



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

**PROJECT NUMBER**

R2015-01232

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. 073082  
Plan Amendment No. 201500004  
Zone Change No. 201500005  
Conditional Use Permit No. 201500052  
Yard Modification No. RPP201500385  
Environmental Assessment No. 201500089

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Peak Capital Investment LLC/The Bedford Group

**MAP/EXHIBIT DATE:**

09/08/15

**SCM REPORT DATE:**

10/08/15

**SCM DATE:**

10/22/15

**PROJECT OVERVIEW**

Eighty-eight new residential condominium units

Plan Amendment: To amend the Countywide General Plan Land Use Category from 1 to 4.

Zone Change: To change the existing RPD Zone to the R-4 Zone.

Yard Modification: To allow less than the required 20 foot front yard setback and 20 foot setback for properties that front primary or secondary highways.

CUP: Development Program Zone.

**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:       3<sup>rd</sup> Revision (requires a fee):

**LOCATION**

5101 S. Overhill Drive, Windsor Hills

**ACCESS**

South Overhill Drive and South La Brea Avenue

**ASSESSORS PARCEL NUMBER(S)**

5009-007-022

**SITE AREA**

80,150 square feet (gross)/77,216 square feet (net)

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

View Park

**SUP DISTRICT**

2<sup>nd</sup>

**LAND USE DESIGNATION**

1-Low Density Residential (1 to 6 du/ac)

**ZONE**

CPD . Commercial Planned Development

**CSD**

None

**PROPOSED UNITS**

88

**MAX DENSITY/UNITS**

10

**GRADING**

19,000 cy (Cut)/ 200 cy (Fill)/ 18,800 cy (Export)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

---

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 <a href="mailto:erojas@planning.lacounty.gov">erojas@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	Hold	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) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

---

**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

---

**PREVIOUS CASES**

R1ST201400040

CUP No. 03-189 . Denied due to inactivity

Plan Amendment No. 03-189 . Denied due to inactivity

Zone Change No. 03-189 . Denied due to inactivity

Tract Map No. 060002 . Denied due to inactivity

CUP No. 85093 . Denied by RPC

---

**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative tract map. Please read below for further details.*

1. The proposed zoning under the Countywide General Plan update for the project site is C-1(Restricted Business Zone). The proposed project would be permitted in this zone with a Conditional Use Permit (CUP).
2. The proposed land use category under the Countywide General Plan update for the project site is CG (General Commercial). Residential uses are permitted at a density of 0-50 du/net acre. A net area of 77,216 square feet would permit a maximum of 88 units.
3. A Hillside Management (HM) CUP is required for the proposed project under the current countywide General Plan. Please submit a HM CUP burden of proof. An open space dedication of 25% of the net area is required for urban areas.
4. Subject to the development standards for R-4 if the project proceeds with the proposed zone change.
5. Provide a lot table with the gross and net area information. Verify the net area. Only deduct the easements that will remain to calculate net.
6. Parking:
  - a. 88 condominium units require 176 parking spaces (2 per unit) and 22 guest parking spaces (1 for every 4 units), for a total of 198 parking spaces. Since only 193 parking spaces are provided, a parking deviation is required, as long as all proposed spaces meet the development standards for parking.
  - b. Parking spaces are shown with a width of 8 feet. The required width is 8 ½ feet. Please redesign to meet this requirement. If you are unable to meet this requirement, a parking permit will be required. Approval of the parking permit is not guaranteed.
  - c. Ensure all parking spaces have the required 26 feet of backup space.
  - d. Handicap accessible parking shall be provided at a ratio of 1 for every 25 spaces and 1 for every 50 spaces after 100 spaces. If 198 parking spaces are provided, 6 will need to be handicap accessible. One will need to be van accessible.
  - e. Parking note state 18 parking spaces are located in the courtyard. Identify the 18 parking spaces.
  - f. Number all parking spaces.
  - g. Please provide a parking layout plan for the subterranean parking.

7. Provide permits for the billboard. If the billboard is not legal it will need to be removed prior to public hearing.
8. As previously stated, please provide a list of building materials.
9. As previously stated, please provide a viewshed study showing the impact the proposed structure will have on the view of existing residences, if any.
10. Provide renderings/streetscape plan of the project from La Brea Avenue and Overhill Drive showing building height simulations.
11. Project is subject to the Healthy Design Ordinance.

