



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  
Conditional Use Permit No. 201500052  
Environmental Assessment No. 201500089

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Peak Capital Investment LLC/The Bedford Group

**MAP/EXHIBIT  
DATE:**

03/30/16

**SCM REPORT  
DATE:**

04/28/16

**SCM DATE:**

05/05/16

**PROJECT OVERVIEW**

Subdivision: Eighty-eight new residential condominium units

CUP: Hillside management and residential development in the C-1 Zone.

**MAP STAGE**

Tentative:       Revised:       Amendment:       Amended :   
Exhibit "A"      Modification to :       Other:   
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)/76,670 square feet (net)

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

View Park

**SUP DISTRICT**

2<sup>nd</sup>

**LAND USE DESIGNATION**

CG – General Commercial (0-50 du/net acre)

**ZONE**

C-1 – Restricted Business

**CSD**

None

**PROPOSED UNITS**

88

**MAX DENSITY/UNITS**

88

**GRADING**

28,150 cy (cut)/ 300 cy (fill)/ 27,850 cy (export)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Initial Study is required

**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      | Hold          | Vicente Banada (626) 430-5381 <a href="mailto:ybanada@ph.lacounty.gov">ybanada@ph.lacounty.gov</a>             |

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**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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**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

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**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 tentative map must have a signed engineer's stamp.
2. The land use category and zoning information on the tentative map is not correct. Please update the information with the current zoning and land use. Remove notes regarding the request for a zone change and plan amendment.
3. An Exhibit A is required for the Conditional Use Permits "CUP's." The Exhibit A shall depict the proposed development and the required open space. Provide a table with the calculations for the open space on the Exhibit A.
4. You can use the Exhibit Map as your Exhibit A. Please re-title the Exhibit map, "Exhibit A" and add the requested information.
5. The parking layout on the Exhibit Map does not match any of the parking plans in the floor plans provided. Remove parking layout from the map (to be titled Exhibit A).
6. Depict short term bicycle parking on the Exhibit A Map.
7. Provide scaled cross-sections for any proposed walls on the Exhibit A Map.
8. Provide scaled cross-sections for the proposed driveway and fire lane on the Exhibit A Map.
9. Provide verification that the proposed easements to be quitclaimed can be vacated.

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**RESUBMITTAL INSTRUCTIONS**

*If a map revision is required, please submit the following items:*

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the 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. 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).
2. 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).
3. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirement. Please note that sewer area study PC 12253as is currently under review.
4. An updated Will Serve Letter from the water purveyor is required. Please see Water review sheet for requirement. Please note that the Will Serve Letter dated 10/31/2014 from the California American Water Company expired on 10/31/2015; please provide an updated letter.
5. A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. Please see attached Road review sheet (Comment 3) and Road checked plans (4 sheets) for comments and requirements.

HW



Prepared by Aissa Carrillo  
tr73082L-rev2.doc  
<http://planning.lacounty.gov/case/view/tr073082/>

Phone (626) 458-3126

Date 04-26-2016

TENTATIVE MAP DATED 03-30-2016  
EXHIBIT MAP DATED 03-30-2016

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 additional road comments shown in the files "2016-04-21 TR073082r 3rd Check JN", which can be found at the following ftp link:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTM%20073082/>

Prepared by Joseph Nguyen  
tr073082r-rev2

*Jn*

Phone (626) 458-4921

Date 04-25-2016

**COUNTY-WIDE 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).

RECEIVED  
 DEPT OF REGIONAL PLANNING  
 TR073082 TENTATIVE  
 30 MAR 2016

**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 S22.40.040) 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 198 SPACES. 10 AT THE ENTRY COURTYARD AND 188 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.

