



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

PROJECT NUMBER

R2014-03527-(2)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 073203

Zone Change No. 201400013

Environmental Assessment No. 201400280

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Normandie Harbor City Investors / La Terra Development

MAP/EXHIBIT DATE:

12/03/14

SCM REPORT DATE:

12/31/14

SCM DATE:

01/22/14

PROJECT OVERVIEW

Vesting Tentative Tract Map for 114 residential condominiums and 3,900 square feet of commercial/retail space on three lots totaling 11.27 gross (9.37 net) acres. The proposed Lot 1 would have an area of 0.90 gross (0.44 net) acres and contain one commercial building. The proposed Lot 2 would have an area of 3.03 gross (2.35 net) acres and contain 40 attached residential condominium units. The proposed Lot 3 would have an area of 7.34 gross (6.58 gross) acres and contain 74 detached residential condominium units. Vehicular access would be from Normandie Avenue for Lots 1-3 as well as Lomita Boulevard for Lot 1. The applicant also proposed to change the zone of Lots 2 and 3 from M-1 (Light Manufacturing) to RPD (Residential Planned Development).

MAP STAGE

Tentative:

Revised:

Amendment:

Amended :
Exhibit %A+

Modification to :
Recorded Map

Other:

MAP STATUS

Initial:

1st Revision:

2nd Revision:

Additional Revisions (requires a fee):

LOCATION

24500, 24906 S. Normandie Avenue, West Carson

ACCESS

Normandie Avenue, Lomita Boulevard

ASSESSORS PARCEL NUMBER(S)

7409-029-006; 7409-029-009; 7409-029-010

SITE AREA

11.27 gross (9.37 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

Carson

SUP DISTRICT

2

LAND USE DESIGNATION

2- Low/Medium Density Residential (6 to 12 dwelling units/gross acre)

ZONE

M-1 (Light Manufacturing)

PROPOSED DWELLING UNITS (DU/AC)

Lot 1: 0 units

Lot 2: 40 units (13.2 DU/AC)

Lot 3: 74 units (10.1 DU/AC)

MAX DENSITY/UNITS (DU/AC)

Lot 1: 10 units (12 DU/AC)

Lot 2: 36 units (12 DU/AC)

Lot 3: 88 units (12 DU/AC)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study Required

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department

Status

Contact

Regional Planning

Hold

Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov

Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map/Exhibit A+Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**Tentative Map:

- There is no depiction of lot lines separating Lots 1, 2, and 3. Please revise.
- Label the proposed lots as %lot 1,+%lot 2,+and %lot 3.+
- Include street cross-sections that include street trees, bikeways, street lights, and any other improvements required by the Department of Public Works or Regional Planning, per Section 21.16.015.B of the County Code. Identify street cross-section as existing or proposed.
- Revise map to depict proposed grading areas and amounts
- Include note on existing and proposed Land Use: Low/Medium Density Residential (6-12 dwelling units per gross acre)
- Indicate boundary of proposed zone change and the proposed zoning of each lot.
- The RPD Zone requires proof of underground utilities for proposed Lots 2 and 3. Please address.

Exhibit Map:

- Revise all title descriptions to %Exhibit A.+
- Label all proposed residential units as %unit 1,+%unit 2,+etc.
- Clarify the area, building footprint, and proposed use(s) of proposed Lot 1.
- Label height of existing (to remain) and proposed walls, fences, and gates- specifically any proposed separations between the project site and Normandie Avenue.
- Clearly identify landscaped area, including square footage and percentage of project site. The RPD Zone requires a minimum of 30 percent of the lot area be landscaped.
- Indicate the proposed lot coverage of each lot. The RPD Zone allows a maximum of 50 percent lot coverage.
- A minimum backup distance of 26 feet is required for each parking space. It is unclear whether this standard is met for all on-site parking spaces on Lots 2 and 3. Please clarify.
- Indicate the purpose of dashed lines shown surrounding detached condominium units on Lot 3. If this is to be privately maintained common space within the condominium development, please specify. If it is not, please remove lines.
- Section 21.24.380.B of the County Subdivision Ordinance requires that a four-foot-wide landscaped buffer be placed between required walkways and driveways/fire lanes. Revise map to clearly depict these walkways.

Administrative:

- The current General Plan land use category (Low/Medium Density Residential) allows a maximum density of 12 dwelling units per gross acre on each lot, which would allow for a maximum of 36 dwelling units on the proposed Lot 2 and 88 dwelling units on the proposed Lot 3. Currently, 40 dwelling units are proposed for Lot 2 and 74 dwelling units for Lot 3.project site. While an applicant may apply for an %infill project+density bonus, which would allow the project to propose a density consistent with the next highest land use category (Medium Density Residential- 12-22 dwelling units/gross acre), he or she must provide an adequate infill burden of proof per the requirements of the General Plan Housing Element. Instead, staff recommends shifting the proposed lot lines so that such a request is not necessary.

- Staff recommends reconfiguring the project site to create more vehicular and/or pedestrian connections between the site and Normandie Avenue. Buildings on the site should also face this street, when possible. Some potential frontages and connections to Normandie, especially on Lot 3, are ambiguously depicted and should be clarified with depictions and labeling of pathways, frontages, fence heights, and building elevations.
- Copies of any reports prepared for the Department of Public Works should be submitted to Regional Planning for CEQA review.

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 Storm Drain and Hydrology review sheet (Comments 1 and 2) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- (2) Prior to tentative map approval for drainage, submit recorded covenants for off-site impacts. Please see attached Hydrology review sheet (Comment 3) for comment and requirement.
- (3) Provide a report that addressed the onsite infiltration feasibility and rate. Please see attached Geology and Soils review sheet for comments and requirements.
- (4) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (5) An approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required.
- (6) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (7) Provide a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (8) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (9) Provide proof that the subdivider has acquired any necessary off-site water easements. Please see attached Water review sheet (Comment 2) for comments and requirements.
- (10) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Provide a phasing map showing the proposed phasing sequences.

- b. Remove proposed building footprints from the tentative map (SHEET 2 of 2).
 - c. Please see attached Subdivision checked plans for comments and requirements.
 - d. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - e. Please see attached Road review sheet (Comment 2) for comments and requirements.
 - f. Please see attached Sewer review sheet (Comment 3) for requirements.
 - g. Please see attached Water review sheet (Comment 3) for requirements.
- (11) Provide the name of the Water Source on the Land Division Application.

JWC
Prepared by John Chin
tr73203L-new.doc
<http://planning.lacounty.gov/case/view/tr073203/>

Phone (626) 458-4918

Date 12-29-2014



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

TRACT MAP NO. 73203

TENTATIVE MAP DATED 12/03/14
EXHIBIT MAP 12/03/14

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.

Reviewed by *Ernesto J Rivera* Date 12/24/14 Phone (626) 458-4921
Ernesto J Rivera

PCA LX001129/A863
Telephone: (626) 458-4925

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 / Parcel Map	73203	Tentative Map Dated	12/3/14	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	40,900 yd ³	Location	Harbor City	APN	
Geologist	---	Subdivider	Normandie Harbor City Investors, LLC		
Soils Engineer	---	Engineer/Arch.	Fusco 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 OR PARCEL MAP:

Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: [http://dpw.lacounty.gov/dd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf](http://dpw.lacounty.gov/dd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf) and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.

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

Prepared by



Jeremy Wan
Soils Section

Ricardo Lopez-Maldonado
Geology Section

Date 12/22/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmed/survey>.
 NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
 P:\gmpubl\Development Review\Combined Reviews\Tracts and Parcels\TR 073203, Harbor City, TTM_1.docx

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 exhibit map is required to show the following additional items:
 - a. 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.
 - b. What BMPs and how drain to a proper drainage devices.
 - c. No drainage from on to offsite as shown on section C& D.
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

Name N. Said  Date 12/10/2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073203\GP 073203\2014-12-03 TTR 073203 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 traffic study is required prior to tentative map approval. The traffic study shall be submitted directly to Public Works for review and approval. A review fee will be required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. A copy of the Traffic Impact Analysis Report Guidelines may be obtained on the Department's website at <http://dpw.lacounty.gov/Traffic>. For additional information, please contact Jeff Pletyak at (626) 300-4721 of our Traffic and Lighting Division.
2. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - See attached check print for additional comments.

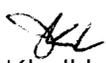
Prepared by ^{OA} Omar Ahmed
tr73203r-new

Phone (626) 458-4921

Date 12-29-2014

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

1. 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. A revised tentative map and a revised exhibit map are required to show the following items:
 - a. Show any existing easements (if any) and label as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - b. Show any off-site improvements required by the approved area study, if any.


Prepared by Tony Khalkhali
tr73203s-new.doc

Phone (626) 458-4921

Date 12-24-2014

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

- (1) 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 provide to each lot.
- (2) Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works.
- (3) A revised tentative map and revised exhibit map are required to show the following items:
 - Show any existing easements (if any) and label as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.