---

### **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 3<sup>rd</sup> revision and thereafter), and*
- *Other 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 encouraged to contact the case planner for a preview of your next SCM submittal.

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. An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Grading review sheet for requirement.
3. A conceptual signing and striping plan is required for review and approval. Please contact Andrew Ngumba of our Traffic and Lighting Division (T&L) at (626) 300-4851 (see attached Road review sheet Comment 1).
4. The submitted traffic impact analysis is currently under review by T&L. For additional information, please contact Andrew Ngumba of T&L at (626) 300-4851 (see attached Road review Comment 2).
5. A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. Please see attached Hydrology review sheet (Comments 3 and 4) for requirements.
  - b. Please see attached Road review sheet (Comment 3) and Road checked plans (2 sheets) for comments and requirements.

*HW*

Prepared by Henry Wong  
tr73082L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073082/>

Phone (626) 458-4910

Date 10-06-2015



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

TRACT MAP NO. 073082

TENTATIVE MAP DATED 09/14/2015  
EXHIBIT MAP 09/14/2015

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. A hydrology is pending review and approval. Prior to tentative map approval for drainage, an approved hydrology report is required. The analysis should address increases in runoff, any change in drainage patterns, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of retention, and detention basins Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<https://library.municode.com/index.aspx?clientId=16274>).
3. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality will be reviewed at the improvement plan stage. Significant changes of what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
4. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all water quality / LID drainage devices. And Identify maintenance responsibility.

Reviewed by  Date 10/01/2015 Phone (626) 458-4921  
Toan Duong

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
TRACT 073082

Page 1/1

TENTATIVE MAP DATED 09-08-2015  
EXHIBIT MAP DATED 09-08-2015

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:

Approval of 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.

Name Nazem Said  Date 9-24-2015 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073082\GPI\2015-09-14 TTR 073082 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ~~SUBDIVISION~~ *Road*  
TRACT NO. 073082 (Rev.)

1/1

TENTATIVE MAP DATED 09-08-2015  
EXHIBIT MAP DATED 09-08-2015

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 conceptual signing and striping plan is required for review and approval. Please contact Andrew Ngumba of our Traffic and Lighting Division at 626 300 4851.
2. The traffic Impact Analysis submitted is currently under review.
3. A revised tentative map is required to show the following additional items:
  - See attached review comments on the plan sheet.

Prepared by Sam Richards <sup>JN</sup>  
tr73082r-rev1

Phone (626) 458-4921

Date 10-05-2015

**COUNTYWIDE PLAN AMENDMENT:**  
 AMEND THE GENERAL PLAN FROM CATEGORY 1 - LOW DENSITY RESIDENTIAL (1-6 DU/ACRE) TO CATEGORY 4 - HIGH DENSITY RESIDENTIAL (>22 UNITS/ACRE).

**ZONE CHANGE AND CONDITIONAL USE PERMIT (CUP):**  
 ZONE CHANGE FROM CPD - COMMERCIAL PLANNED DEVELOPMENT, TO R-4.  
 • THE R-4 ZONE WILL PERMIT RESIDENCES UP TO A DENSITY OF 50 DU/ACRE.  
 • DEVELOPMENT PROGRAM ("DP") IS A CUP ENTITLEMENT (LACC S22.04.040) ENABLING THE COMMISSION TO FULLY ANALYZE THE DEVELOPMENT STANDARDS AND COMPATIBILITY OF THE PROPOSED PROJECT AND MITIGATE POTENTIAL LAND USE IMPACTS THROUGH CONDITIONS OF APPROVAL GOVERNING ALL DEVELOPMENT STANDARDS-INCLUDING YARDS, OPEN SPACE, BUFFER AREAS, FENCING, WALLS, PARKING, LANDSCAPING, COLOR MASSING, MATERIALS AND HEIGHT.

**VESTING TENTATIVE TRACT MAP NO. 073082 ("VTM"):**  
 CREATE ONE LOT FOR RESIDENTIAL CONDOMINIUM PURPOSES - 88 UNIT CONDOMINIUM AIR UNITS RIGHT, OPEN SPACE AND COMMON USE ROOMS IN THE RESIDENTIAL PORTION.

**PROPOSED PROJECT:**  
 THE APPLICANT PROPOSES TO ENTITLE AND CONSTRUCT A RESIDENTIAL BUILDING CONSISTING OF 88 CONDOMINIUM UNITS.

