



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:**

05/14/14

**SCM REPORT
DATE:**

06/12/14

SCM DATE:

06/19/14

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: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

5053 W 109th Street, Lennox

ACCESS

109th Street

ASSESSORS PARCEL NUMBER(S)

4039-008-032

SITE AREA

0.6 net acres / 0.68 gross acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

LENNOX

SUP DISTRICT

2nd

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)

Unknown

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 mpavlovic@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626)430-5381 mtsiebos@ph.lacounty.gov

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. The provided pictures show a block wall in the front yard. Depict this wall and other existing walls on the tentative map, as well as the height of these walls/fences.
2. Call out distances between all buildings and all property lines.
3. Cross sections must be to-scale and should show all features required by §21.40.040.
4. Provide the name and address of the registered civil engineer or licensed surveyor who prepared the tentative map.
5. Provide the date the map was prepared by the registered civil engineer.
6. Provide a building summary that includes area per unit as well as building.
7. Remove language referencing condominium from the ~~Notes~~+section. Instead, the statement should read: ~~Plot~~ No. 1 of this map is approved as a 17-unit apartment complex per Plot Plan No. 201100856, including 2 units set aside for very low-income households as approved by Administrative Housing Permit No. 201100003.
8. Add the following to the ~~Notes~~+section: a) source of water supply, b) proposed use of the property, and c) a statement of the existing zoning in accordance with §21.40.040A(10),(12),(23).

Exhibit Map/Exhibit ~~A~~+

Clear Hold

1. Please provide the owner's name and address,
2. The provided pictures show a block wall in the front yard. Depict this wall and other existing walls on the tentative map, as well as the height of these walls/fences.
3. Call out the distance between all buildings.
9. Provide to scale cross sections of proposed fences and walls.
4. Clearly delineate the guest parking stalls.
5. Depict 2 ADA parking stalls with accompanying walkway and loading area.
6. Provide the common pedestrian walkways materials.
7. Remove the planters from the walkways and replace with an alternate form(s) of landscaping.
8. Provide bicycle facilities in compliance with §22.52.1225.
9. Provide the trees species depicted on the Condo Exhibit.
10. Label the trash enclosure.
11. Provide a building summary that includes area per unit as well as building.
12. In the ~~Notes~~+section provide a statement that says, ~~Plot~~ No. 1 of this map is approved as a 17-unit apartment complex per Plot Plan No. 201100856, including 2 units set aside for very low-income households as approved by Administrative Housing Permit No. 201100003.
13. Provide building frontage facing W. 109th Street.
14. Provide 2 sets of Elevation and Floor Plans.

Environmental Determination:

Clear Hold

1. Provide the school verification form as required by #43 of the Environmental Assessment Information Form.
2. Provide a copy of the Acoustical Report mentioned in #13 of the Environmental Assessment Information Form.

Administrative/Other:

Clear Hold

1. Provide a revised Land Division application and be sure to completely and accurately fill out all segments of the application including the following: 6) condo conversion as the Ownership Type, 9) provide grading information or check the *No Grading proposed* box and provide the Public Water source name, and 11) only check 1 box.
2. File an Administrative Housing Permit proposing affordable housing and requesting a density bonus.
3. Provide a revised Land Use Map that contains the types of existing land uses.
4. Provide a copy of the recorded covenant in lieu of parcel map if one was recorded in conjunction with previously approved Plot Plan No. 201100856.
5. Be advised, a Tenant Notification Agreement will need to be submitted once you have tenants.

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 (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 3rd 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) Provide instrument documents where Caltrans took over Ocean Gate Avenue.
- (2) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- (3) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (4) 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.
- (5) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (6) Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- (7) Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (8) Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site water improvements. Please see attached Water review sheet (Comment 2) for comments and requirements.
- (9) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Provide the number “0” in front of TR 72771 (i.e. TR 072771).
 - b. Provide grading information (earthwork volume) on the tentative map, as applicable.

- c. Provide name, address, phone number, stamp and signature of the civil engineer/land surveyor.
 - d. 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.
 - e. Please see attached Storm Drain and Hydrology review sheet (Comments 2 and 4).
 - f. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - g. Please see attached Road review sheet for comments and requirements.
 - h. Please see attached Sewer review sheet (Comment 4) for comments and requirements.
 - i. Please see attached Water review sheet (Comment 3) for comments and requirements.
- (10) Provide the name of the water source for public water. Also provide grading being proposed on the “Land Division Application”. Revise “Land Division Application” Item 6 to indicate a condo conversion project.