Prepared by Tony Khalkhali
tr72680w-new.doc

Phone (626) 458-4921

Date 12-24-2014

Label all easements as "to remain," "to be relocated," or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

VESTING TENTATIVE TRACT MAP NO. 73203

MAJOR LAND DIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



Provide the following title description:

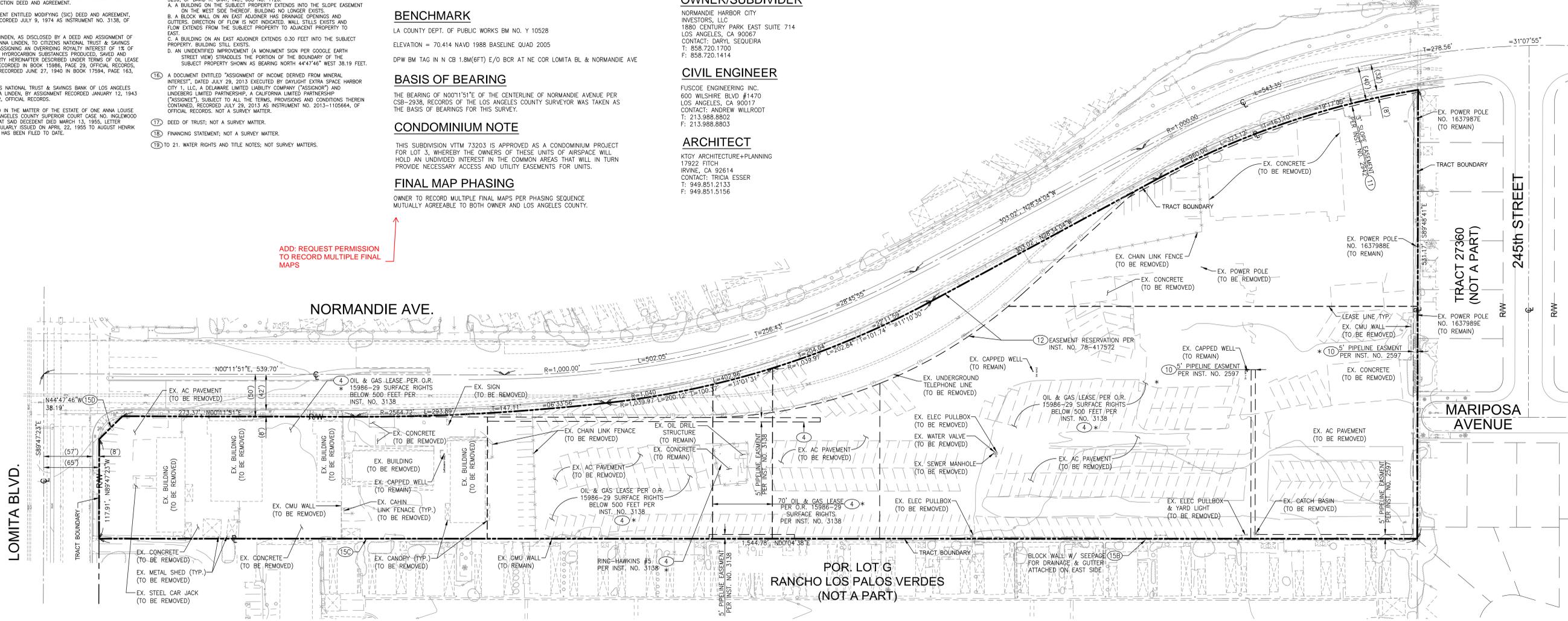
VICINITY MAP
SCALE: N.T.S.
THOMAS GUIDE: 794-44

"MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 073203
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

EXISTING EASEMENT NOTES (* DENOTES ITEM TO ULTIMATELY BE QUITCLAIMED/RELEASED)