**WATER QUALITY NOTE:**  
 THE DEVELOPER/ENGINEER ACKNOWLEDGES THAT THE SIZE OF THE WATER QUALITY IMPROVEMENTS WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGES TO WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISIONS TO THE PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

**WATER QUALITY MAINTENANCE NOTE:**  
 ALL WATER QUALITY AND LID BMPs ARE TO BE PRIVATELY MAINTAINED BY ENTITIES CONTRACTED BY THE PROPERTY OWNER.

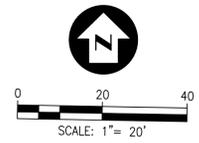
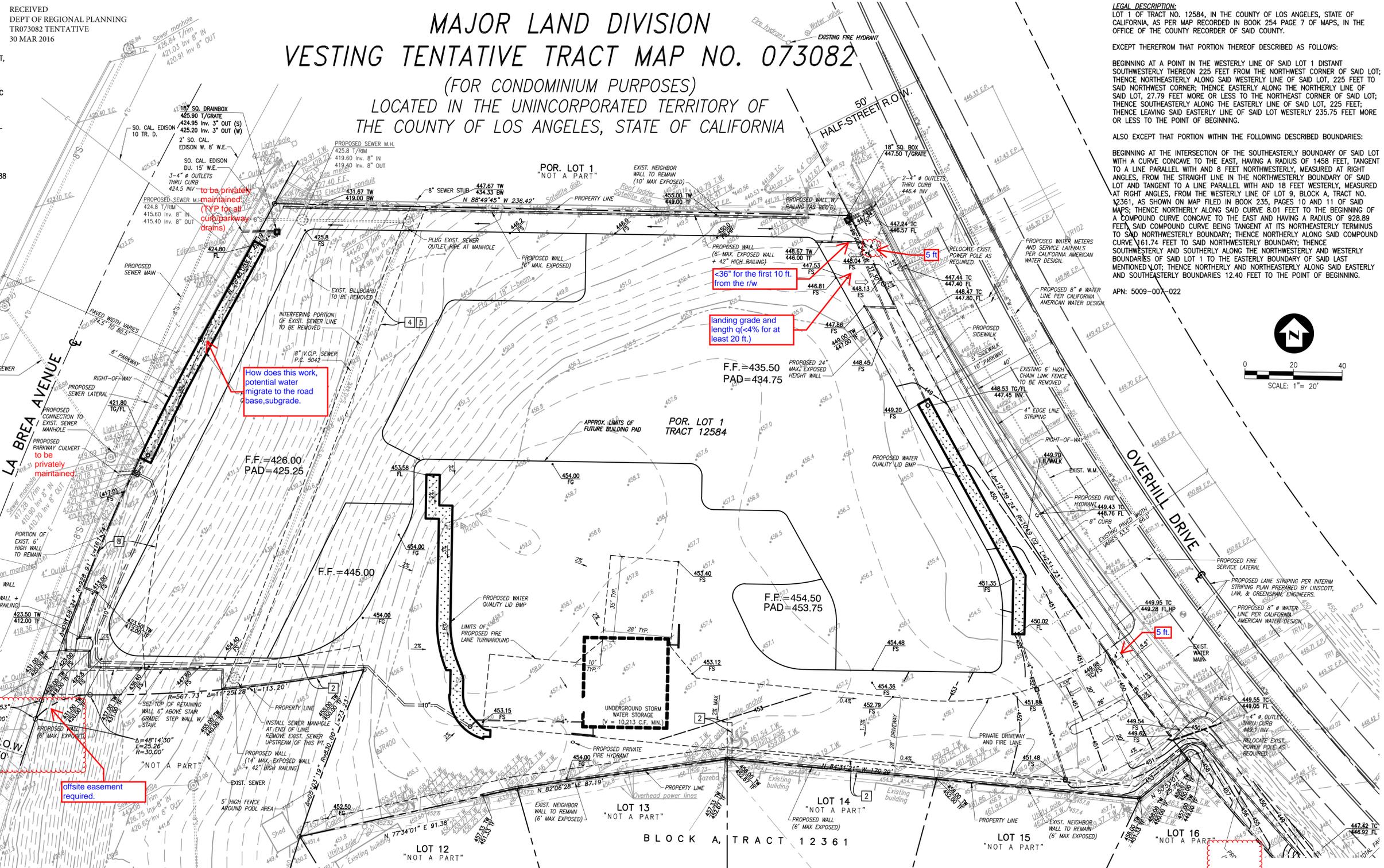
# MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 073082 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**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