HCW



Prepared by John Chin

Phone (626) 458-4918

Date 06-09-2014



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

TRACT MAP NO. 072771

TENTATIVE MAP DATED 05/14/14
EXHIBIT MAP 05/14/14

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. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Prior to tentative map approval for drainage, submit an exhibit map showing building footprints, pad elevations, and proposed drainage and grading patterns.

Reviewed by  Date 06/03/14 Phone (626) 458-4921
HAZEL PAROAN

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. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - b. Earthwork volume, including cut, fill, import, and export, as applicable.
 - c. 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 applicable, add a general note that no private easements exist on the site.
 - d. Full dimensions of the fire lane.
 - e. Show existing and proposed grading and drainage pattern onsite. Show existing drainage pattern on the adjacent offsite properties and prove that the proposed improvement will not affect the offsite exiting drainage pattern.

2. Approval of the latest hydrology study approved by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 6/4/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072771\GP 072771\2014-05-15 TTR 072771 SUMBITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 72771

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TENTATIVE MAP DATED 05-14-2014
EXHIBIT MAP DATED 05-14-2014

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 exhibit map is required. See additional road comments as shown in the attached files (2014-06-05 TTR 072771 Tentative Map dated 2014-05-14 road checkprint) which can be found at the following ftp link:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%2072771/>

PC

Prepared by Patricia Constanza
tr072771r

Phone (626) 458-4921

Date 06-05-2014

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 72771 FOR CONDOMINIUMS CONVERSION LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REFERENCES:

R2: DEED RECORDED

BASIS OF BEARING: THE BEARING OF SOUTH 89°59'56" WEST OF THE CENTERLINE OF 109TH STREET, AS SHOWN ON THE P.W.F.B. 3935 PAGE 65 IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES, WAS TAKEN AS THE BASIS OF BEARING OF THIS SURVEY.

BENCH MARK: BM # 10967. LACE MON 300 MM (1FT) E/O E CF 2.4 M (8 FT) N/O BCR @ NE COR LA CIENEGA BLVD & LENNOX BLVD. QUAD HAWTHORNE (2005). ELEVATION 84.342

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOT 398 OF TRACT NO. 286, AS SHOWN ON MAP RECORDED IN BOOK 14, PAGE 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 54063) RECORDED SEPTEMBER 8, 1971 IN BOOK D5184 PAGE 656, BY DEED (STATE PARCEL 54064) RECORDED JANUARY 14, 1972 IN BOOK D5319, PAGE 690 AND BY DEED (STATE PARCEL 60843) RECORDED JUNE 25, 1971, IN BOOK D5101, PAGE 641, ALL OF OFFICIAL RECORDS IN SAID OFFICE, AND THOSE PORTIONS OF LOT 399 OF SAID TRACT NO. 286, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 54065) RECORDED JUNE 23, 1971 IN BOOK D5098, PAGE 394, BY DEED (STATE PARCEL 54066) RECORDED JANUARY 18, 1983 AS DOCUMENT NUMBER 83-65421 AND BY DEED (STATE PARCEL 54067) RECORDED OCTOBER 18, 1971 IN BOOK D5226, PAGE 227, ALL OF SAID OFFICIAL RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT SOUTHEASTERLY CORNER OF THE THIRD ABOVE-MENTIONED ACQUIRED LAND (STATE PARCEL 60843), THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 398, S 89° 56' 00" W, 14.12 FEET TO A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 21° 44' 17"; AN ARC DISTANCE OF 36.04 FEET; THENCE N 68° 19' 43" W, 16.50 FEET TO A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 81° 44' 18"; AN ARC DISTANCE OF 42.80 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE S 89° 56' 00" W, 4.01 FEET; THENCE N 0° 01' 00" W, 257.80 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 6 OF TRACT NO. 7394, AS SHOWN ON MAP RECORDED IN BOOK 73, PAGES 87 AND 88 OF MAPS IN SAID OFFICE; THENCE ALONG SAID NORTHERLY LINE S 89° 55' 39" W, 12.31 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 6 OF TRACT NO. 7394, AS SHOWN ON MAP RECORDED IN BOOK 73, PAGES 87 AND 88 OF MAPS IN SAID OFFICE; THENCE ALONG SAID NORTHERLY LINE N 89° 55' 39" E, 105.73 FEET TO THE EASTERLY LINE OF SIXTH ABOVE-MENTIONED ACQUIRED LAND (STATE PARCEL 54067); THENCE ALONG SAID EASTERLY LINE AND THE EASTERLY LINES OF FIFTH ABOVE-MENTIONED (STATE PARCEL 54066) ACQUIRED LAND, FOURTH ABOVE-MENTIONED (STATE PARCEL 54065) ACQUIRED LAND, SECOND ABOVE-MENTIONED (STATE PARCEL 54064) ACQUIRED LAND AND THIRD ABOVE-MENTIONED (STATE PARCEL 60843) ACQUIRED LAND, S 0° 00' 59" E, 257.80 FEET TO THE POINT OF BEGINNING.