**ACCESS:**  
 VEHICULAR ACCESS WILL BE FROM OVERHILL DRIVE AT BOTH THE NORTH AND SOUTH END OF THE PROPERTY. PEDESTRIAN ACCESS WILL BE AVAILABLE FROM BOTH OVERHILL DRIVE AND LA BREA AVENUE.

**PARKING:**  
 THERE WILL BE 193 SPACES. 18 AT THE ENTRY COURTYARD, AND 175 IN THE UNDERGROUND GARAGE.

**BENCHMARK NOTE:**  
 ADD 4.09' TO ALL PLAN ELEVATIONS SHOWN HEREON TO ACHIEVE LOS ANGELES COUNTY BENCHMARK NO. 5Y11361 (QUAD YEAR 2005; ELEVATION 439.851 FT.) AS FOUND ON THE LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION WEBSITE.

RECEIVED  
 DEPT OF REGIONAL PLANNING  
 TR073082 TENTATIVE  
 DATE: 08 SEP 2015

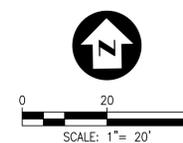
# MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 073082 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**LEGAL DESCRIPTION:**  
 LOT 1 OF TRACT NO. 12584, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

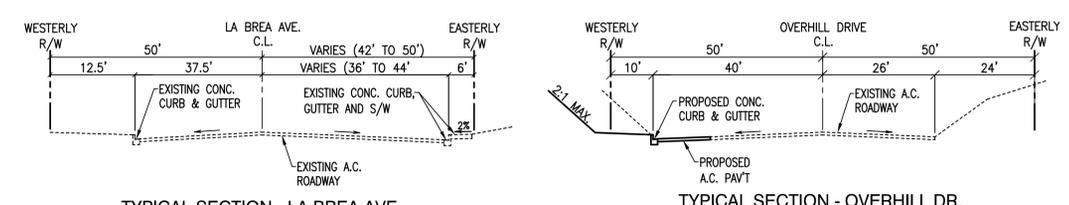
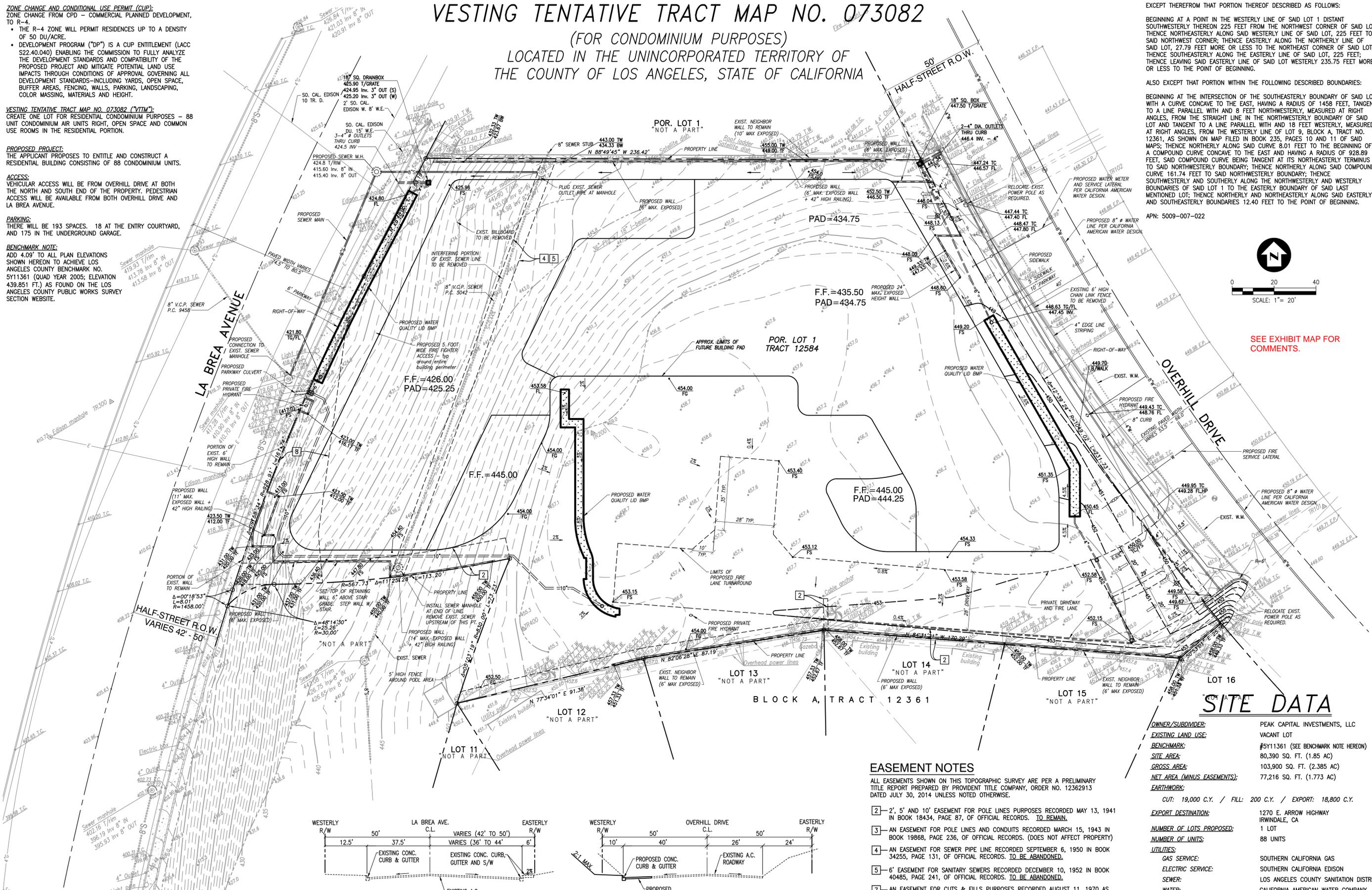
EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 DISTANT SOUTHWESTERLY THEREON 225 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT, 225 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 27.79 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT, 225 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT WESTERLY 235.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:  
 BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1458 FEET, TANGENT TO A LINE PARALLEL WITH AND 8 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE STRAIGHT LINE IN THE NORTHWESTERLY BOUNDARY OF SAID LOT AND TANGENT TO A LINE PARALLEL WITH AND 18 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 9, BLOCK A, TRACT NO. 12361, AS SHOWN ON MAP FILED IN BOOK 235, PAGES 10 AND 11 OF SAID MAPS; THENCE NORTHERLY ALONG SAID CURVE, 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID COMPOUND CURVE 161.74 FEET TO SAID NORTHWESTERLY BOUNDARY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