**SITE AREA TABLE:**

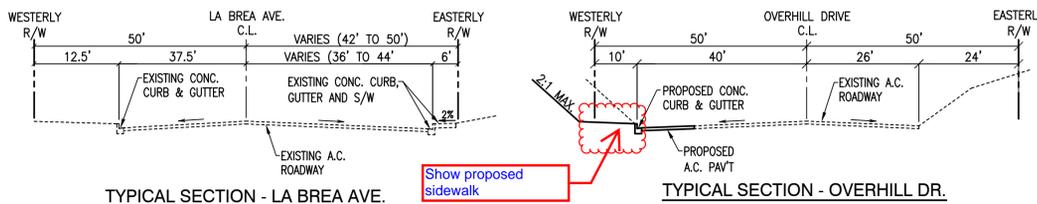
|                     | SQ. FT. | ACRES    |
|---------------------|---------|----------|
| SITE AREA           | 80,390  | 1.846    |
| GROSS AREA          | 103,900 | 2.385    |
| EASEMENTS TO REMAIN | 3,174   | 0.073    |
| NET AREA            | 77,216  | 1.773 CY |

**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 QUITCLAIMED ON FINAL MAP.
- 5] - 6' EASEMENT FOR SANITARY SEWERS RECORDED DECEMBER 10, 1952 IN BOOK 40485, PAGE 241, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
- 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 QUITCLAIMED ON FINAL MAP.

**OWNER/SUBDIVIDER:** PEAK CAPITAL INVESTMENTS, LLC  
**EXISTING LAND USE:** VACANT LOT  
**BENCHMARK:** #5Y11361 (SEE BENCHMARK NOTE HEREON)  
**EARTHWORK:** CUT: 28,150 C.Y. / FILL: 300 C.Y. / EXPORT: 27,850 C.Y.  
**EXPORT DESTINATION:** 1270 E. ARROW HIGHWAY IRVINDALE, CA  
**NUMBER OF LOTS PROPOSED:** 1 LOT  
**NUMBER OF UNITS:** 88 UNITS  
**UTILITIES:**  
**GAS SERVICE:** SOUTHERN CALIFORNIA GAS  
**ELECTRIC SERVICE:** SOUTHERN CALIFORNIA EDISON  
**SEWER:** LOS ANGELES COUNTY SANITATION DISTRICT  
**WATER:** CALIFORNIA AMERICAN WATER COMPANY 8657 GRAND AVENUE ROSEMead, CA 91770  
**TELEPHONE SERVICE:** AT&T, COX, VERIZON  
**TELEVISION SERVICE:** TIME WARNER COMMUNICATIONS



TYPICAL SECTION - LA BREA AVE.

TYPICAL SECTION - OVERHILL DR.

Show proposed sidewalk

**SITE DATA**

**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

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

| REVISIONS | DATE | BY | APVD. |
|-----------|------|----|-------|
|           |      |    |       |
|           |      |    |       |
|           |      |    |       |
|           |      |    |       |