LEGEND:

- A = PROPOSED TRACT BOUNDARY ESTABLISHED BY RECORD DATA PER R2.
- B = RECONSTRUCT SIDE WALK, AND CURB AND GUTTER PER SPPWC 100-1.5 update or remove
- C = CONSTRUCT NEW DRIVEWAY TYPE B.
- D = FURNISH AND PLANT 24" BOX TREE, PER STD PLAN 520-4 CASE 1, CERCIS OCCIDENTALIS, WESTERN REDBUD, plant species should not be specified, to be determined during plancheck
- INDICATES EXISTING STREET GRADE DIRECTION.
- INDICATES EXISTING SEWER.
- - - - - INDICATES EXISTING WATER LINE
- ⊗ INDICATES THE BOUNDARY OF THE PARCEL BEING SUBDIVIDED BY THIS MAP.
- (81) --- EXISTING SURFACE ELEVATION

NOTES:

LOT NO. 1 OF THIS MAP IS APPROVED AS A CONDOMINIUM PROJECT FOR A TOTAL OF 17 CONDOMINIUMS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AS UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE NECESSARY ACCESS AND UTILITY EASEMENT FOR THE UNITS.

STANDARD PLAN:
 110-2 DRIVEWAY APPROACHES

DRIVEWAY DETAIL
 NTS

verify if parkway width along the property frontage is 10' (not depicted on google street view). If not, dedicate add'l r/w to provide 10'

dash existing improvements & use solid line for proposed improvements

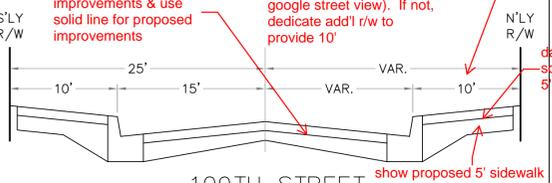
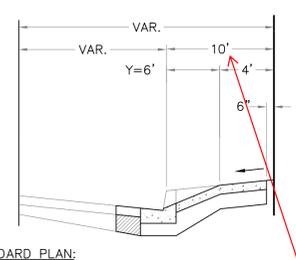
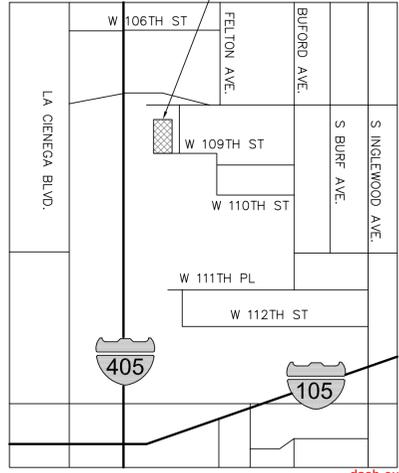
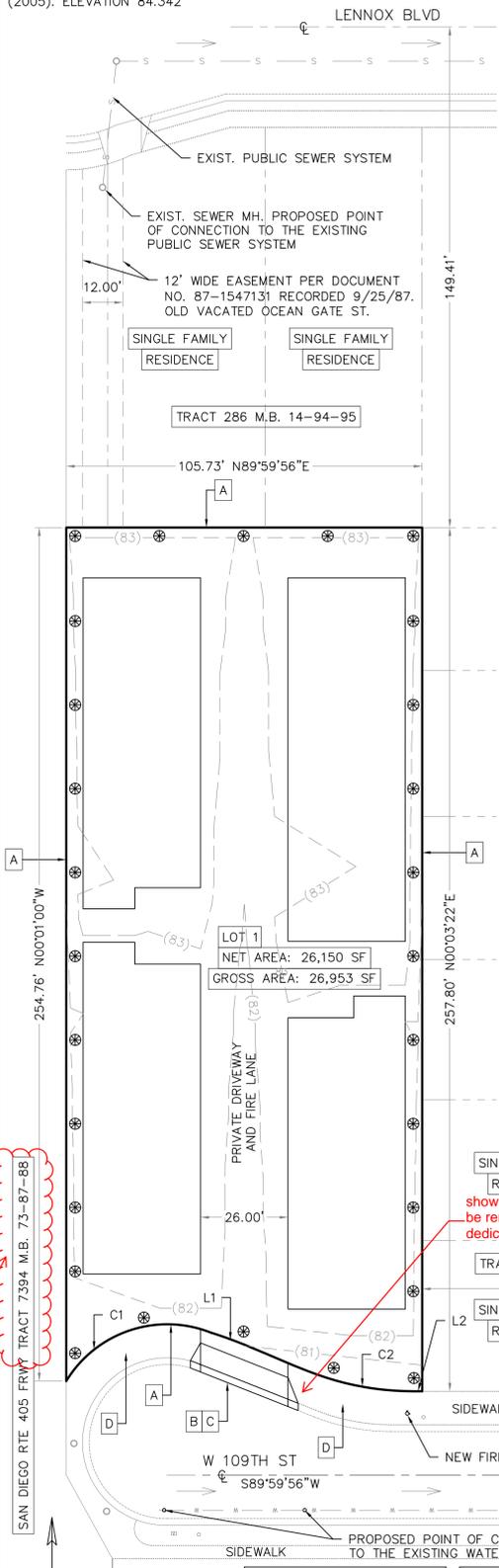
dash ex full width s/w solid line for proposed 5' s/w