APN: 5009-007-022



SEE EXHIBIT MAP FOR COMMENTS.



**EASEMENT NOTES**

- ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913 DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.
- 2 - 2', 5' AND 10' EASEMENT FOR POLE LINES PURPOSES RECORDED MAY 13, 1941 IN BOOK 18434, PAGE 87, OF OFFICIAL RECORDS. TO REMAIN.
  - 3 - AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED MARCH 15, 1943 IN BOOK 19868, PAGE 236, OF OFFICIAL RECORDS. (DOES NOT AFFECT PROPERTY)
  - 4 - AN EASEMENT FOR SEWER PIPE LINE RECORDED SEPTEMBER 6, 1950 IN BOOK 34255, PAGE 131, OF OFFICIAL RECORDS. TO BE ABANDONED.
  - 5 - 6' EASEMENT FOR SANITARY SEWERS RECORDED DECEMBER 10, 1952 IN BOOK 40485, PAGE 241, OF OFFICIAL RECORDS. TO BE ABANDONED.
  - 7 - AN EASEMENT FOR CUTS & FILLS PURPOSES RECORDED AUGUST 11, 1970 AS INSTRUMENT NO. 2412. (DOES NOT AFFECT PROPERTY)
  - 8 - AN EASEMENT FOR SLOPE PURPOSES AS SHOWN AND DELINEATED ON THE ASSESSOR'S MAP BOOK 5009, PAGE 7, OF LOS ANGELES COUNTY, STATE OF CALIFORNIA. TO BE ABANDONED.