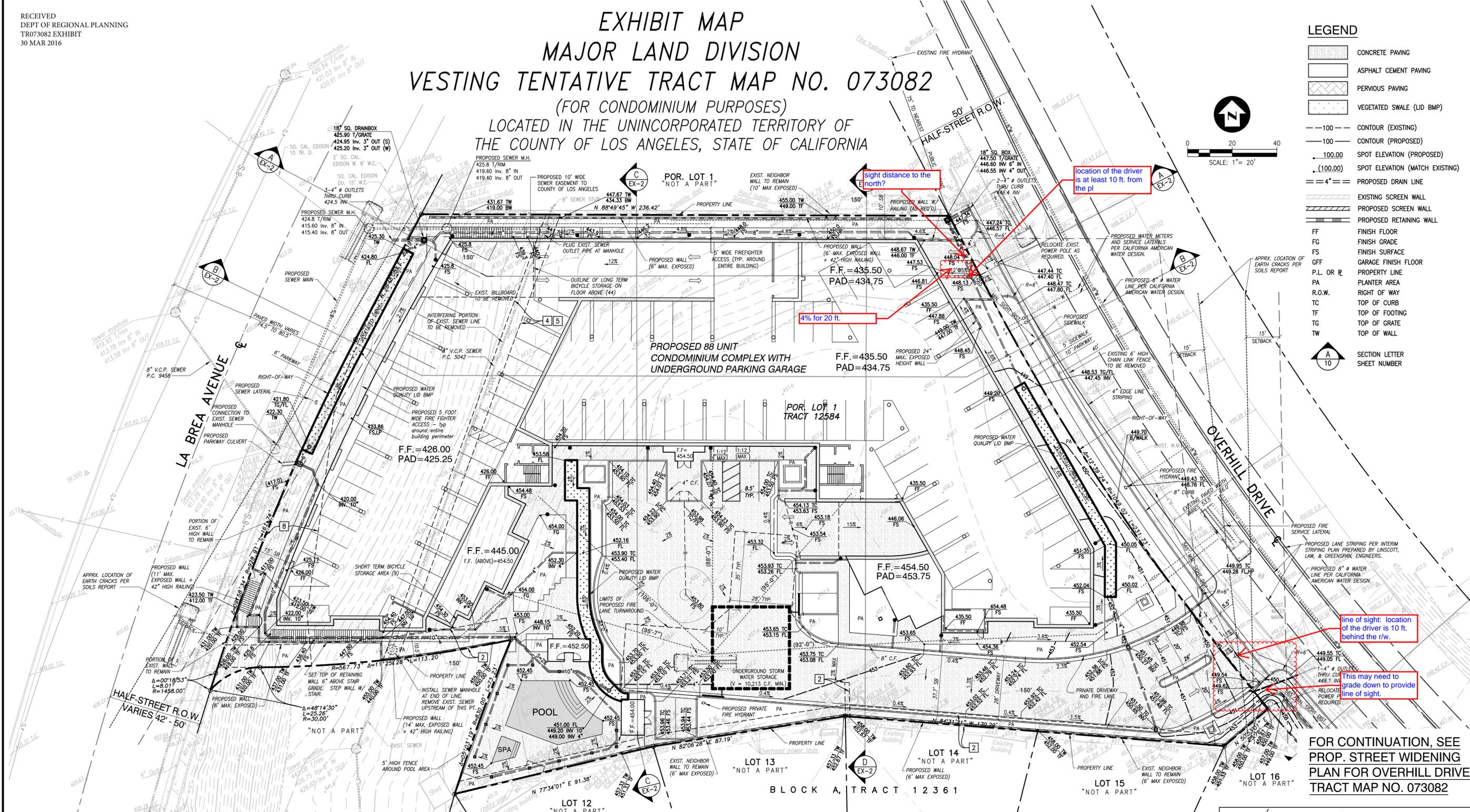
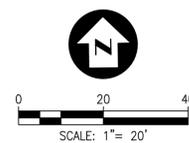
H. SCALE: 1"=20'  
 V. SCALE: -  
 DATE OF SURVEY: 9/25/14  
 DATE: 3/7/16  
 DRN: A.M.S.  
 CHD: C.R.  
 APFD: C.R.  
 SHEET TTM-1  
 1 of 4  
 JOB NO. 15341