show proposed 5' sidewalk adjacent to the r/w (not full width s/w & proposed landscaping adjacent to curb)

show location of existing block wall & call out if to be removed. If within the road r/w or newly dedicated r/w, call out its removal.

sidewalk is adjacent to r/w (not full width along the neighbor's frontage); clearly show limits.

Recorded MB does not include this area of San Diego RTE 405; provide & reference instrument docs where Caltrans took over Ocean Gate Ave.



SCALE: 1:25

CURVE DATA				LINE DATA	
R	L	Δ	L	BEARING	
C1	35.0	80.7	132°06'36"	L1	31.0 N68°15'45"W
C2	85.0	21.7	14°37'39"	L2	2.5 S89°59'56"W

REGISTERED PROFESSIONAL ENGINEER
 No. _____
 Exp. _____
 CIVIL
 STATE OF CALIFORNIA
 PROJECT ENGINEER DATE
 3950 W. IMPERIAL HWY.
 INGLEWOOD, CA 90303

VESTING TENTATIVE TRACT MAP NO. 72771
 COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
17 NEW CONDOMINIUMS
 5053 W 109TH STREET
 LENNOX, CA 90304
 RECORDED OWNER: ARIA SHAFEE
 221 AVENUE B
 REDONDO BEACH, CA 90277

Reflect the changes on the exhibit map as well

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. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. 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.
4. A revised tentative and/or exhibit map is required to show the following items:
 - a. Provide name, address, phone number, stamp and signature of the Civil engineer/land surveyor who prepared the tentative map.
 - b. Show and call out location of existing public sewer to serve the proposed development with the PC or CI number.
 - c. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
 - d. 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.
 - e. 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 requirements for the land division, and that water service will be provided to each parcel.
2. Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site water improvements prior to tentative map approval to the satisfaction of Public Works, if applicable.
3. A revised tentative map and/or exhibit map is required to show the following items:
 - a. Provide name, address, phone number, stamp and signature of the Civil engineer/land surveyor who prepared the tentative map.
 - b. Show how the proposed development is to be served by the existing water public water.

Prepared by  Imelda Ng

tr72771w-new.doc

Phone (626) 458-4921

Date 06-05-2014

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

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TRACT NO. 072771

TENTATIVE MAP DATED 05-14-2014
EXHIBIT MAP DATED 05-14-2014

- 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 06-02-2014

tr72771L-new.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.

HW

JAC

Prepared by John Chin

Phone (626) 458-4918

Date 06-02-2014

tr72771L-new.doc

<http://planning.lacounty.gov/case/view/tr072771/>

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

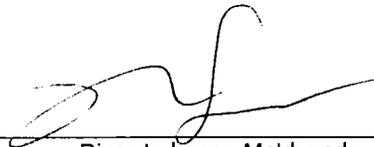
TENTATIVE TRACT MAP _____ 72771 _____
SUBDIVIDER _____ Aria Shafee _____
ENGINEER _____ --- _____
GEOLOGIST _____ --- _____
SOILS ENGINEER _____ --- _____

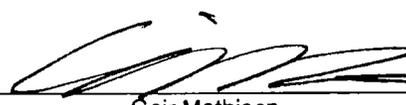
TENTATIVE MAP DATED _____ 5/14/14 _____
LOCATION _____ Lennox _____
GRADING BY SUBDIVIDER [N/A] _____
REPORT DATE --- _____
REPORT DATE --- _____

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.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 5/22/14 is attached.