**SITE DATA**

<b>OWNER/SUBDIVIDER:</b>	PEAK CAPITAL INVESTMENTS, LLC
<b>EXISTING LAND USE:</b>	VACANT LOT
<b>BENCHMARK:</b>	#5Y11361 (SEE BENCHMARK NOTE HEREON)
<b>SITE AREA:</b>	80,390 SQ. FT. (1.85 AC)
<b>GROSS AREA:</b>	103,900 SQ. FT. (2.385 AC)
<b>NET AREA (MINUS EASEMENTS):</b>	77,216 SQ. FT. (1.773 AC)
<b>EARTHWORK:</b>	CUT: 19,000 C.Y. / FILL: 200 C.Y. / EXPORT: 18,800 C.Y.
<b>EXPORT DESTINATION:</b>	1270 E. ARROW HIGHWAY IRVINDALE, CA
<b>NUMBER OF LOTS PROPOSED:</b>	1 LOT
<b>NUMBER OF UNITS:</b>	88 UNITS
<b>UTILITIES:</b>	
<b>GAS SERVICE:</b>	SOUTHERN CALIFORNIA GAS
<b>ELECTRIC SERVICE:</b>	SOUTHERN CALIFORNIA EDISON
<b>SEWER:</b>	LOS ANGELES COUNTY SANITATION DISTRICT
<b>WATER:</b>	CALIFORNIA AMERICAN WATER COMPANY 8657 GRAND AVENUE ROSEMead, CA 91770
<b>TELEPHONE SERVICE:</b>	AT&T, COX, VERIZON
<b>TELEVISION SERVICE:</b>	TIME WARNER COMMUNICATIONS

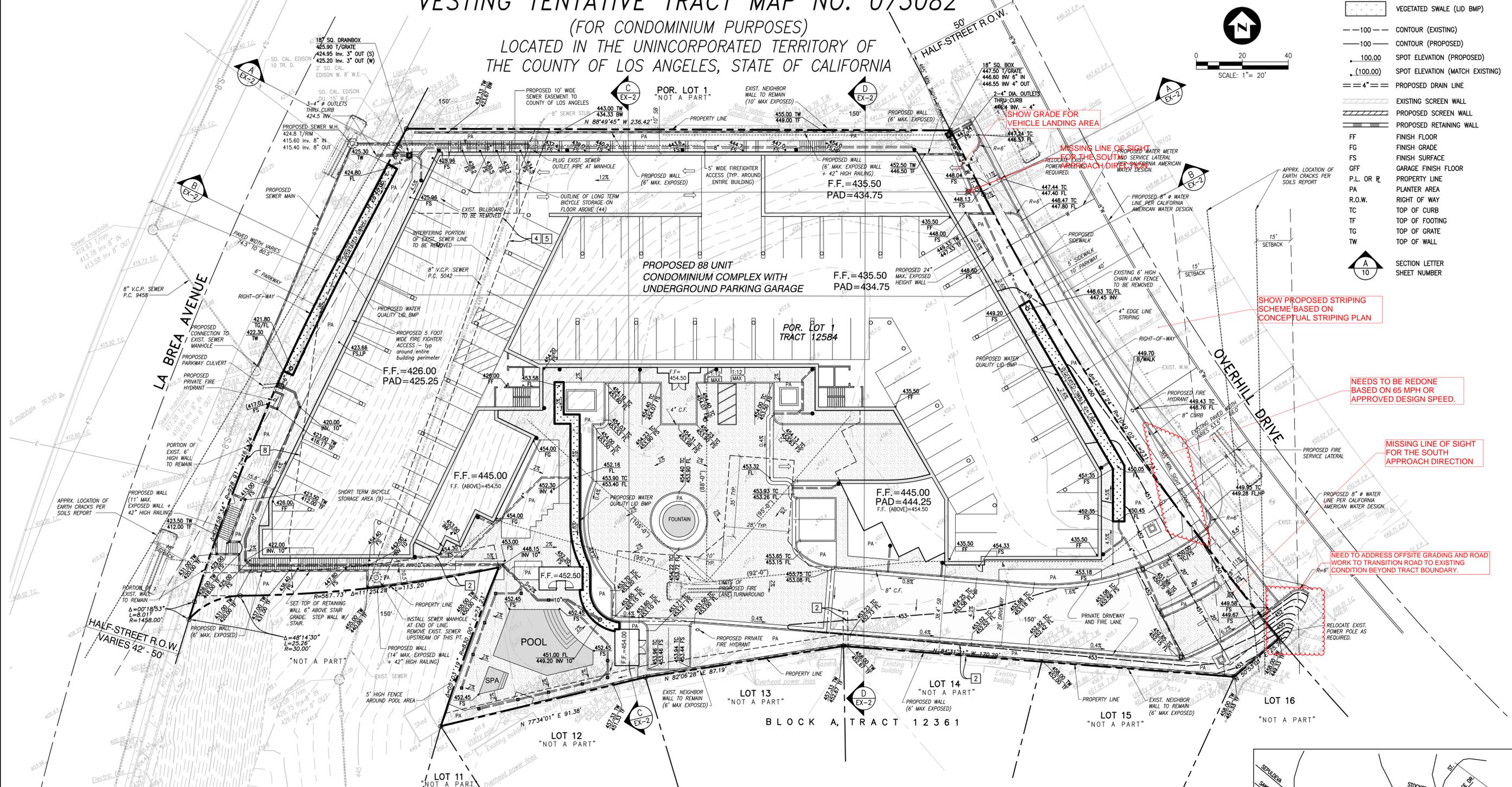
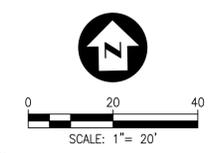
**VESTING TENTATIVE TRACT MAP**  
 5101 S. OVERHILL DRIVE (POR, LOT 1, TRACT 12584)  
 LOS ANGELES, CALIFORNIA  
 PREPARED FOR: PEAK CAPITAL INVESTMENTS, LLC