**ROAD**

# 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           |
|  | PERVIOUS PAVING                 |
|  | VEGETATED SWALE (LD BMP)        |
|  | CONTOUR (EXISTING)              |
|  | CONTOUR (PROPOSED)              |
|  | SPOT ELEVATION (PROPOSED)       |
|  | SPOT ELEVATION (MATCH EXISTING) |
|  | PROPOSED DRAIN LINE             |
|  | EXISTING SCREEN WALL            |
|  | PROPOSED SCREEN WALL            |
|  | PROPOSED RETAINING WALL         |
|  | FINISH FLOOR                    |
|  | FINISH GRADE                    |
|  | FINISH SURFACE                  |
|  | GARAGE FINISH FLOOR             |
|  | PROPERTY LINE                   |
|  | PLANTER AREA                    |
|  | RIGHT OF WAY                    |
|  | TOP OF CURB                     |
|  | TOP OF FOOTING                  |
|  | TOP OF GRATE                    |
|  | TOP OF WALL                     |
|  | SECTION LETTER SHEET NUMBER     |



**SITE AREA TABLE:**

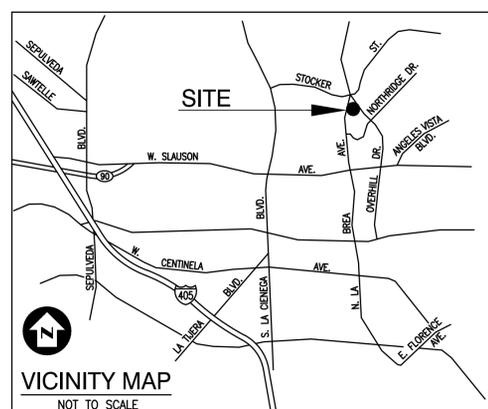