1. INTENTIONALLY DELETED BY TITLE.
2. AN UNRECORDED ASSIGNMENT OR ASSIGNMENTS TO CELMA CHARLEBOIS OF 2% FROM PRODUCTION SAVED AND SOLD FROM ALL GAS, CASINGHEAD GAS OR GASOLINE AND HYDROCARBON SUBSTANCES PRODUCED, SAVED AND SOLD FROM THAT WELL KNOWN AS BASS & GOODNIGHT HAWKINS NO. 52 WHICH WAS DRILLED BY NORTON B. BASS AND LOGAN H. GOODNIGHT ON SAID LAND, AS DISCLOSED BY PROCEEDINGS HAD IN THE MATTER OF THE ESTATE OF CELMA CHARLEBOIS, DECEASED, LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 182016, PROBATE. BY NUNC PRO TUNC ORDER ENTERED MAY 5, 1942, THE INTEREST ABOVE DESCRIBED WAS DISTRIBUTED TO LOUIS ALFRED CHARLEBOIS, EMMA RICHY, ELIZABETH HOBIE AND EUGENIE GATENS, EACH AN UNDIVIDED ONE-FOURTH.
3. NOT A SURVEY MATTER.
4. THE EFFECT OF A DECREE OF DISTRIBUTION ON OCTOBER 25, 1951 IN THE MATTER OF THE ESTATE OF EMMA ENZNAUER, ALSO KNOWN AS EMMA LOU ENZNAUER, LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 305336, PROBATE, WHEREIN SAID DECREE PURPORTS TO DISTRIBUTE A ONE-THIRD OF THE ROYALTY INTEREST FROM THE PRODUCTION OF ALL OIL AND GAS SOLD FROM THAT WELL KNOWN AS BASS & GOODNIGHT HAWKINS NO. 52 ON PARCEL 1 TO GEORGE ENZNAUER AND WENDEL ENZNAUER, BROTHERS, EACH, 1/7TH THEREOF; TO THE ISSUE OF MARY BENZ, DECEASED SISTER, AS FOLLOWS: TO CHARLES BENZ, ANNA MILLER, AND BERTHA DOWNING, EACH, 1/32TH THEREOF; AND TO LEON BENZ, MARLOINE PERRINGER, HAROLD WALLEN, AND LUCILLE GRUM, EACH, 1/70TH THEREOF; TO THE ISSUE OF MENA BERFLER, DECEASED SISTER, AS FOLLOWS: TO ELEANOR HANCOCK AND CHARLES DEFFLER, EACH, 1/14TH THEREOF; TO THE REPRESENTATIVE OF THE ESTATE OF CARRIE ENZNAUER, DECEASED SISTER, FOR THE PURPOSE OF ADMINISTRATION, 1/7TH THEREOF; TO THE ISSUE OF KATE MUSCHELL, ALSO KNOWN AS KATHRYN RUSSELL, DECEASED SISTER, AS FOLLOWS: TO MAURICE RUSSELL, FRANK RUSSELL, ELEANOR RUSSELL AND BLANCHÉ E. KEENE, EACH, 1/28TH THEREOF; TO THE ISSUE OF JACOB FISHER, DECEASED BROTHER, AS FOLLOWS: TO EUGENE FISHER AND MATTIE SMITH, EACH, 1/21ST THEREOF; AND TO FREDIA WHITE, MILDRED GAMBLIN, MARCELLA KARNES, THEODORE YEWKURBY, EDITH STEWART, KARL FISHER, AND RICHARD FISHER, EACH 1/14TH THEREOF.
5. A CERTIFIED COPY OF SAID DECREE HAS NOT BEEN RECORDED IN THE RECORDERS OFFICE OF SAID COUNTY.
6. NOT A SURVEY MATTER.
7. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.
8. DATED: JULY 13, 1938
LESSOR: MYRTLE LAYLAND, AS GUARDIAN OF THE ESTATE OF GEORGE B. HAWKINS, INCOMPETENT
LESSEE: RING OIL COMPANY, LTD.
RECORDED: JULY 28, 1938 IN BOOK 15886, PAGE 29, O.R.
AFFECTS: SURFACE & SUBSURFACE RIGHTS - SHOWN HEREON
9. A CORRECTION DEED AND AGREEMENT, DATED DECEMBER 21, 1961 AND RECORDED JANUARY 12, 1962, OF OFFICIAL RECORDS AS INSTRUMENT NO. 1823 OF OFFICIAL RECORDS WHICH PURPORTS TO QUITCLAIM A PORTION OF SAID LAND FROM THE EFFECT OF THE LEASE.
10. A DEED AND AGREEMENT, DATED AUGUST 1, 1963 AND RECORDED OCTOBER 4, 1963 AS INSTRUMENT NO. 224 OF OFFICIAL RECORDS, WHICH AMENDS THE ABOVE-MENTIONED CORRECTION DEED AND AGREEMENT.
11. THE AFFECT OF A DOCUMENT ENTITLED MODIFYING (SIC) DEED AND AGREEMENT, DATED MAY 15, 1974, RECORDED JULY 9, 1974 AS INSTRUMENT NO. 3138, OF OFFICIAL RECORDS.
12. ANY INTEREST OF ANNA LINDEN, AS DISCLOSED BY A DEED AND ASSIGNMENT OF INTEREST EXECUTED BY ANNA LINDEN TO CITIZENS NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES, ASSIGNING AN OVERSIGHT ROYALTY INTEREST OF 1% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES PRODUCED, SAVED AND SOLD FROM REAL PROPERTY HERENAFTER DESCRIBED UNDER TERMS OF OIL LEASE DATED JULY 13, 1938, RECORDED IN BOOK 15886, PAGE 29, OFFICIAL RECORDS, WHICH ASSIGNMENT WAS RECORDED JUNE 27, 1940 IN BOOK 17594, PAGE 163, OF OFFICIAL RECORDS.
13. THE INTEREST OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES WAS REASSIGNED TO ANNA LINDEN, BY ASSIGNMENT RECORDED JANUARY 12, 1943 IN BOOK 19814, PAGE 22, OFFICIAL RECORDS.
14. NOTE: PROCEEDINGS HAD IN THE MATTER OF THE ESTATE OF ONE ANNA LOUISE LINDEN, DECEASED, LOS ANGELES COUNTY SUPERIOR COURT CASE NO. INGLEWOOD PROBATE 1889, SHOW THAT SAID DECEDENT DIED MARCH 13, 1955, LETTER TESTAMENTARY BEING REGULARLY ISSUED ON APRIL 26, 1955 TO JUSTICE HENRIK ANONEN. NO INVENTORY HAS BEEN FILED TO DATE.
15. NOT A SURVEY MATTER.
16. TO 8. INTENTIONALLY DELETED BY TITLE.
17. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.
18. DATED: OCTOBER 28, 1965
LESSOR: CATHERINE GRACE LINDBERG, FORMERLY CATHERINE GRACE HAWKINS, A MARRIED WOMAN, AS HER SEPARATE PROPERTY
LESSEE: R.K. SUMMY, INC., A CALIFORNIA CORPORATION
RECORDED: NOVEMBER 12, 1965 AS INSTRUMENT NO. 868, O.R.
AFFECTS: NOT FLOTTABLE - INDETERMINATE IN NATURE
19. ALL RIGHT, TITLE AND INTEREST UNDER SAID OIL AND GAS LEASE IN AND TO THE SURFACE AND SUBSURFACE TO A DEPTH OF 500 FEET BELOW THE SURFACE OF ALL OF THE LANDS SUBJECT TO SAID LEASE WAS SURRENDERED BY SUPERIOR OIL COMPANY AND CHEVRON U.S.A. INC., AS LESSEES, TO CATHERINE GRACE LINDBERG, AS LESSOR, BY PARTIAL SURRENDER OF OIL AND GAS LEASE, RECORDED AUGUST 16, 1977 AS INSTRUMENT NO. 77-895242, OF OFFICIAL 10.
20. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
21. IN FAVOR OF: THE SUPERIOR OIL COMPANY
PURPOSE: OIL AND GAS LEASE
RECORDED: OCTOBER 24, 1966 AS INSTRUMENT NO. 2597, O.R.
AFFECTS: SHOWN HEREON
22. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES, CONVEYED BY FINAL DECREE.
23. PURPOSE: PERMANENT SLOPE EASEMENT FOR ROAD.
CASE NO.: C 55610
RECORDED: MAY 2, 1975 AS INSTRUMENT NO. 2942, O.R.
AFFECTS: SHOWN HEREON
24. RESERVATION OF ALL EASEMENTS AND RIGHTS AS SET FORTH IN SECTIONS 959.1 AND 960 OF THE STATUTES AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AS CONTAINED IN A RESOLUTION VACATING A PORTION OF NORMANDIE AVENUE, A CERTIFIED COPY OF WHICH RECORDED APRIL 20, 1978 AS INSTRUMENT NO. 78-417572, OF OFFICIAL RECORDS.
25. EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL 1-2 IN FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH RECORDED MAY 2, 1975 AS INSTRUMENT NO. 2942, OF OFFICIAL RECORDS.
26. TOGETHER WITH THAT PORTION OF NORMANDIE AVENUE VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, A CERTIFIED COPY OF WHICH RECORDED APRIL 20, 1978 AS INSTRUMENT NO. 78-417572, OF OFFICIAL RECORDS, THAT WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LAND.
27. AS SHOWN AS EXHIBIT "A" ON THAT CERTIFICATE OF COMPLIANCE RECORDED MAY 20, 2013 AS INSTRUMENT NO. 20130754254, OF OFFICIAL RECORDS.
28. EXISTING SITE CONDITIONS
29. 408,396 SQ. FT. OR 9.38 AC. GROSS
100% IMPERVIOUS SURFACE. NO EXISTING TREE ON SITE.
4% OF SITE DRAINS TO LOMITA BLVD, 15% SITE DRAINS TO NORMANDIE & 81% OF THE SITE DRAINS TO THE EASTERLY ADJACENT PRIVATE PROPERTY.
30. BENCHMARK
31. LA COUNTY DEPT. OF PUBLIC WORKS BM NO. Y 10528
ELEVATION = 70.414 NAVD 1988 BASELINE QUAD 2005
DWP BM TAG IN N CB 1.8M(6FT) E/O BCR AT NE COR LOMITA BL & NORMANDIE AVE
32. BASIS OF BEARING
33. THE BEARING OF N00°11'51"E OF THE CENTERLINE OF NORMANDIE AVENUE PER CSB-2938, RECORDS OF THE LOS ANGELES COUNTY SURVEYOR WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
34. CONDOMINIUM NOTE
35. THIS SUBDIVISION VTM 73203 IS APPROVED AS A CONDOMINIUM PROJECT FOR LOT 3, WHEREBY THE OWNERS OF THESE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL IN TURN PROVIDE NECESSARY ACCESS AND UTILITY EASEMENTS FOR UNITS.
36. FINAL MAP PHASING
37. OWNER TO RECORD MULTIPLE FINAL MAPS PER PHASING SEQUENCE MUTUALLY AGREEABLE TO BOTH OWNER AND LOS ANGELES COUNTY.

ADD: REQUEST PERMISSION TO RECORD MULTIPLE FINAL MAPS



Provide registration stamp & signature of the land surveyor/civil engineer

NO.	REVISIONS	APP'D.	DATE	PREPARED BY:

DEVELOPER:
NORMANDIE HARBOR CITY INVESTORS, LLC
1880 CENTURY PARK EAST, SUITE 600
LOS ANGELES, CA 90067

DESIGNER:
FUSCOE ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

DATE: 09/30/16

PROJECT: VESTING TENTATIVE TRACT MAP 73203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710

DRAWN: F.E.L.L.A.
DESIGN: AW
CHECKED: AW
SCALE: AS SHOWN
JOB NO.: 1318-003
DATE: 12/02/14
SHEET 1 OF 2

PROFESSIONAL ENGINEER
No. C49881
Exp. 09/30/16
CIVIL
STATE OF CALIFORNIA

NAME: _____ DATE: _____

VESTING TENTATIVE TRACT MAP NO. 73203

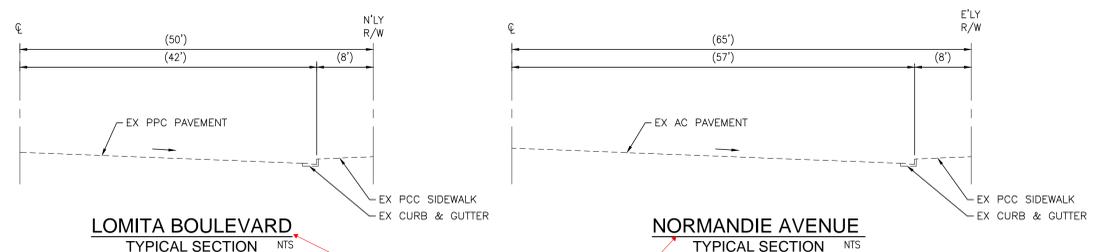
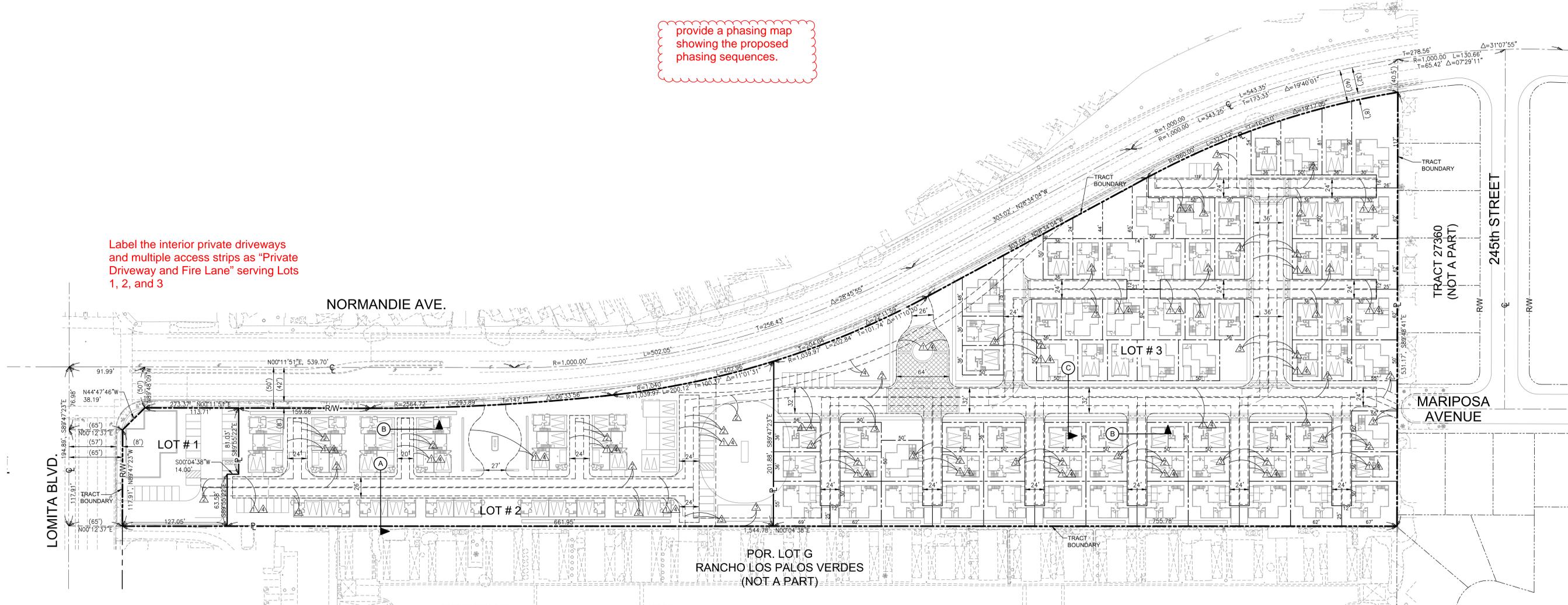
MAJOR LAND DIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Provide the following title description:

"MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 073203
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

provide a phasing map
showing the proposed
phasing sequences.

Label the interior private driveways
and multiple access strips as "Private
Driveway and Fire Lane" serving Lots
1, 2, and 3



LOT SUMMARY

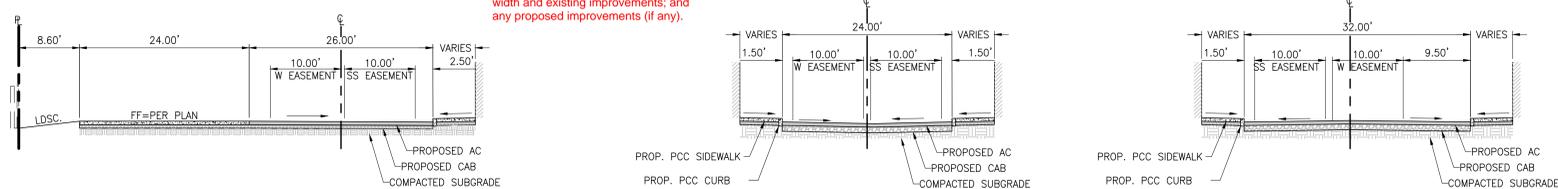
LOT NUMBER	GROSS AREA		NET AREA		PROPOSED DU	PROPOSED DU/AC	LOT DESIGNATION
	SF	AC	SF	AC			
1	30,210	0.90	19,140	0.44	-	-	M-1
2	131,846	3.03	102,546	2.35	40	13.20	RPD-PD
3	319,862	7.34	286,711	6.58	74	10.08	RPD-PD WITH 74 CONDOMINIUM LOTS

LEGEND & ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- AC ASPHALT CONCRETE
- CL CENTERLINE
- CAB CRUSHED AGGREGATE BASE
- DU DWELLING UNIT
- L LENGTH
- LDSC LANDSCAPE
- PL PROPERTY LINE
- R RADIUS
- R/W RIGHT-OF-WAY
- T TANGENT
- Δ DELTA
- EXISTING TREE
- EXISTING LIGHT
- EXISTING FIRE HYDRANT

PROPOSED EASEMENT/ DEDICATION LEGEND

- △ AN EASEMENT OF VARYING WIDTH FOR SHARED ACCESS FOR RESIDENTS' INGRESS/EGRESS USE AND PURPOSES TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- △ A 10-FOOT WIDE EASEMENT FOR PUBLIC SANITARY SEWER TO BE DEDICATED TO THE COUNTY OF LOS ANGELES FOR INFRASTRUCTURE CONSTRUCTION AND MAINTENANCE PURPOSES.
- △ A 10-FOOT WIDE EASEMENT FOR PUBLIC WATER TO BE DEDICATED TO RANCHO DOMINIQUE WATER DISTRICT FOR INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PURPOSES. FINAL EASEMENT ALIGNMENT TO BE BASED ON FIELD VERIFIED WATER PIPE LOCATION.
- △ AN EASEMENT OF VARYING WIDTH FOR ACCESS TO PUBLIC SEWER INFRASTRUCTURE DEDICATED TO THE COUNTY OF LOS ANGELES FOR INFRASTRUCTURE CONSTRUCTION AND MAINTENANCE PURPOSES.



TYPICAL PRIVATE DRIVE SECTION A
SCALE: 1"=10'

TYPICAL PRIVATE DRIVE SECTION B
SCALE: 1"=10'

TYPICAL PRIVATE DRIVE SECTION C
SCALE: 1"=10'

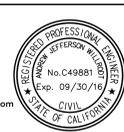
Provide full width road cross sections
for by showing the existing right of way
width and existing improvements; and
any proposed improvements (if any).

Provide registration stamp
& signature of the land
surveyor/civil engineer



NO.	REVISIONS	APP'D.	DATE	PREPARED BY:

FUSCOE
ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com



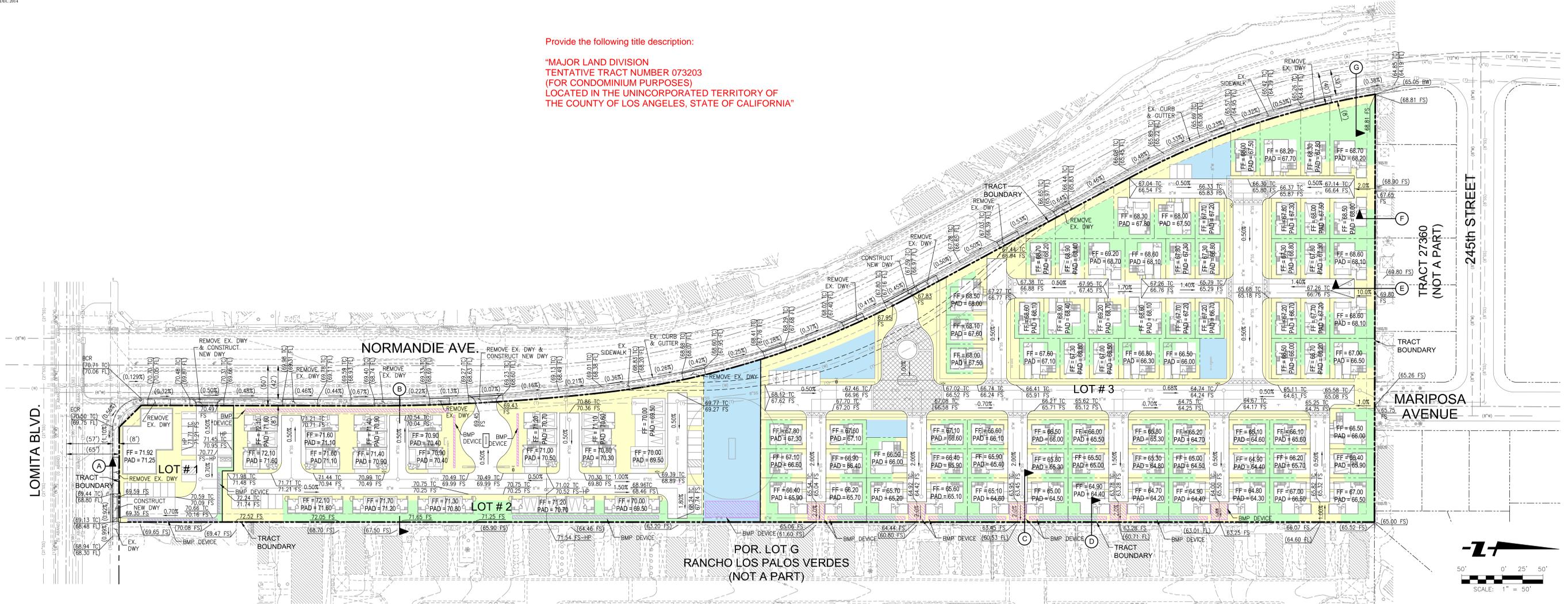
DEVELOPER:
NORMANDIE HARBOR CITY INVESTORS, LLC
1880 CENTURY PARK EAST, SUITE 600
LOS ANGELES, CA 90067

VESTING TENTATIVE TRACT MAP 73203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710
LOT SUBDIVISION

DRAWN:	F.E.J.L.A.
DESIGN:	AW
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1318-003
DATE:	12/02/14
SHEET	2 OF 2

Provide the following title description:

"MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 073203
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"



LEGEND & ABBREVIATIONS

---	EXISTING PARCEL BOUNDARY	AC	ASPHALT CONCRETE
---	NEW PARCEL BOUNDARY	BLDG	BUILDING
---	LOT LINE	CAB	CRUSHED AGGREGATE BASE
---	CENTER LINE	CL	CENTER LINE
---	DRIVEWAY	CY	CURB YARD
---	PROPOSED SEWER	DW	DRAINAGE
---	PROPOSED WATER	EL	ELEVATION
---	EXISTING SEWER	FF	FINISHED FLOOR
---	EXISTING WATER	FS	FINISHED GRADE
---	EXISTING TELEPHONE	FL	FLOW LINE
---	EXISTING WATER	FS	FINISHED SURFACE
---	AREA OF MS4 INFILTRATION BMP DEVICE	GB	GRADE BREAK
---	PROPOSED FIRE HYDRANT	HP	HIGH POINT
---	FLOW DIRECTION	LP	LOW POINT
---		LDS	LANDSCAPE
---		MWS	MODULAR WETLAND SYSTEM
---		N/A	NOT APPLICABLE
---		P	PROPERTY LINE
---		PCC	PORTLAND CEMENT CONCRETE
---		SF	SQUARE FOOTAGE
---		TC	TOP OF CURB

PRELIMINARY EARTHWORK

RAW CUT	7,500 C.Y.	RAW FILL	7,900 C.Y.
"O/X" (5' ACROSS BLDG. AREA)	20,800 C.Y.	REPLACE "O/X" (5')	20,800 C.Y.
CLEAR & GRUB	7,600 C.Y.	SHRINKAGE ON "O/X" (7.5%)	1,560 C.Y.
UTILITY & LOT TRIMMINGS	5,000 C.Y.	UTILITY & LOT TRIMMINGS	5,000 C.Y.
NET AVAILABLE CUT	40,900 C.Y.	TOTAL FILL REQUIRED	35,260 C.Y.
		NET EXPORT (RAW)	5,640 C.Y.

NOTE: EARTHWORK VALUES SHOWN ABOVE ARE PRELIMINARY AND FOR PERMITTING PURPOSES ONLY.

PARKING COUNT

LOT NUMBER	REQUIRED NUMBER OF PARKING SPACE	PROVIDED NUMBER OF PARKING SPACE	NUMBER OF UNIT PARKING SPACE	NUMBER OF GUEST PARKING SPACE
1	16	21		
2	90	100	80	20
3	148	198	148	50

*** REQUIREMENT NOTE**

LOT 1: 1 PARKING SPACE FOR EACH 250 SQ.FT. OF FLOOR SPACE. THE PROPOSED BUILDING SIZE IS 4,000 SQ.FT.
LOT 2: 1 1/2 COVERED + 1/2 UNCOVERED PARKING SPACES FOR EACH UNIT. 1 GUEST PARKING SPACE FOR EACH 4 UNITS.
LOT 3: 2 COVERED PARKING SPACES PER EACH SINGLE FAMILY RESIDENCE.

**** RESIDENTIAL UNIT PARKING**

ALL RESIDENTIAL UNITS WILL HAVE 2 COVERED PARKING SPACES.

SETBACKS SUMMARY

REQUIRED FOR M-1 STANDARDS

REQUIRED FOR RPD-PD STANDARDS

ALL YARDS SAME AS R-1 WHICH IS:

FRONT: 20 FEET, EXCEPT AS PROVIDED IN SPECIAL STANDARDS DISTRICT
REAR: 15 FEET OR 20% OF AVERAGE DEPTH OF SHALLOW LOT, BUT NOT LESS THAN 10 FEET.
SIDE YARDS: 5 FEET OR 10% OF AVERAGE WIDTH OF NARROW LOT, BUT NOT LESS THAN 6 FEET.
CORNER YARDS: 5 FEET, EXCEPT ON REVERSED CORNER LOT, WHICH IS 10 FEET.

OR ALTERNATE SETBACKS ESTABLISHED PURSUANT TO LOS ANGELES COUNTY CODE SECTION 22.20.460.B

PROJECT SITE SETBACKS

LOT 1

NO BUILDING SETBACK REQUIRED.

LOTS 2&3

AS SPECIFIED PER CUP IN ACCORDANCE WITH LOS ANGELES COUNTY CODE SECTION 22.20.460.B

"OPEN SPACE" CATEGORIES

LOT NUMBER	PARKWAY, FRONT YARD & PASSEO	SIDE & REAR YARD	AMENITY
1	3,815 sq. ft. (4.62%)	1,163 sq. ft. (1.93%)	9 sq. ft. (0.00%)
2	22,011 sq. ft. (26.64%)	7,097 sq. ft. (11.81%)	13,422 sq. ft. (61.29%)
3	57,808 sq. ft. (68.74%)	51,853 sq. ft. (66.28%)	8,478 sq. ft. (38.71%)

OPEN SPACE

LOT NUMBER	TOTAL SQ. FT.	PERCENT OF OPEN SPACE AREA
2	42,530 sq. ft.	41.55%
3	118,139 sq. ft.	41.20%

ZONING REQUIREMENT = 9.06 X 30% = 2.72Ac

PROJECT PROVIDED = 40.71% (3.69Ac)

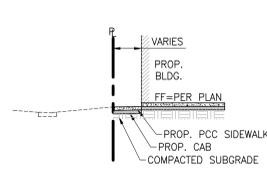
GENERAL NOTES

- DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS.
- COUNTY WILL BE RESPONSIBLE FOR SEWER MAINTENANCE. UTILITY PURVEYOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE FOR ALL BMP DEVICES.
- DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
- PRIVATE DEVELOPMENT SHALL BE A GATED COMMUNITY.
- DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.

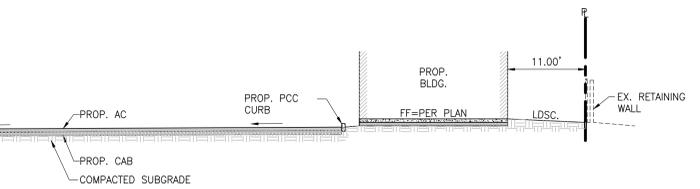
PHASING

OWNER TO PHASE WITH SEQUENCING FOR FINAL MAPPING/DEVELOPMENT OCCUPATION MUTUALLY AGREEABLE TO BOTH OWNER AND LOS ANGELES COUNTY.

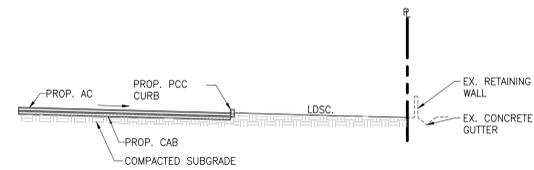
SECTION "A"
SCALE: 1"=10'



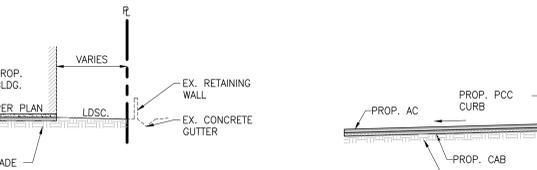
SECTION "B"
SCALE: 1"=10'



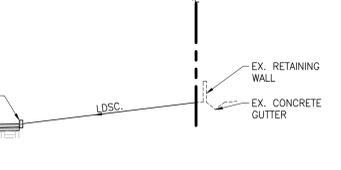
SECTION "C"
SCALE: 1"=10'



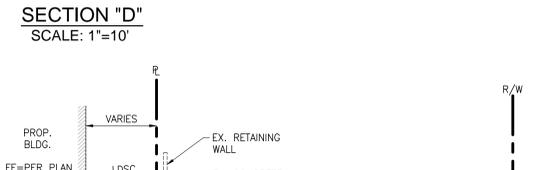
SECTION "D"
SCALE: 1"=10'



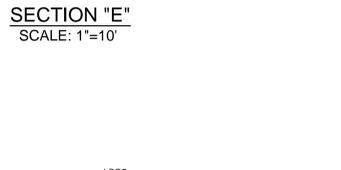
SECTION "E"
SCALE: 1"=10'



SECTION "F"
SCALE: 1"=10'



SECTION "G"
SCALE: 1"=10'



BUILDING COVERAGE

LOT NUMBER	BUILDING AREA (SF)	NET LOT AREA (SF)	PERCENT COVERAGE
1	3,900	19,166	20.3%
2	27,547	102,366	26.9%
3	80,813	296,625	28.2%
TOTAL	112,260	408,157	27.5%

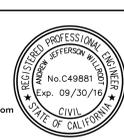
MS4/LID REQUIREMENT TABLE

SUB AREA	TOTAL AREA (AC)	Q ₁₀ (cfs)	Q ₂ (cfs)	SWD ₂ (cf)	BMP DEVICE	VOLUME PROVIDED
A-1	0.32	0.66	0.04	679	CUDO STORAGE GALLERY	1,280 CU FT
A-2	1.42	2.93	0.16	3,011	CUDO STORAGE GALLERY	6,080 CU FT
A-3	7.64	16.79	0.86	16,201	CUDO STORAGE GALLERY	22,160 CU FT

