



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	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Peak Capital Investment LLC/The Bedford Group	04/28/15	05/28/15	06/04/15

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: 1st Revision: 2nd Revision: 3rd 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

2nd

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

50,000 (CUT)/ 0 (FILL)/ 50,000 (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 erojas@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

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. Your map number should read "073080", not "73082." Please correct on your tentative map and anywhere else your map number is referenced.
2. Map title should include "Major Land Division" and "Located in the Unincorporated Territory of the County of Los Angeles, State of California."
3. Clarify the requested zone change. Your application states you are requesting a zone change from CPD to R-4. Your tentative map notes a zone change from CPD to C-3. R-4 permits a density of 1-50 du/net acre. The maximum density permitted would be 84 units using the net area provided. Residential uses are permitted in the C-3 zone with a Conditional Use Permit.
4. 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. A variance would be required for a project that exceeds the maximum height of 35 feet.
5. 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. Using the provided net area of 73,424 square feet, the maximum number of units permitted would be 84.
6. A Hillside Management (HM) CUP is required for the proposed project if you wish to continue being reviewed 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.
7. Please consult with Public Works if you wish to vacate the slope easement.
8. Identify areas labeled 1 and 3 on your tentative map. They are not identified under the easement notes.
9. Provide a lot table with the gross and net area information. Ensure to net out all easements for the net lot area. If an easement will be vacated, do not deduct the area to calculate net lot area. Calculate to the center line of the right-of-way for the gross lot area.
10. Label the identified neighboring properties as "Not a Part."
11. Depict the existing retaining wall along La Brea Avenue and the fence along Overhill Drive on the tentative map, noting the height of the fence/wall and if it will remain or be removed.

12. Depict and clearly label the property line on your exhibit map.
13. Label the streets on your exhibit map.
14. Provide measurements for the distance between the property line and proposed structures on your exhibit map.
15. Provide measurements for the width of the proposed driveway on your exhibit map.
16. Add the tentative map number on the cover of the floor plans.
17. Clearly label the height of the proposed structures on the elevations.
18. On your floor plans, 24 feet of back out space is shown for the parking spaces, 26 feet is required. Please redesign.
19. Provide a photo key for the photos you provide.
20. Attachment "Site Plan Review Yard Modification" referenced under question B of your yard modification Burden of Proof could not be located in your submittal package. Please provide the required information.
21. Per §22.52.1225, 44 long-term bicycle parking spaces and 9 short-term bicycle parking spaces are required for the project. Depict the required parking spaces on the exhibit map.
22. Identify the destination of the cut material to be exported from the site.
23. Photos of the property show a billboard on the northwest part of the property. Provide permits for the billboard. Depict the billboard on your tentative map and label it to be removed. If the billboard is not legal it will need to be removed prior to public hearing.
24. Provide a list of materials to be used for the proposed buildings.
25. Please provide a viewshed study, showing the impact the proposed structure will have on the view of existing residences, if any.
26. The project site is within a seismic zone and adjacent to various fault trace.
27. The project site is within a Very High Fire Hazard area.

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^d 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 comments and requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Grading review sheet (Comment 3) for comments and requirements.
3. An approved fault investigation report. Please see attached Geologic and Soils Engineering review sheet for comments and requirements. The fault investigation report shall be submitted directly to Public Works and a review fee is required.
4. A traffic study is required and is currently under review by Traffic and Lighting Division (T&L). For additional information, please contact Andrew Ngumba of T&L at (626) 300-4851.
5. Submit a 40 foot-scale conceptual striping plan on Overhill Drive. For additional information, please contact Sam Richards of Land Development Division at (626) 458-4910.
6. An approved sewer area study. Please see attached Sewer review Sheet (Comment 1) for comments and requirements.
7. Please see attached Sewer review Sheet (Comments 2 and 3) for additional comments and requirements.
8. Provide a "Will Serve Letter" for the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.

9. A revised tentative map and a revised exhibit map are required to show the following additional items:

a. Provide the following title description:

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 073082
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

- b. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment. Please see attached Grading review sheet (Comments 1 and 2) for comments and requirements.
- c. Please see attached Hydrology review sheet (Comment 3) for comments and requirements.
- d. Please see attached Grading review sheets (Comments 2 and 3) for comments and requirements.
- e. Please see attached Road checked plans (2 sheets) for comments and requirements.
- f. Please see attached Sewer review sheets (Comment 4) for comments and requirements.
- g. Please see attached Water review sheets (Comment 2) for comments and requirements.

HW



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

TRACT MAP NO. 073082

TENTATIVE MAP DATED 04/28/2015
EXHIBIT MAP 04/28/2015

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, 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. A revised tentative map is required to show clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns, flood hazard boundary, proposed drainage and water quality system.