DATE:	11/7/14
H. SCALE:	1"=20'
V. SCALE:	-
DATE OF SURVEY:	9/25/14
DR. FILE:	-
APVD.:	-
DATE:	-
BY:	-
REVISIONS:	-

**TOAL ENGINEERING, INC.**  
 Civil Engineers and Land Surveyors  
 139 Avenida Navarro, San Clemente, Calif. 92672  
 Ph: 949-492-8586 Fax: 949-498-8625  
 www.toalengineering.com

# EXHIBIT MAP MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 073082 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND	
	CONCRETE PAVING
	ASPHALT CEMENT PAVING
	VEGETATED SWALE (LID BMP)
	CONTOUR (EXISTING)
	CONTOUR (PROPOSED)
	SPOT ELEVATION (PROPOSED)
	SPOT ELEVATION (MATCH EXISTING)
	PROPOSED DRAIN LINE
	EXISTING SCREEN WALL
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
GFF	GARAGE FINISH FLOOR
P.L. OR P.	PROPERTY LINE
PA	PLANTER AREA
R.O.W.	RIGHT OF WAY
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TW	TOP OF WALL
	SECTION LETTER
	SHEET NUMBER



SHOW PROPOSED STRIPING SCHEME BASED ON CONCEPTUAL STRIPING PLAN

NEEDS TO BE REDONE BASED ON 65 MPH OR APPROVED DESIGN SPEED.

MISSING LINE OF SIGHT FOR THE SOUTH APPROACH DIRECTION

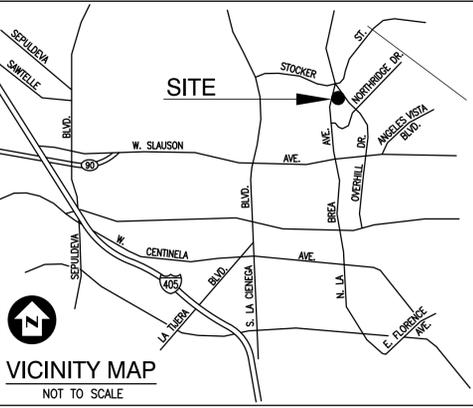
NEED TO ADDRESS OFFSITE GRADING AND ROAD WORK TO TRANSITION ROAD TO EXISTING CONDITION BEYOND TRACT BOUNDARY.