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|---------------------|---------|----------|
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- EASEMENT NOTES**
- ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 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.
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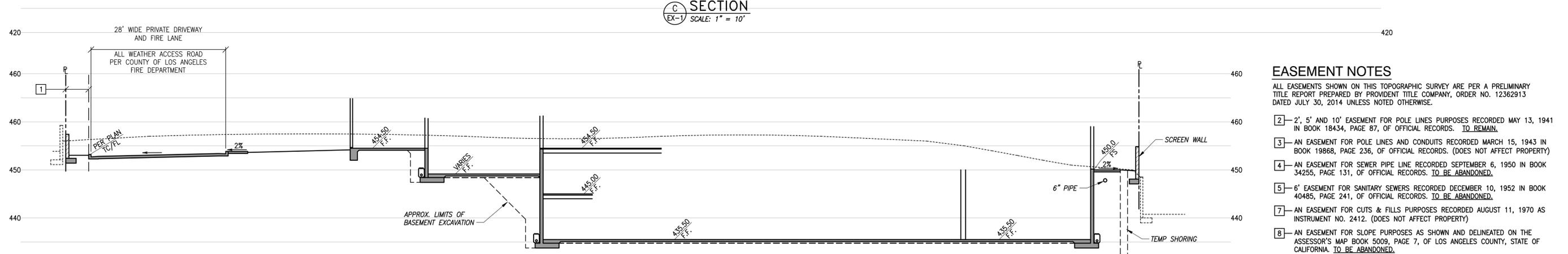
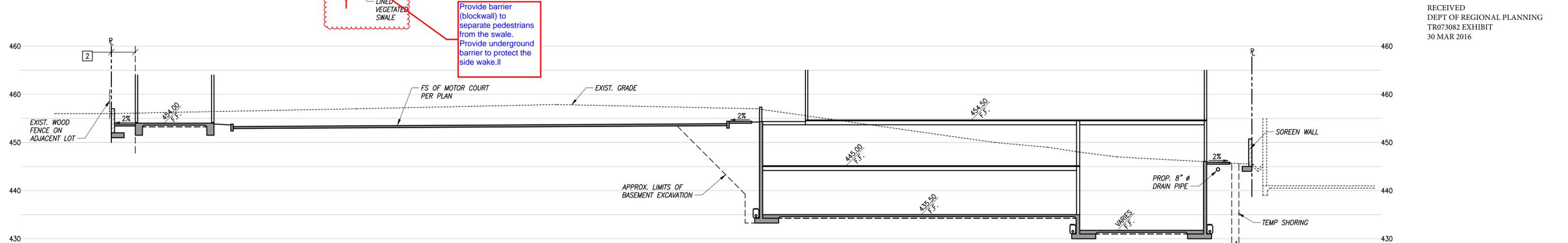
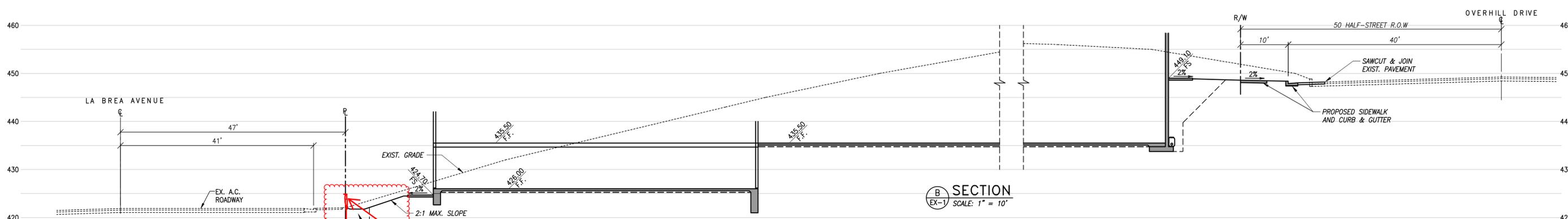
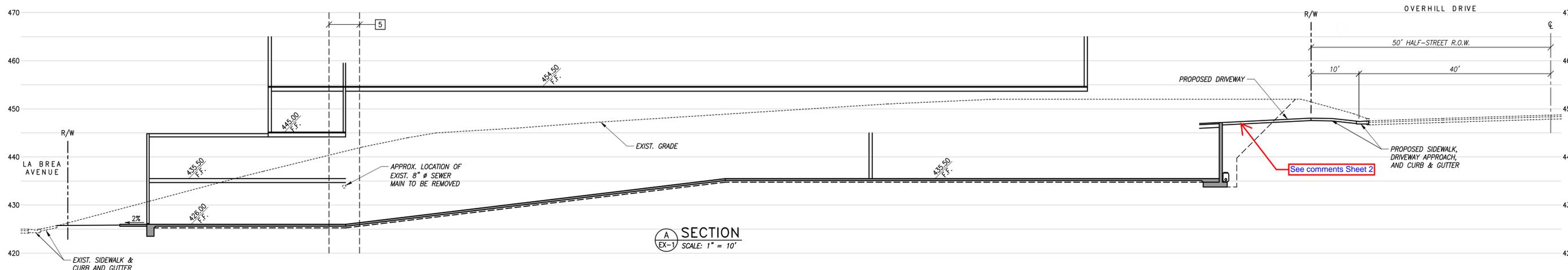
**FOR CONTINUATION, SEE  
PROP. STREET WIDENING  
PLAN FOR OVERHILL DRIVE  
TRACT MAP NO. 073082**

**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

| DATE                    | BY       | REVISIONS |
|-------------------------|----------|-----------|
| 3/7/16                  |          |           |
| DATE OF SURVEY: 9/25/14 | DR. FILE | APVD.     |
| DATE                    | DATE     | DATE      |

SHEET EX-1  
2 OF 4  
JOB NO. 15341



Provide barrier (blockwall) to separate pedestrians from the swale.  
Provide underground barrier to protect the side wake. II