Reviewed by  Date 05/20/2015 Phone (626) 458-4921
Toan Duong

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
 - a. Benchmark information.
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - c. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - d. Earthwork volume, including cut, fill, import, and export, as applicable.
 - e. All proposed grading and drainage patterns.
 - f. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - g. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
2. A revised exhibit map is required to show the following additional items:
 - a. Cross sections on locations shown on the exhibit map uploaded to <ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TTR%2073082%20GP%20N%205-18-15/> . The sections will show elevations of the underground garage and first floor.
 - b. Additional spot elevations as shown on the exhibit map.
 - c. Identify proposed improvements (planter area, concrete surface, dirt ground, etc.) in all areas.
3. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater

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

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TENTATIVE MAP DATED 04-28-2015
EXHIBIT MAP DATED 04-28-2015

Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain
and Hydrology Section of Land Development Division.

Name Nazem Said  Date 5-18-2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073082\GP\2015-04-29 TTR 073082 SUBMITTAL

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	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	50,000 yd ³	Location	View Park	APN	5009007022
Geologist	---	Subdivider	The Bedford Group		
Soils Engineer	---	Engineer/Arch.	Toal Engineering		

Review of:

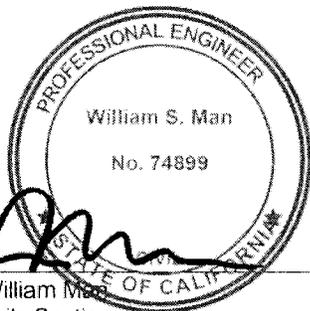
Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT MAP:

G1. The subject site is located within an Alquist-Priolo Earthquake Fault Zone (APEFZ) as mapped by the California Geological Survey (CGS). In accordance with California Public Resources Code §2621-2630, and California Administrative Code §3600-3603, prior to the approval of a project in an APEFZ, a fault investigation must be conducted that complies with the provisions of CGS Note 49 and Special Publication 42. 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>. Provide this office with a digital copy of the report for review and distribution to the State of California.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



William Man

 William Man
 Soils Section

[Signature]

 Ricardo Lopez-Maldonado
 Geology Section
 Date 5/21/15

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 subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. 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).
4. A revised exhibit map is required to show the following items:
 - a. Clearly label the existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative and exhibit map is required to show the following items:
 - a. Show location of existing water main lines to serve the proposed development and call out the proposed points of connection.
 - b. Label the water purveyor's name and address on the map.



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).

RECEIVED
 DEPT OF REGIONAL PLANNING
 TR073082 TENTATIVE
 DATE: 28 APR 2015

VESTING TENTATIVE TRACT MAP NO. 73082

ZONE CHANGE AND CONDITIONAL USE PERMIT (CUP):
 ZONE CHANGE FROM CPD - COMMERCIAL PLANNED DEVELOPMENT, TO C3.
 • THE C-3 ZONE WILL PERMIT RESIDENCES SUBJECT TO A CUP (LACC S.22.28.210)
 • DEVELOPMENT PROGRAM ("DP") IS A CUP ENTITLEMENT (LACC S.22.40.040) 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. 73082 ("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.

SHOW LOCATION OF THE PROPOSED DRIVEWAYS.
 SHOW THE LINE OF SIGHT FOR SIGHT DISTANCE PURPOSES BASED ON 65 MPH DESIGN SPEED ON THE STREET FRONTAGE WHERE ACCESS IS PROVIDED.
 DEPICT ON BOTH THE TENTATIVE AND THE EXHIBIT MAPS, THE APPROVED CONCEPTUAL CONCEPTUAL STRIPING FOR OVERHILL IN THE VICINITY OF THE STREET FRONTAGE SHOW THE PROPOSED ROAD WIDENING ON THE MAPS.