**LEGAL DESCRIPTION:**  
LOT 1 OF TRACT NO. 12584, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 DISTANT SOUTHWESTERLY THEREON 225 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT, 225 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 27.79 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID CURVE 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID COMPOUND CURVE 161.74 FEET TO SAID NORTHWESTERLY BOUNDARY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:  
BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT  
WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1458 FEET, TANGENT TO A LINE PARALLEL WITH AND 8 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE STRAIGHT LINE IN THE NORTHWESTERLY BOUNDARY OF SAID LOT AND TANGENT TO A LINE PARALLEL WITH AND 18 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 9, BLOCK A, TRACT NO. 12361, AS SHOWN ON MAP FILED IN BOOK 235, PAGES 10 AND 11 OF SAID MAPS; THENCE NORTHERLY ALONG SAID CURVE 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID COMPOUND CURVE 161.74 FEET TO SAID NORTHWESTERLY BOUNDARY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

- EASEMENT NOTES**
- ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913 DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.
- 2'-2', 5' AND 10' EASEMENT FOR POLE LINES PURPOSES RECORDED MAY 13, 1941 IN BOOK 18434, PAGE 87, OF OFFICIAL RECORDS. TO REMAIN.
  - AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED MARCH 15, 1943 IN BOOK 19868, PAGE 236, OF OFFICIAL RECORDS. (DOES NOT AFFECT PROPERTY)
  - AN EASEMENT FOR SEWER PIPE LINE RECORDED SEPTEMBER 6, 1950 IN BOOK 34255, PAGE 131, OF OFFICIAL RECORDS. TO BE ABANDONED.
  - 6' EASEMENT FOR SANITARY SEWERS RECORDED DECEMBER 10, 1952 IN BOOK 40485, PAGE 241, OF OFFICIAL RECORDS. TO BE ABANDONED.
  - AN EASEMENT FOR CUTS & FILLS PURPOSES RECORDED AUGUST 11, 1970 AS INSTRUMENT NO. 2412. (DOES NOT AFFECT PROPERTY)
  - AN EASEMENT FOR SLOPE PURPOSES AS SHOWN AND DELINEATED ON THE ASSESSOR'S MAP BOOK 5009, PAGE 7, OF LOS ANGELES COUNTY, STATE OF CALIFORNIA. TO BE ABANDONED.



**TOAL ENGINEERING, INC.**  
Civil Engineers and Land Surveyors  
139 Avenida Navarro, San Clemente, Calif. 92672  
Ph: 949-492-8586 Fax: 949-498-8625  
www.toalengineering.com

EXHIBIT MAP  
5101 S. OVERHILL DRIVE (POR. LOT 1, TRACT 12584)  
LOS ANGELES, CALIFORNIA  
PREPARED FOR PEAK CAPITAL INVESTMENTS, LLC

REVISIONS	DATE	BY	APVD.

DATE: 11/7/14  
H. SCALE: 1"=20'  
V. SCALE: -  
DATE OF SURVEY: 9/25/14  
DR. FILE -  
APPD. CR.  
SHEET EX-1  
2 OF 3  
JOB NO. 15341  
9/5/2012 9:27 AM N:\15341\15341\Drawings\Civil\15341-slope-density-01.dwg

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 073082 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-08-2015  
EXHIBIT MAP DATED 09-08-2015

- 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 Henry Wong  
tr73082L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073082/>

Phone (626) 458-4910

Date 10-06-2015

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. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. 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.
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 and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
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*

Prepared by Henry Wong

Phone (626) 458-4910

Date 10-06-2015

tr73082L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073082/>

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	73082	Tentative Map Dated	4/28/15 (rev. 9/8/15)	Parent Tract	
Grading By Subdivider? [ Y ] (Y or N)	yd <sup>3</sup>	Location	View Park	APN	5009-007-022
Geologist	Paul Bogseth	Subdivider	Peak Capital Investments LLC		
Soils Engineer	Mark Hetherington	Engineer/Arch.	Hetherington Engineering Inc.		

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: 11/21/14  
 References: \_\_\_\_\_

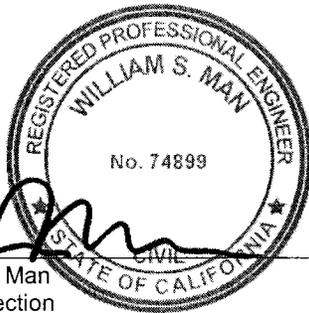
**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in 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>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report 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>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in 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

  
 William Man  
 Soils Section





Ricardo Lopez-Maldonado  
 Geology Section

Date 10/5/15

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. Prior to tentative map approval the sewer area study PC 12253as 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. Obtain outlet approval from the City of Los Angeles and the City of Inglewood (if applicable).