Provide registration stamp & signature of the land surveyor/civil engineer

NO.	REVISIONS	APP'D. DATE	PREPARED BY:

FUSCOE
ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com



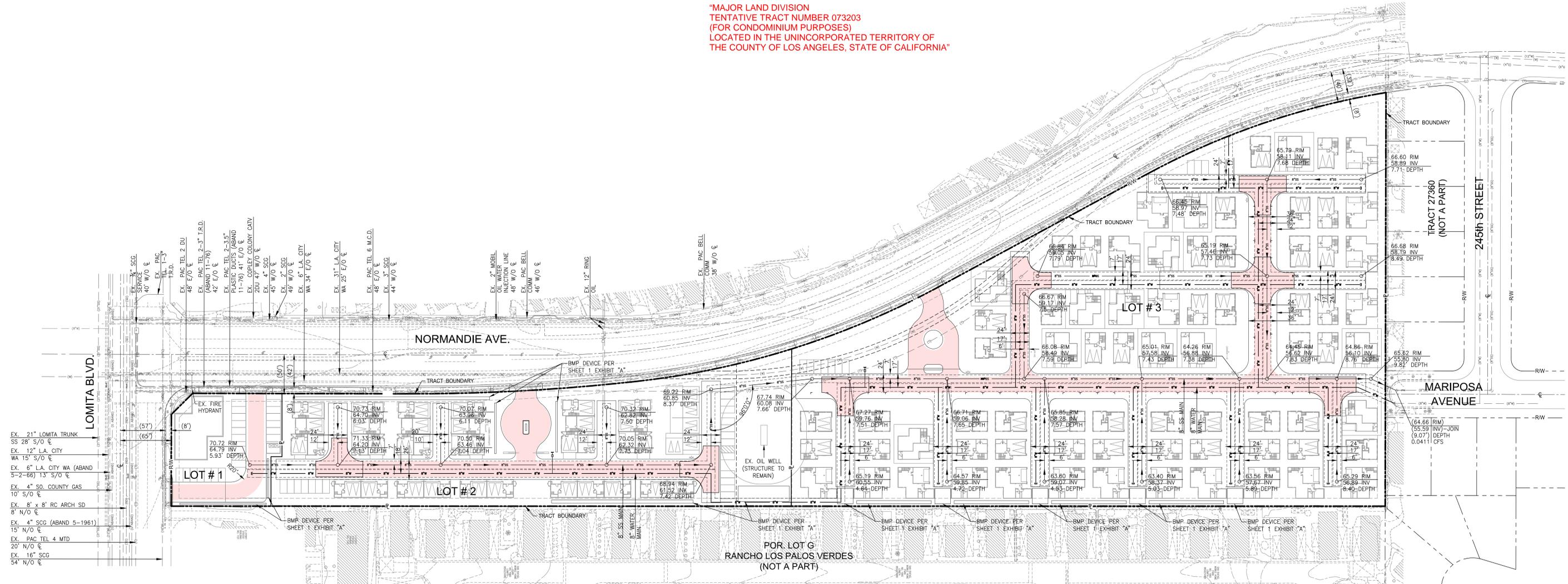
DEVELOPER:
NORMANDIE HARBOR CITY INVESTORS, LLC
1880 CENTURY PARK EAST, SUITE 600
LOS ANGELES, CA 90067

VESTING TENTATIVE TRACT MAP 73203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710
EXHIBIT 'A'

DRAWN: F.E.J.L.A.
DESIGN: AW
CHECKED: AW
SCALE: AS SHOWN
JOB NO.: 1318-003
DATE: 12/02/14
SHEET 1 OF 2

Provide the following title description:

"MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 073203
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"



- EX. 21" LOMITA TRUNK
- SS 28" S/O
- EX. 12" L.A. CITY
- WA 15" S/O
- EX. 6" L.A. CITY WA (ABAND)
- 5-2-88 13" S/O
- EX. 4" SO. COUNTY GAS
- 10" S/O
- EX. 8" x 8" RC ARCH SD
- 8" N/O
- EX. 4" SCG (ABAND 5-1961)
- 15" N/O
- EX. PAC TEL 4 MTD
- 20" N/O
- EX. 16" SCG
- 54" N/O
- EX. 3" SEC. SERVICE
- 40" W/O
- EX. PAC TEL 1-3" H.R.D.
- EX. PAC TEL 2 DU
- 48" E/O
- EX. PAC TEL 2-3" I.R.D. (ABAND 11-76)
- 42" E/O
- EX. PAC TEL 2-3.5" (ABAND 11-76) 41" E/O
- EX. COPLEY COLONY CATV
- 2DU 47" W/O
- EX. 4" SEC.
- 45" W/O
- EX. 2" SEC.
- 49" W/O
- EX. 6" L.A. CITY
- WA 34" E/O
- EX. 31" L.A. CITY
- WA 25" E/O
- EX. PAC TEL 6 M.C.D.
- 48" E/O
- EX. 1" SEC.
- 44" W/O
- EX. 3" MOBIL OIL WATER INJECTION LINE
- 48" W/O
- EX. PAC BELL COMM
- 46" W/O
- EX. 12" RING OIL
- EX. PAC BELL COMM
- 38" W/O

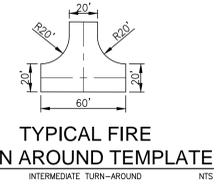
HYDRANT AND ACCESS NOTES

ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOS ANGELES GOVERNMENT CODE AND COUNTY OF LOS ANGELES FIRE CODE, OR APPROPRIATE CITY REGULATIONS.

ALL HYDRANTS SHALL BE MEASURED 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.

ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.

ALL HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.



LEGEND

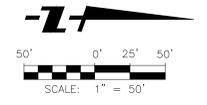
- PROPERTY LINE
- RIGHT OF WAY
- STREET CENTER LINE
- EASEMENT LINE
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING TELEPHONE
- EXISTING WATER
- EXISTING SEWER
- SEWER EASEMENT LINE
- WATER EASEMENT LINE
- PROPOSED FIRE HYDRANT
- 20' WIDE FIRE ACCESS LANE

ABBREVIATIONS

- ABAND ABANDONED
- CL CENTERLINE
- CATV CABLE TELEVISION
- COMM DATA COMMUNICATION
- E/O EAST OF
- EX EXISTING
- FS FINISHED SURFACE
- G GAS
- INV INVERT
- LADWP LOS ANGELES DEPARTMENT OF WATER & POWER
- N/O NORTH OF
- POC POINT OF CONNECTION
- PL PROPERTY LINE
- REC RECORD
- R/W RIGHT OF WAY
- SCG SOUTHERN CALIFORNIA GAS
- SD STORM DRAIN
- SS SANITARY SEWER
- STA STATION
- S/O SOUTH OF
- TEL TELEPHONE
- VCP VITRIFIED CLAY PIPE
- VIF VERIFY IN FIELD
- WA WATER
- W/O WEST OF

Label the interior private driveways and multiple access strips as "Private Driveway and Fire Lane" serving Lots 1, 2, and 3

Provide registration stamp and signature of the land surveyor/civil engineer



NO.	REVISIONS	APP'D.	DATE

PREPARED BY: **FUSCOE ENGINEERING**
600 Wilshire, Suite 1470, Los Angeles, California 90017
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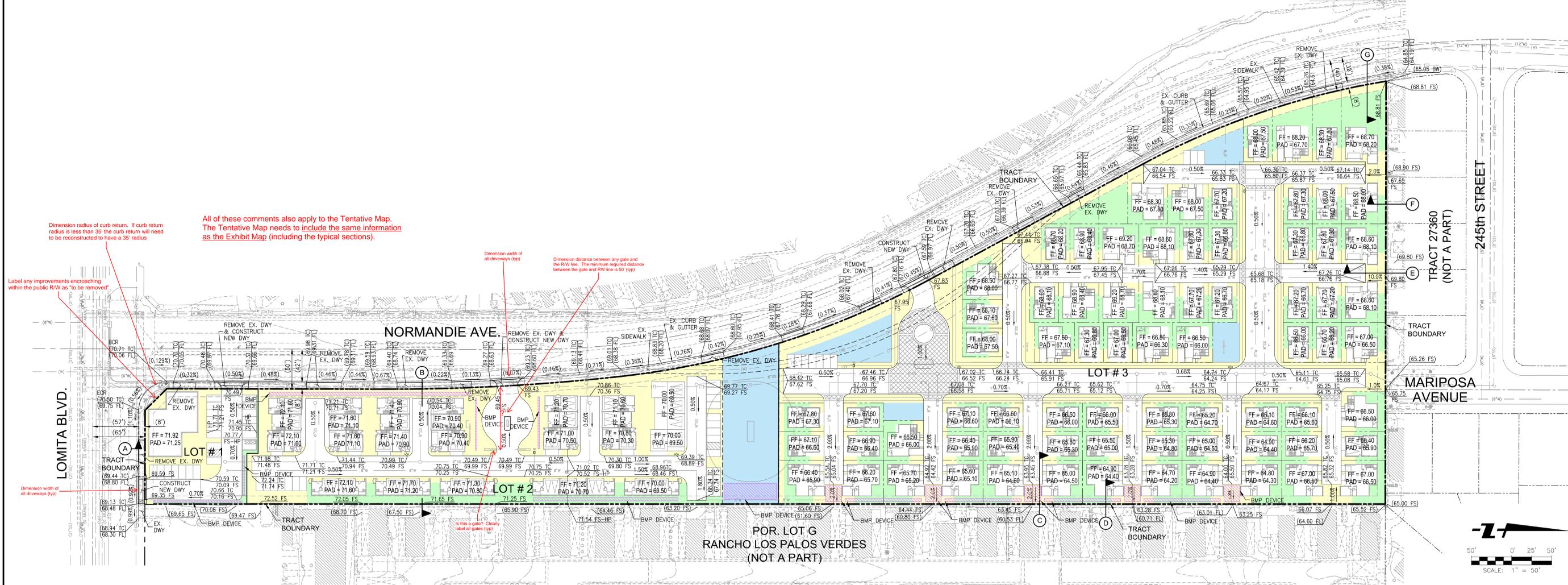
Professional Engineer Seal: No. C49881, Exp. 09/30/16, CIVIL, STATE OF CALIFORNIA