Prepared by  _____
Ricardo Lopez-Maldonado

Reviewed by  _____ Date 22 May 2014

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 _____
PCA LX001129 / A863
Sheet 1 of 1

Tentative Tract Map 72771
Location Lennox
Developer/Owner Shafee
Engineer/Architect _____
Soils Engineer _____
Geologist _____

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 5/14/14

ACTION:

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

REMARKS:

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. A soils report may be required for review of a grading or building plan. 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/qmed/Manual.pdf>

Prepared by _____



Date 5/22/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/qmedsurvey>.

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:\gme\pub\Development Review\Soils Review\Jeremy\TR 72771, Lennox, TTM-A_1.doc

Preliminary Conditions

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 109th 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 109th Street along the property frontage to the satisfaction of Public Works.
3. Construct new driveway on 109th 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 109th 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 109th 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 modified by the Department of Public Works:
 - a. Provide street lights on concrete poles with underground wiring along the property at 109th 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.

PC

Prepared by Patricia Constanza
tr072771r

Phone (626) 458-4921

Date 06-05-2014



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: May 14, 2014

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

EXHIBIT MAP - HOLDS

1. Provide elevations plans for all proposed building within the project. The proposed Private Driveway and Fire Lane may increase to a minimum width of 28 feet if the height of the building, measured from the driveway to the lowest level of the roof surface, exceeds a distance of 30 feet. Indicate compliance on the Elevation Plan and Exhibit Map.
2. Clearly depict the fire fighter pedestrian access around the rear units, units 5-9 and units 14-17, from the Private Driveway and Fire Lane. Such access shall maintain a minimum width of 5 feet.
3. Clearly depict and dimension all proposed gates, vehicular and pedestrian, within this project on the Exhibit Map. If no gates are being proposed, remove Fire Department Note #5 from the Exhibit Map.
4. Submit a fire flow availability form, FORM 196, to our office for the existing public fire hydrant located at the intersection of Redfern Ave and W. 109th St. Compliance required prior to obtaining clearance for the Public Hearing. The required fire flow for this development is **5000** gpm at 20 psi for 3 hrs.
5. In order to reduce the required fire flow for this development, submit architectural plans indicating the total square footage of each building and the construction type being used.



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: May 14, 2014

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. 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.
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. 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.
5. 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.

CONDITIONS OF APPROVAL - WATER

1. Install 1 public fire hydrant(s). As noted on the tentative map or the Exhibit A. Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.



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: May 14, 2014

-
3. The required fire flow from the public fire hydrant is **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 fire hydrants flowing simultaneously may be used to achieve the required fire flow. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
 4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
 5. 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.
 6. 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.

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



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



PARK OBLIGATION REPORT

Tentative Map #	72771	DRP Map Date:	05/14/2014	SCM Date:	06/19/2014	Report Date:	06/10/2014
Park Planning Area #	18A		LENNOX			Map Type:	TENTATIVE

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:	0.19
IN-LIEU FEES:	\$62,789

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$62,789 in-lieu fees.

Trails:

No trails.

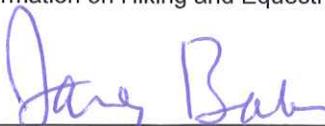
Comments:

***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 #	72771	DRP Map Date:	05/14/2014	SMC Date:	06/19/2014	Report Date:	06/10/2014
Park Planning Area #	18A	LENNOX				Map Type:	TENTATIVE

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	4.44	0.0030	0	0.00
M.F. < 5 Units	3.91	0.0030	12	0.14
M.F. >= 5 Units	3.26	0.0030	5	0.05
Mobile Units	4.30	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.19

Park Planning Area = **18A LENNOX**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.19	\$330,470	\$62,789

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
0.19	0.00	0.00	0.19	\$330,470	\$62,789



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
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



BOARD OF SUPERVISORS

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June 6, 2014

Tentative Tract Map No. 072771

Vicinity: Lennox

Tentative Tract Map Date: May 14, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 072771** based on the use of public water (Southern California Water Company) and public sewer (Los Angeles County Sanitation District) as proposed. A current original copy of a signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

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