide easement per document no. 87-1547131 as listed on the map was not dedicated to the County of Los Angeles. Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works, if applicable.
3. A revised tentative and exhibit map is required to show the following items:
  - a. Show and call out location of existing public sewer to serve the proposed development with the PC or CI number.
  - b. The proposed sewer alignment does not match with submitted sewer area study. The sewer alignment must agree in all submitted documents.
  - c. Show any off-site improvements required by the approved area study, if any.

It is recommended that this tentative map and/or exhibit 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. Provide a "Will Serve Letter" 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 domestic flow, minimum fire flow, and fire hydrant requirements for the land division, and that water service will be provided to each lot/parcel.
2. A revised tentative map and/or exhibit map is required to show the following items:
  - Separate water meter is required for each detached building. Water meters should be located outside of the sidewalk.

  
Prepared by Imelda Ng  
tr72771w-rev1.doc

Phone (626) 458-4921

Date 01-08-2015

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

Page 1/1

TRACT NO. 072771(Rev.)

TENTATIVE MAP DATED 12-16-2014  
EXHIBIT MAP DATED 12-16-2014

- 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  John Chin

Phone (626) 458-4918

Date 01-07-2015

tr72771L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr072771/>

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. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard condominium conversion 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 Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. 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.
13. 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

15. 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.

*HCW*  
*Jc*  
Prepared by John Chin  
tr72771L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr072771/>

Phone (626) 458-4918

Date 01-07-2015



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 072771

TENTATIVE MAP DATE: 12/16/14

EXHIBIT MAP DATE: 12/16/14

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 01/07/15 Phone (626) 458-4921

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 72771 Tentative Map Dated 12/16/14 Parent Tract \_\_\_\_\_  
Grading By Subdivider? [ N ] (Y or N) \_\_\_\_\_ --- yd<sup>3</sup> Location Lennox APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider \_\_\_\_\_  
Soils Engineer \_\_\_\_\_ Engineer/Arch. \_\_\_\_\_

Review of:

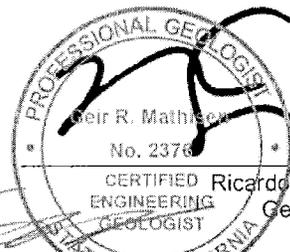
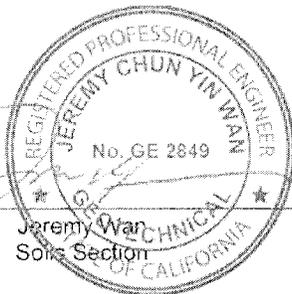
Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) 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>.

Prepared by



Date 1/7/15

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

1. If the existing parkway width is not 10 feet on 109<sup>th</sup> Street along the property frontage, dedicate additional right of way to provide 10 feet of parkway
2. Reconstruct existing sidewalk and provide 5 feet sidewalk adjacent to the property line on 109<sup>th</sup> Street along the property frontage to the satisfaction of Public Works.
3. Construct new driveway on 109<sup>th</sup> Street along the property frontage to the satisfaction of Public Works. Additional right of way may be required to accommodate Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
4. Remove any block wall within the road right of way, if any on 109<sup>th</sup> Street along the property frontage. Pedestrian line of sight shall not be impaired by any proposed or existing wall adjacent to the driveway exit and line of sight easement dedication may be required.
5. Repair any damaged improvements during construction to the satisfaction of Public Works.
6. Plant street trees along the property frontage on 109<sup>th</sup> Street to the satisfaction of Public Works. Adequate sidewalk popouts may be required to comply with ADA.
7. Execute a covenant for private maintenance of curb/parkway drains; if any and landscaping within the road right of way, to the satisfaction of Public Works.
8. 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.
9. Comply with the following street lighting requirements or as otherwise modified by the Department of Public Works:
  - a. Provide street lights on concrete poles with underground wiring along the property at 109<sup>th</sup> Street with fixtures acceptable to Southern California Edison to the satisfaction of Public Works. Submit street lighting 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. Upon tentative map approval, 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 street lights. 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.
- c. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, 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, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided 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 transfer of billing could be delayed one or more years if the above conditions are not met.



Prepared by Patricia Constanza  
tr072771r-rev1

Phone (626) 458-4921

Date 01-07-2015



## 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 72771

MAP DATE: December 26, 2014

---

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

### **CONDITIONS OF APPROVAL – ACCESS**

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 clear to the sky all weather access.
2. 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.
3. The on-site private driveways shall provide a minimum paved 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 or prior to occupancy.
4. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
5. 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.
6. 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.



## 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 72771

MAP DATE: December 26, 2014

---

### CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Golden State Water Company dated 11-17-14, the new fire hydrant and the existing water system meets the current Fire Department requirements.
2. 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.
3. An approved automatic fire sprinkler system is required for the proposed buildings 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](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>72771</b>	DRP Map Date:	<b>12/10/2014</b>	SCM Date:	<b>01/29/2015</b>	Report Date:	<b>01/13/2015</b>
Park Planning Area #	<b>18A</b>		<b>LENNOX</b>			Map Type:	<b>REV. (REV RECD)</b>

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:	<b>0.18</b>
IN-LIEU FEES:	<b>\$60,103</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$60,103 in-lieu fees.

Trails:

No trails.

Comments:

Conversion of 17 apartment units to condos; Net increase of 17 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*  
Kathline J. King, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	72771	DRP Map Date: 12/10/2014	SMC Date: 01/29/2015	Report Date: 01/13/2015
Park Planning Area #	18A	LENNOX		Map Type: REV. (REV RECD)

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

**(P)people 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	4.69	0.0030	0	0.00
M.F. < 5 Units	3.74	0.0030	12	0.13
M.F. >= 5 Units	3.22	0.0030	5	0.05
Mobile Units	5.21	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.18</b>

Park Planning Area = 18A LENNOX

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.18	\$333,907	\$60,103

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.18	0.00	0.00	0.18	\$333,907	\$60,103



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

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

[www.publichealth.lacounty.gov](http://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

January 20, 2015 (UPDATED)

Tentative Tract Map No. 072771

Vicinity: Lennox

Tentative Tract Map Date: December 16, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 072771** based on the use of public water (Golden State Water Company) and public sewer (County of Los Angeles 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 approval.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA** M.T  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)  
TEL (626) 430-5382 • FAX (626) 813-3016