*IN*  
Prepared by Imelda Ng  
tr73082s-rev1.doc

Phone (626) 458-4921

Date 10-01-2015

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 lots 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. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 10/31/2014 from the California American Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 10/31/2015 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Landscaping shall have a separate meter.
4. Depict all line of sight easements on the landscaping and grading plans.



## 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 73082

MAP DATE: September 8, 2015

---

**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.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Clearly identify the angles of approach and departure of the fire lane and Overhill Drive on the Exhibit Map. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. The cross slope of the fire lane shall not exceed 2 percent. Indicate compliance prior to Tentative Map clearance.
2. Clearly identify the connection of the 5 feet fire fighter access on the northerly property line to La Brea Avenue which continues around the proposed building. All portions of the exterior walls shall be located within 150 feet from an approved Fire Department vehicular access. Indicate compliance prior to Tentative Map clearance.
3. Identify the closest existing public fire hydrant within 300 feet of the lot frontage on Overhill Drive by providing a dimension and location on the Exhibit Map. Compliance required prior to Tentative Map clearance.
4. The fire flow test performed by California American Water on the existing public fire hydrant located on Overhill Drive 200 feet south of La Brea Avenue did not meet the required fire flow. An upgrade of the water system will be required. Contact California American Water for upgrade procedures. Provide a written update to the Fire Department prior to Tentative Map.
5. The required fire flow for this development at this time is **2500** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using preliminary square footage information provided on the Site Plan.
6. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.

Reviewed by: Juan Padilla

Date: October 6, 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 73082

MAP DATE: September 8, 2015

- 
7. The proposed high density residential buildings shall provide a setback between 15 feet and 30 feet from the edge of an approved fire apparatus access road to the building wall. Indicate compliance on the Exhibit Map and or the architectural site plan prior to Tentative Map clearance.

### **FINAL MAP CONDITIONS OF APPROVAL**

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 an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveway required for fire apparatus access shall be labeled as "Private Driveway and Fire lane" on the Final Map with the widths clearly depicted. Indicate compliance prior to Final Map clearance.
4. A reciprocal access agreement is required for the on-site private driveway since multiple units will be sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



## 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 73082

MAP DATE: September 8, 2015

---

### PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The required fire lane shall provide a minimum paved unobstructed width of 28 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. The divided portion of the fire lane shall provide a minimum paved unobstructed width of 20 feet on each side of the raised median, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
6. The gradient of the fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 foot distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## 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 73082

MAP DATE: September 8, 2015

- 
7. Any change of direction within the fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  8. The proposed roundabout shall provide a minimum unobstructed width of 20 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Additional access width may be required if the roundabout is within for a commercial and high density residential planning area.
  9. All proposed pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
  10. Install **???** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
  11. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
  12. The required fire flow from the public fire hydrant for this development can be up to **2500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
  13. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
  14. 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.



## 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 73082

MAP DATE: September 8, 2015

- 
15. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  16. All proposed pedestrian gates shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
  17. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  18. All future 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.

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>73082</b>	DRP Map Date:	<b>09/08/2015</b>	SCM Date:	<b>10/22/2015</b>	Report Date:	<b>10/06/2015</b>
Park Planning Area #	<b>17</b>		<b>LADERA HEIGHTS</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>0.44</b>
IN-LIEU FEES:	<b>\$106,888</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$106,888 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The projects proposes an 88-unit condominium complex.

**\*\*\*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

Supv D 2nd  
September 17, 2015 15:16:52  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73082</b>	DRP Map Date:	<b>09/08/2015</b>	SMC Date:	<b>10/22/2015</b>	Report Date:	<b>10/06/2015</b>
Park Planning Area #	<b>17</b>		<b>LADERA HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

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	2.60	0.0030	0	0.00
M.F. < 5 Units	1.95	0.0030	0	0.00
M.F. >= 5 Units	<b>1.68</b>	<b>0.0030</b>	<b>88</b>	<b>0.44</b>
Mobile Units	1.64	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.44</b>

Park Planning Area = 17 **LADERA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.44	\$242,927	<b>\$106,888</b>

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
0.44	0.00	0.00	0.44	\$242,927	<b>\$106,888</b>



**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

September 30, 2015

Tentative Tract Map No. 073082

Vicinity: View Park

Tentative Tract Map Date: September 8, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 073082** based on the use of public water (California American Water Company) and public sewer (Los Angeles County 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 recommendation.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA**   
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