RECEIVED  
DEPT OF REGIONAL PLANNING  
TR073082 EXHIBIT  
30 MAR 2016

**EASEMENT NOTES**

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|                 |         |
|-----------------|---------|
| H. SCALE:       | 1"=20'  |
| V. SCALE:       | -       |
| DATE OF SURVEY: | 9/25/14 |
| DR. FILE        | -       |
| APPD.           | -       |
| CR.             | -       |

|       |        |
|-------|--------|
| DATE: | 3/7/16 |
| DRN.: | A.M.S. |
| CHD.  | -      |
| APPD. | -      |
| CR.   | -      |

|    |      |       |      |
|----|------|-------|------|
| BY | DATE | APVD. | DATE |
|    |      |       |      |
|    |      |       |      |
|    |      |       |      |

**ROAD**



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

Page 1/1

TENTATIVE MAP DATED 03-30-2016  
EXHIBIT MAP DATED 03-30-2016

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. Obtain outlet approval from the City of Los Angeles and the City of Inglewood.

  
Prepared by Imelda Ng  
tr73082s-rev2.doc

Phone (626) 458-4921

Date 04-18-2016

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:

- a. Provided Will Serve Letter dated 10/31/2014 from the California American Water Company was expired on 10/31/2015. Updated Will Serve Letter is required.



Prepared by Tony Khalkhali  
tr73082w-rev2.doc

Phone (626) 458-4921

Date 04-21-2016

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

Page 1/1

TENTATIVE MAP DATED 03-30-2016  
EXHIBIT MAP DATED 03-30-2016

- 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 Aissa Carrillo  
tr73082L-rev2.doc  
<http://planning.lacounty.gov/case/view/tr073082/>

Phone (626) 458-3126

Date 04-26-2016

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, 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



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

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

**TRACT NO.:** 073082

**TENTATIVE MAP DATE:** 03/30/2016

**EXHIBIT MAP DATE:** 03/30/2016

**HYDROLOGY UNIT CONDITIONS OF APPROVAL**

**Prior to Grading Plans Approval:**

1. Comply with hydrology study, which was approved on 04/21/2016, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Toan Duong", written over a horizontal line.

Toan Duong

Date: 04/21/2016

Phone: (626) 458-4921

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

|                              |                                |                     |                               |              |              |
|------------------------------|--------------------------------|---------------------|-------------------------------|--------------|--------------|
| Tentative Tract Map          | 73082                          | Tentative Map Dated | 3/30/16 (Rev.)                | 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:

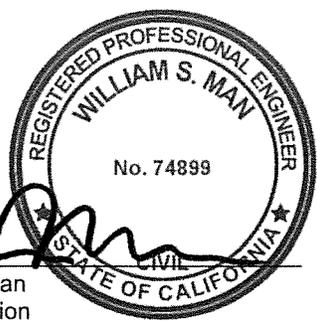
Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: 11/21/14  
 References: \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

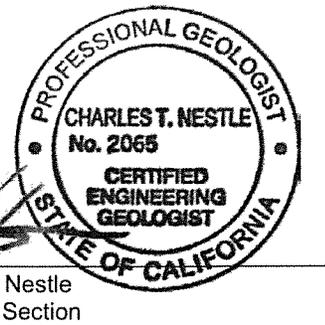
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- 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



\_\_\_\_\_  
  
 Charles Nestle  
 Geology Section



Date 4/20/16

1. Approval of this map pertaining to grading is recommended.

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

Name Nazem Said  Date 04/13/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073082\GP\2016-04-06 TTR 073082 SUBMITTAL