Name: _____ Date: _____

DEVELOPER: **NORMANDIE HARBOR CITY INVESTORS, LLC**
1880 CENTURY PARK EAST, SUITE 600
LOS ANGELES, CA 90067

VESTING TENTATIVE TRACT MAP 73203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
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EXHIBIT 'A'

DRAWN: F.E.J.L.A.
DESIGN: AW
CHECKED: AW
SCALE: AS SHOWN
JOB NO.: 1318-003
DATE: 12/02/14
SHEET 2 OF 2



Dimension radius of curb return. If curb return radius is less than 35' the curb return will need to be reconstructed to have a 35' radius

All of these comments also apply to the Tentative Map. The Tentative Map needs to include the same information as the Exhibit Map (including the typical sections).

Label any improvements encroaching within the public R/W as 'to be removed'

Dimension width of all driveways (typ)

Dimension distance between any gate and the R/W line. The minimum required distance between the gate and R/W line is 50' (typ)

is this a gate? Clearly label all gates (typ)



LEGEND & ABBREVIATIONS

---	EXISTING PARCEL BOUNDARY	AC	ASPHALT CONCRETE
---	NEW PARCEL BOUNDARY	BLDG	BUILDING
---	LOT LINE	CAB	CRUSHED AGGREGATE BASE
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**** RESIDENTIAL UNIT PARKING**
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SETBACKS SUMMARY

REQUIRED FOR M-1 STANDARDS
NO BUILDING SETBACK REQUIRED.
REQUIRED FOR RPD-PD STANDARDS
ALL YARDS SAME AS R-1 WHICH IS:
FRONT: 20 FEET, EXCEPT AS PROVIDED IN SPECIAL STANDARDS DISTRICT
REAR: 15 FEET OR 20% OF AVERAGE DEPTH OF SHALLOW LOT, BUT NOT LESS THAN 10 FEET.
SIDE YARDS: 5 FEET OR 10% OF AVERAGE WIDTH OF NARROW LOT, BUT NOT LESS THAN 6 FEET.
CORNER YARDS: 5 FEET, EXCEPT ON REVERSED CORNER LOT, WHICH IS 10 FEET.
OR ALTERNATE SETBACKS ESTABLISHED PURSUANT TO LOS ANGELES COUNTY CODE SECTION 22.20.460.B

PROJECT SITE SETBACKS
LOT 1
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LOTS 2&3
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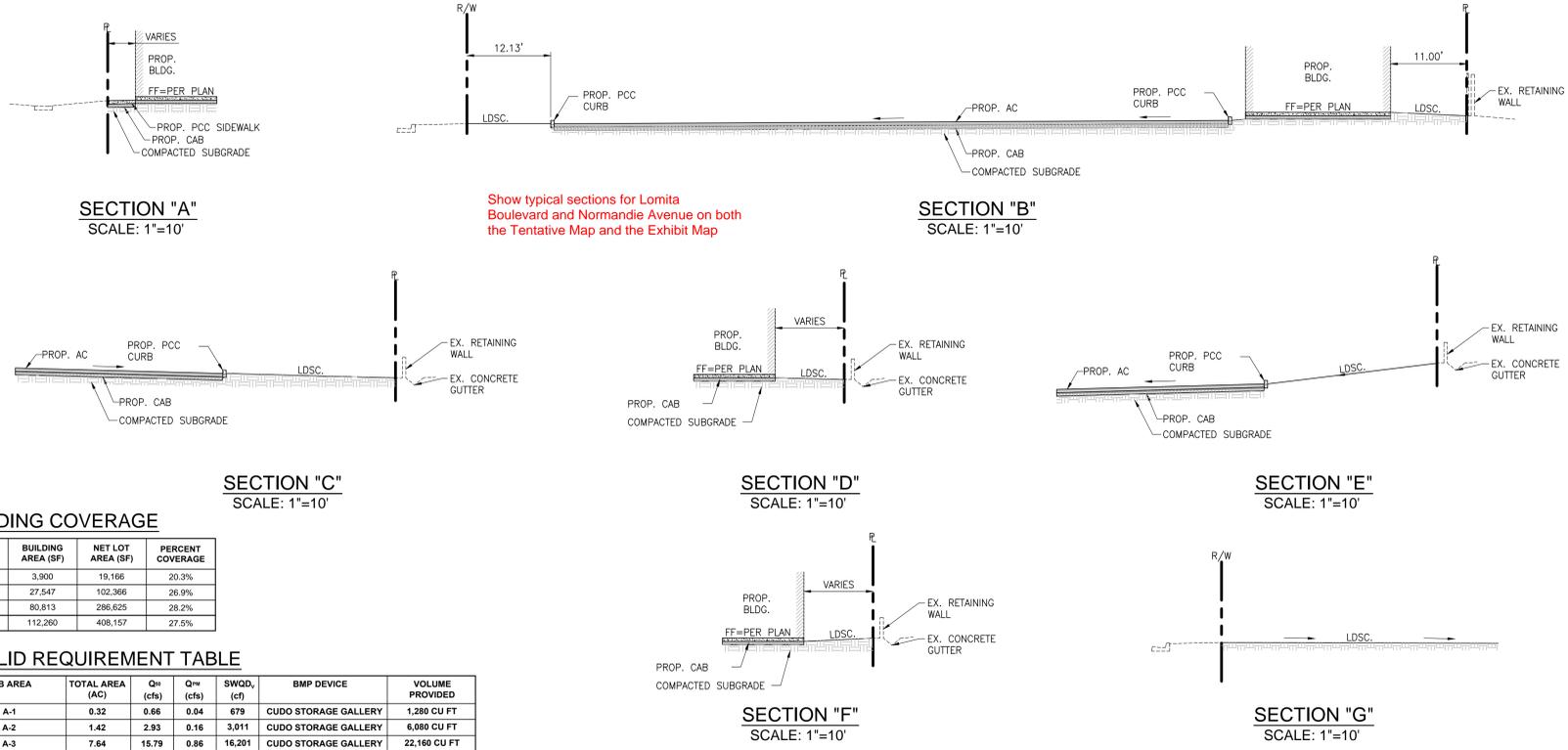
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GENERAL NOTES

- DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS.
- COUNTY WILL BE RESPONSIBLE FOR SEWER MAINTENANCE. UTILITY PURVEYOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE FOR ALL BMP DEVICES.
- DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
- PRIVATE DEVELOPMENT SHALL BE A GATED COMMUNITY.
- DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.

PHASING

OWNER TO PHASE WITH SEQUENCING FOR FINAL MAPPING/DEVELOPMENT OCCUPATION MUTUALLY AGREEABLE TO BOTH OWNER AND LOS ANGELES COUNTY.