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

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

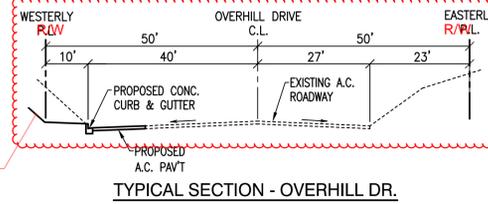
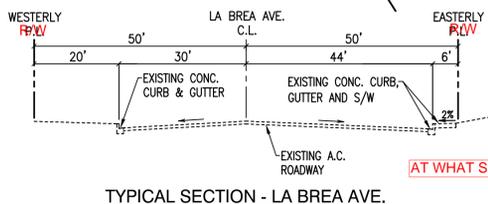
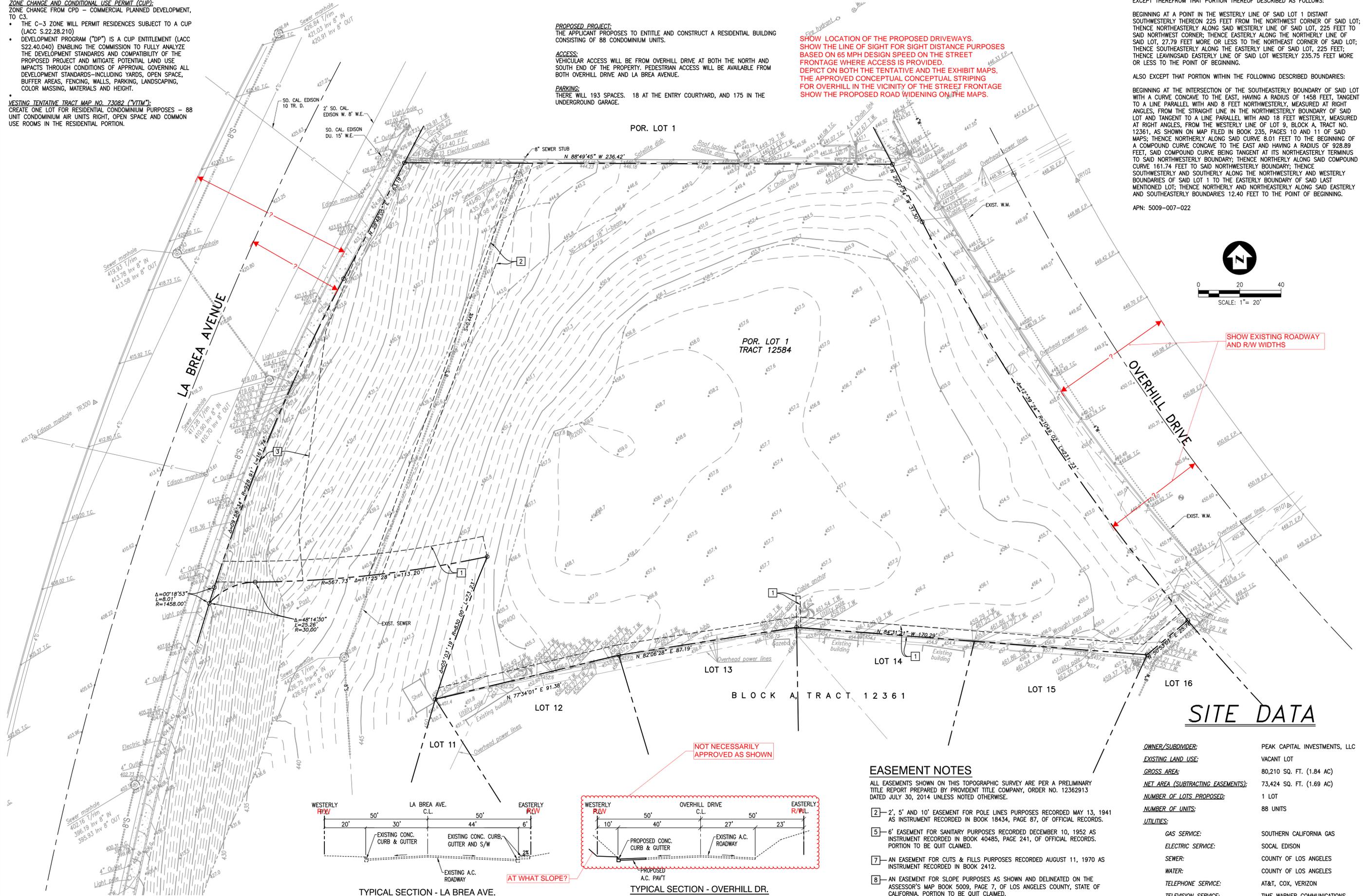
H. SCALE:	1"=20'	DATE:	11/7/14
V. SCALE:	-	DRN:	A.M.S.
DATE OF SURVEY:	9/25/14	CHD:	C.R.
DR. FILE	-	APPD.	C.R.

BY	DATE	APVD.	DATE

REVISIONS	DATE	APVD.

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

SHEET **TTM-1**
 1 of 2
 JOB NO. **15341**



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 AS INSTRUMENT RECORDED IN BOOK 18434, PAGE 87, OF OFFICIAL RECORDS.
 - [5] - 6' EASEMENT FOR SANITARY PURPOSES RECORDED DECEMBER 10, 1952 AS INSTRUMENT RECORDED IN BOOK 40485, PAGE 241, OF OFFICIAL RECORDS. PORTION TO BE QUIT CLAIMED.
 - [7] - AN EASEMENT FOR CUTS & FILLS PURPOSES RECORDED AUGUST 11, 1970 AS INSTRUMENT RECORDED IN BOOK 2412.
 - [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. PORTION TO BE QUIT CLAIMED.