TENTATIVE MAP DATED 03-30-2016  
EXHIBIT MAP DATED 03-30-2016

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. Construct curb, gutter, base, pavement, and sidewalk (5 ft. sidewalk adjacent to property line) along the property frontage on Overhill Drive to the satisfaction of Public Works. Relocate affected utilities.
2. Construct transition improvements for a 65 mph design speed on Overhill Drive in the vicinity of the southerly property line to the satisfaction of Public Works. Offsite grading may be required.
3. Construct new driveways on Overhill Drive to the satisfaction of Public Works.
4. Repair any improvements damaged during construction on Overhill Drive and La Brea Avenue to the satisfaction of Public Works.
5. Execute a covenant for private maintenance of curb/parkway drains and landscaping on Overhill Drive and La Brea Avenue if any, to the satisfaction of Public Works.
6. If it is determined by Public Works, in conjunction with the United States Postal Service, that postal delivery receptacles are to be located within the public right of way, the receptacles shall be installed in groups to serve two or more residential units.
7. Any proposed perimeter wall (CMU) adjacent to the driveway shall be depressed to 3 feet or less within 10 feet on both sides of the driveway to provide line of sight for pedestrians.
8. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
9. 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.

TENTATIVE MAP DATED 03-30-2016  
EXHIBIT MAP DATED 03-30-2016

10. Plant street trees along the property frontage on Overhill Drive. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
11. Conform with the approved conceptual signing and striping plan dated **pending**. Provide detailed 40 foot scale signing and striping plan to the satisfaction of Public Works.
12. Street lighting conditions are pending.

Prepared by Joseph Nguyen *JN*  
tr073082r-rev2

Phone (626) 458-4921

Date 04-25-2016



## 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: March 30, 2016

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**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. Provide a cul-de-sac turnaround within the courtyard instead of the proposed intermediate turnaround to mitigate for the required public fire hydrants on La Brea Blvd. The turnaround will provide enough space for fire operational area when needed in any type of emergency. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
3. 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.
4. The required fire flow for this development at this time is **2875** 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.

### FINAL MAP CONDITIONS OF APPROVAL

Reviewed by: Juan Padilla

Date: April 26, 2016



## 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: March 30, 2016

- 
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.

### 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).



## 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: March 30, 2016

- 
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 proposed high density residential buildings shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall due to the building height exceeding 30 feet from an approved fire apparatus access road. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. 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.
  6. 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.
  7. The gradient of the fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet 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: March 30, 2016

- 
8. The proposed Permeable Pavement within the required fire lane shall provide a minimum width of 28 feet, clear to the sky, and be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
  9. 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.
  10. 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.
  11. 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.
  12. The proposed Rooftop Gardens/Landscaped Roof shall comply with Section 317 and Section 905.3.8 of the County of Los Angeles Fire Code. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
  13. Install ??? public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
  14. 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.



## 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: March 30, 2016

- 
15. The required fire flow from the public fire hydrant for this development can be up to **2875** 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.
  16. 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.
  17. 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.
  18. 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.
  19. 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.
  20. 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.
  21. 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>03/30/2016</b>     | SCM Date: | <b>05/05/2016</b> | Report Date: | <b>04/26/2016</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



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



**PARK OBLIGATION WORKSHEET**

|                      |              |               |                       |           |                   |              |                        |
|----------------------|--------------|---------------|-----------------------|-----------|-------------------|--------------|------------------------|
| Tentative Map #      | <b>73082</b> | DRP Map Date: | <b>03/30/2016</b>     | SMC Date: | <b>05/05/2016</b> | Report Date: | <b>04/26/2016</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)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
  - Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
  - U = Total approved number of Dwelling Units.
  - X = Local park space obligation expressed in terms of acres.
  - RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

|                         | People*     | Ratio<br>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               |                 |
| Total Acre Obligation = |             |                                  |                 | <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**  
Deputy Director for Health Protection

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

5050 Commerce Drive  
Baldwin Park, California 91706  
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April 25, 2016

Tentative Tract Map No. 073082

Vicinity: View Park

Tentative Tract Map Date: March 30, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073082** based on the use of public water (California American Water Company) and public sewer as proposed for wastewater disposal. A copy of a current signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

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