Show typical sections for Lomita Boulevard and Normandie Avenue on both the Tentative Map and the Exhibit Map

BUILDING COVERAGE

LOT NUMBER	BUILDING AREA (SF)	NET LOT AREA (SF)	PERCENT COVERAGE
1	3,900	19,166	20.3%
2	27,547	102,366	26.9%
3	80,813	296,625	28.2%
TOTAL	112,260	408,157	27.5%

MS4/LID REQUIREMENT TABLE

SUB AREA	TOTAL AREA (AC)	Q ₁₀ (cfs)	Q ₂ (cfs)	SWD ₂ (cft)	BMP DEVICE	VOLUME PROVIDED
A-1	0.32	0.66	0.04	679	CUDO STORAGE GALLERY	1,280 CU FT
A-2	1.42	2.93	0.16	3,011	CUDO STORAGE GALLERY	6,080 CU FT
A-3	7.64	15.79	0.86	16,201	CUDO STORAGE GALLERY	22,160 CU FT

NO.	REVISIONS	APP'D.	DATE

PREPARED BY: **FUSCOE ENGINEERING**
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

DEVELOPER: **NORMANDIE HARBOR CITY INVESTORS, LLC**
1880 CENTURY PARK EAST, SUITE 600
LOS ANGELES, CA 90067

VESTING TENTATIVE TRACT MAP 73203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710
EXHIBIT 'A'

DRAWN: F.E.L.L.A.
DESIGN: AW
CHECKED: AW
SCALE: AS SHOWN
JOB NO.: 1318-003
DATE: 12/02/14
SHEET 1 OF 2

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

Page 1/1

TRACT NO. 073203

TENTATIVE MAP DATED 12-03-2014
EXHIBIT "A" MAP DATED 12-03-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:


Prepared by John Chin
tr73203L-new.doc
<http://planning.lacounty.gov/case/view/tr073203/>

Phone (626) 458-4918

Date 12-22-2014

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. 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.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. 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. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
13. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 73203-01, the second unit, Tract No. 73203-02, and the last unit, Tract No. 73203.
16. 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.
17. 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.

18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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.

JW

Prepared by John Chin

Phone (626) 458-4918

Date 12-29-2014

tr73203L-new.doc

<http://planning.lacounty.gov/case/view/tr073203/>

The following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Locate any entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way of Normandie Boulevard and construct a turnaround with a minimum turnaround radius of 32 feet in the private drive and fire lane preceding the gated entrance to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.
2. Re-construct the existing curb return at a radius of 35 feet at the intersection of Lomita Boulevard and Normandie Avenue to provide full-width sidewalk, curb ramp, and standard curb return to meet current ADA requirements and to the satisfaction of Public Works.
3. Construct or reconstruct any proposed driveways to meet current ADA requirements and to the satisfaction of Public Works.
4. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage to the satisfaction of Public Works.
5. Reconstruct full width sidewalk along the property frontage on Normandie Avenue to the satisfaction of Public Works.
6. Repair any improvements damaged during construction to the satisfaction of Public Works.
7. Any proposed perimeter fence (CMU or wood) adjacent to the driveway shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
8. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
9. Plant street trees along the property frontage on Lomita Boulevard and Normandie Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. 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.

11. Comply with any requirements or mitigation measures required to mitigate impacts identified by the Traffic Impact Analysis. Address the need for left turn pockets along Normandie Avenue in the Traffic Impact Analysis.
12. The bicycle master plan shows a Class II bike lane on Lomita along the project frontage. Prepare a conceptual Signing and Striping plan showing the ultimate improvements on Lomita for review and approval by Public Works. Provide any additional right of way as required by the conceptual Signing and Striping plan.
13. Prepare detailed 1" = 40' scaled signing and striping plans for Normandie Avenue and Lomita Boulevard to the satisfaction of Public Works.
14. 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 Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
15. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Normandie Avenue and Lomita Boulevard to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street lighting Section, for processing and approval. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.
 - c. Upon submittal of street lighting plan(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the

approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for street lights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626)-300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all street lights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided the above conditions are met, all street lights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 073203

Page 4/4

TENTATIVE MAP DATED 12-03-2014
EXHIBIT MAP DATED 12-03-2014

Prepared by Omar Ahmed ^{OA}
tr73203r-new

Phone (626) 458-4921

Date 12-29-2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73203

MAP DATE: December 03, 2014

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

TENTATIVE/EXHIBIT MAP - HOLDS

1. The Fire Department recommends the proposed private driveways within this development be designed to comply with the Private Drives and Traffic Calming Guidelines Manual as accepted by the Department of Public Works. Indicate compliance on the Tentative/Exhibit Map.
2. The proposed gated entrances shall comply with the Private Drives and Traffic Calming Guidelines Manual as accepted by the Department of Public Works. Indicate compliance on the Tentative/Exhibit Map.
3. The Typical Private Drive Sections shall be revised to clearly identify the required fire lanes, provide the required widths, and any proposed parking outside the fire lanes. Indicate compliance on the Tentative/Exhibit Map.
4. Add a section for the proposed 36 feet wide private driveway. The section shall clearly identifying the required fire lanes, provide the required widths, and any proposed parking outside the fire lanes. Indicate compliance on the Tentative/Exhibit Map.
5. The fire lanes within Lot 2 shall provide a minimum unobstructed paved width of 26 feet clear to the sky due to the proposed multi-family buildings. Revise the Legend on the Fire Exhibit and indicate compliance on the Tentative/Exhibit Map. NOTE: The fire lanes width may need to be increases. (see hold #6)
6. The fire lanes within Lot 2 where the height of the building above the lowest level of the Fire Department vehicular access is more than 30 feet high or the building is more than three stories shall provide a minimum paved width of 28 feet clear to the sky. Such fire lanes shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Indicate compliance on the Tentative/Exhibit Map.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 73203

MAP DATE: December 03, 2014

7. The Typical Fire Turn Around Template does not comply with the Fire Department standards. Revise the diagram to indicate compliance on the Fire Exhibit Map and on the Tentative/Exhibit Map.
8. All proposed buildings shall be placed such that the fire apparatus access is within 150 feet of all exterior walls of the first story. Due to this requirement, all proposed 24 feet wide private driveways shall be labeled and identified as fire lanes. Indicate compliance on the Exhibit Map.
9. Buildings shall not be located within 100 feet of the existing oil well drilling operation. Revise the Tentative/Exhibit Map to comply with this requirement. Clearly identify the required setback from the existing well and any proposed building on the Fire Exhibit Map.
10. Submit a fire flow availability form, FORM 196, to our office for the existing public fire hydrant located at the northeast corner of Normandie Avenue and Lomita Boulevard. Compliance required prior to Tentative Map clearance for the Public Hearing.
11. The required fire flow for this development at this time is **8000** gallons per minute at 20 psi for a duration of 4 hours. The required fire flow may be reduced when detail information on the construction type and total square footage of each building is provided for review.

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. The private driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.



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 73203

MAP DATE: December 03, 2014

-
3. A reciprocal access agreement is required for all the private driveway within this development. Submit documentation to the Fire Department for review prior to Final Map clearance.
 4. A construct bond is required for the private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
 5. The private driveways shall provide a minimum fire lane width of 20 feet for the detached residential portion and a minimum fire lane width of 26 feet for the multi-family residential/commercial portions, all fire lanes shall be unobstructed 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. 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. 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.
 8. 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.
 9. All proposed vehicular 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.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
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PROJECT: TR 73203

MAP DATE: December 03, 2014

-
10. Commercial and high density residential buildings being served by a 26 feet wide fire lane will have a height restriction due to the fire lane width indicated on the Exhibit Map. Such buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road or the building is more than three stories. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall.
 11. Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet, 26 feet fire lane width is required for commercial and high density residential buildings. Clearly depict the parking stalls and required fire lanes on the final design plans.
 12. The proposed alternate fire lane surface shall be designed of an all-weather access material and shall be capable to support a live load of 75,000 pounds. Verification for compliance is required prior to occupancy.
 13. An approved limited access device is required for any proposed gate within this development in compliance with the Fire Department's Regulation 5. Compliance required prior to occupancy during final sign off of the gate.
 14. 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.
 15. 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.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
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Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73203

MAP DATE: December 03, 2014

CONDITIONS OF APPROVAL - WATER

1. Install **TBD** public fire hydrant(s). As noted on the tentative map or the Exhibit A. Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow for the new fire hydrants adjacent to residential portion of the development, single family dwellings and detached condominiums, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. The required fire flow for the fire hydrants adjacent to high density residential and commercial portion of the 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 Prevention Engineering Section during the architectural plan review process prior to building permit issuance.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. 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.
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 striping shall be required prior to occupancy.
8. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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

Reviewed by: Juan Padilla

Date: December 16, 2014



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



PARK OBLIGATION REPORT

Tentative Map #	73203	DRP Map Date: 12/03/2014	SCM Date: 01/15/2015	Report Date: 12/30/2014
Park Planning Area #	21	WEST CARSON	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:	0.98
IN-LIEU FEES:	\$384,882

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$384,882 in-lieu fees.

Trails:

No trails.

Comments:

Proposing 40 multi-family units and 74 detached condominium units.

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73203	DRP Map Date:	12/03/2014	SMC Date:	01/15/2015	Report Date:	12/30/2014
Park Planning Area #	21		WEST CARSON			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	3.06	0.0030	74	0.68
M.F. < 5 Units	2.55	0.0030	35	0.27
M.F. >= 5 Units	2.11	0.0030	5	0.03
Mobile Units	2.04	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.98

Park Planning Area = 21 **WEST CARSON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.98	\$392,737	\$384,882

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
0.98	0.00	0.00	0.98	\$392,737	\$384,882



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

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

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

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
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www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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December 10, 2014

Tentative Tract Map No. 073203

Vicinity: West Carson

Tentative Tract Map Date: December 3, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073203** based on the use of public water (Dominguez Water Company) and public sewer 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.

Prepared by:

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