OWNER/SUBDIVIDER:	PEAK CAPITAL INVESTMENTS, LLC
EXISTING LAND USE:	VACANT LOT
GROSS AREA:	80,210 SQ. FT. (1.84 AC)
NET AREA (SUBTRACTING EASEMENTS):	73,424 SQ. FT. (1.69 AC)
NUMBER OF LOTS PROPOSED:	1 LOT
NUMBER OF UNITS:	88 UNITS
UTILITIES:	
GAS SERVICE:	SOUTHERN CALIFORNIA GAS
ELECTRIC SERVICE:	SOCAL EDISON
SEWER:	COUNTY OF LOS ANGELES
WATER:	COUNTY OF LOS ANGELES
TELEPHONE SERVICE:	AT&T, COX, VERIZON
TELEVISION SERVICE:	TIME WARNER COMMUNICATIONS

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

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TENTATIVE MAP DATED 04-28-2015
EXHIBIT MAP DATED 04-28-2015

- 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

Phone (626) 458-4910

Date 05-27-2015

tr73082L-new.doc

<http://planning.lacounty.gov/case/view/tr073082/>

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.
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 05-27-2015

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



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: April 28, 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. All on-site driveways intended for fire apparatus access shall be labeled as "Private Driveway and Fire Lane" on the Tentative and Exhibit Maps. Indicate compliance on the Tentative and Exhibit Map.
2. The required Fire Department Turnaround shall be clearly identified and labeled on the Tentative and Exhibit Maps. Indicate compliance on the Tentative and Exhibit Map.
3. Provide a cross section of the required fire lane and turnaround on the Exhibit Map. Indicate compliance on the Exhibit Map.
4. Clearly identify the grades, including the angles of approach and departure, of the fire lane on the Exhibit Map. Indicate compliance on the Exhibit Map.
5. Clearly identify the 5 feet fire fighter access 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 on the Exhibit Map.
6. 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.
7. Submit a fire flow availability from, FORM 196, to our office for the closest existing public fire hydrant located Overhill Drive to the lot frontage. The fire hydrant shall be identified on the Exhibit Map. Compliance required prior to Tentative Map.



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PROJECT: TR 73082

MAP DATE: April 28, 2015

-
8. The required fire flow for this development is **8000** gallons per minute at 20 psi for a duration of 4 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
 9. 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.
 10. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A reciprocal access agreement is required for the private driveway since multiple units will be sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. 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.
4. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.



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PROJECT: TR 73082

MAP DATE: April 28, 2015

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5. 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).
 6. All proposed buildings shall be places 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.
 7. The on-site private driveways 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.
 8. The on-site private driveways 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.
 9. 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.
 10. The gradient of the on-site private driveways 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.



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PROJECT: TR 73082

MAP DATE: April 28, 2015

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11. Any change of direction within a private driveway 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.
 12. 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.
 13. All proposed pedestrian gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 14. The proposed roundabout shall provide an 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.
 15. 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.
 16. 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.
 17. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



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PROJECT: TR 73082

MAP DATE: April 28, 2015

CONDITIONS OF APPROVAL - WATER

1. Install ??? public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
2. 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.
3. The required fire flow from the public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 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.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
6. Parking shall be restricted adjacent to the required private fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
7. 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.
8. 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.

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



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



PARK OBLIGATION REPORT

Tentative Map #	73082	DRP Map Date:	04/28/2015	SCM Date:	06/04/2015	Report Date:	05/26/2015
Park Planning Area #	17		LADERA HEIGHTS			Map Type:	TENTATIVE

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.42
IN-LIEU FEES:	\$101,507

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$101,507 in-lieu fees.

Trails:

No trails.

Comments:

The map 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 #	73082	DRP Map Date:	04/28/2015	SMC Date:	06/04/2015	Report Date:	05/26/2015
Park Planning Area #	17	LADERA HEIGHTS				Map Type:	TENTATIVE

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 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.59	0.0030	0	0.00
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	1.58	0.0030	88	0.42
Mobile Units	1.67	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.42

Park Planning Area = **17 LADERA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.42	\$241,684	\$101,507

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.42	0.00	0.00	0.42	\$241,684	\$101,507



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
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May 15, 2015

Tentative Tract Map No. 073082

Vicinity: View Park

Tentative Tract Map Date: April 28, 2015

1. 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 (Los Angeles County Sanitation District) as proposed. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.
2. The tentative tract map shows "County of Los Angeles" as the water purveyor. The map has to be corrected to show "California American Water Company" to match the application.

Prepared by:

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M.T