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	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Normandie Harbor City Investors / La Terra Development	**06/09/15**	**07/07/15**	**07/16/15**

PROJECT OVERVIEW

Vesting Tentative Tract Map for 105 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 3.27 gross (2.55 net) acres and contain 32 attached residential condominium units. The proposed Lot 3 would have an area of 7.10 gross (6.39 net) acres and contain 73 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 ñÀò 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
2ð Low/Medium Density Residential (6 to 12 dwelling units/gross acre)

ZONE
M-1 (Light Manufacturing)

PROPOSED DWELLING UNITS (DU/AC)	MAX DENSITY/UNITS (DU/AC)	COMMUNITY STANDARDS DISTRICT
Lot 1: 0 units	Lot 1: 10 units (12 DU/AC)	None
Lot 2: 32 units (9.8 DU/AC)	Lot 2: 39 units (12 DU/AC)	
Lot 3: 73 units (10.3 DU/AC)	Lot 3: 85 units (12 DU/AC)	

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	Julie Yom (213) 351-5121 jyom@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒
Exhibit Map/Exhibit ñAò Revision Required: ☒
Revised Application Required: ☒
Reschedule for Subdivision Committee Meeting: ☒
Reschedule for Subdivision Committee Reports Only: ☐
Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:

- Lot 1 appears to include a driveway/fire lane easement, although this is not required. Further, easement is not labeled. Please clarify.
- Two of the shown easements (ñ10ô Prop. LADWP Esmt.ò And ñ20ô Ex. Water Esmt. To Be Relocatedò) are not identified within map notes. Please rectify. Also, if the easement is to be relocated, indicate where.
- The ñFire Laneò portion of the private driveway should be indicated separately with dash-lines or another visual indicator.

Exhibit Map:

- Each unit comprising the attached condominiums on Lot 2 must be depicted and numbered. Currently only the building perimeters are shown.
- Clearly indicate the location of all interior walkways, including those connecting Lots 2 & 3 and those crossing open space areas. In addition, some proposed walkways fronting private driveways and parking areas are not depicted, although they are indicated on the included Landscape Plan.
- Clearly indicate the pedestrian access ways between the project site and Normandie Avenue. Again, some of these are depicted on the included Landscape Plan but eliminated from the Exhibit Map. Staff also recommends adding a pedestrian access way between the project site and Mariposa Avenue.
- Clarify the proposed use(s) of Lot 1.
- Label height of existing (to remain) and proposed walls, fences, and gatesð specifically any proposed separations between the project site and Normandie Avenue.
- Specify whether the existing oil well will be removed. If not, how will it be fenced and/or screened from residents?
- Staff recommends converting the proposed rear-yard areas of Units 1-4 (Lot 3) to a common open space area. As an alternative, relocate these units closer to Normandie Avenue and design additional open space to the east of the units.
- A minimum backup distance of 26 feet is required for each parking space. This standard is not met for all on-site parking spaces on Lots 2 and 3. Please redesign.
- 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.
- Staff recommends that a four-foot-wide landscaped buffer be placed between the private driveway and rear lot line of Lot 2.
- For condominium projects, a 5-foot-wide walkway must provide access from the adjacent sidewalk to each unit per Sections 21.24.380.B-D of the County Code. If a walkway is proposed adjacent to the driveway/fire lane, a curb must separate pedestrian access from the lane. The following units on Lot 3 do not have access from a pedestrian walkway: Units 5, 6, 9, 10, 12, 13, 16, 17, 21, 22, 25, 26, 29, 30, and 52-73. This design must be revised to provide direct pedestrian access to all units.

TENTATIVE MAP DATED 06-09-2015
EXHIBIT "A" MAP DATED 06-09-2015

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

(1) 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) 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) Please see attached Grading review sheet (Comments 2, 3, and 4) for comments and requirements.

(4) 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.

(5) An approved sewer area study. The sewer area study PC 12258AS currently in plancheck with Public Works must be approved. Please see attached Sewer review sheet (Comment 1) for comments and requirements.

(6) Provide a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.

(7) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.

(8) Provide proof that the subdivider has acquired any necessary off-site water easements. Please see attached Water review sheet (Comment 2) for comments and requirements.

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

a. Show the proposed phasing map.

b. Please see attached Grading review sheet (Comment 1) for comments and requirements.

c. Please see attached Road review sheet (Comment 2) for comments and requirements.

d. Please see attached Sewer review sheet (Comment 3) for requirements.

HW

Prepared by Henry Wong Phone (626) 458-4910 Date 07-07-2015

tr73203L-rev1.doc
http://planning.lacounty.gov/case/view/tr073203/

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

TRACT MAP NO. 73203

TENTATIVE MAP DATED 06/09/15
EXHIBIT MAP 06/09/15

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.
   - The latest hydrology report was submitted on 06/09/15 and is pending review.

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 Rivera Date 07/06/15 Phone (626) 458-4921
Ernesto J Rivera

COUTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 073203

TENTATIVE MAP DATED 06-09-2015
EXHIBIT MAP DATED 06-09-2015

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

1. A revised exhibit map is required to show the following additional items:

   a. Show the exact location of the oil within Lot 2 that is near the structure that is to remain. Additional comments may be forthcoming pending review of whether the existing oil well is located directly under the existing structure or not.

   b. The haul route for the proposed import for review and approval by the Department of Regional Planning. This may require a CUP or Director's Review from the Department of Regional Planning for approval of the haul route.

2. As previously requested, approval of the latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.

3. Approval from the Road unit regarding proposed buildings over the easement reservation (see Easement Note 12).

4. If applicable, approval of the Haul Route (CUP or Director's Review) by the Department of Regional Planning.

DGR

Name Diego Rivera Date 07/02/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073203\GP 073203\2014-07-01 TTR 073203 2nd Check Print

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

TENTATIVE MAP DATED 06-09-2015
EXHIBIT MAP DATED 06-09-2015

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

1. 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 Omar Ahmed OA Phone (626) 458-4921 Date 07-09-2015
tr73203r-rev1

RECEIVED
DEPT OF REGIONAL PLANNING
TR073203 EXHIBIT PG 1
DATE: 09 JUNE 2015

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

All of these comments also apply to the Tentative Map

LEGEND & ABBREVIATIONS

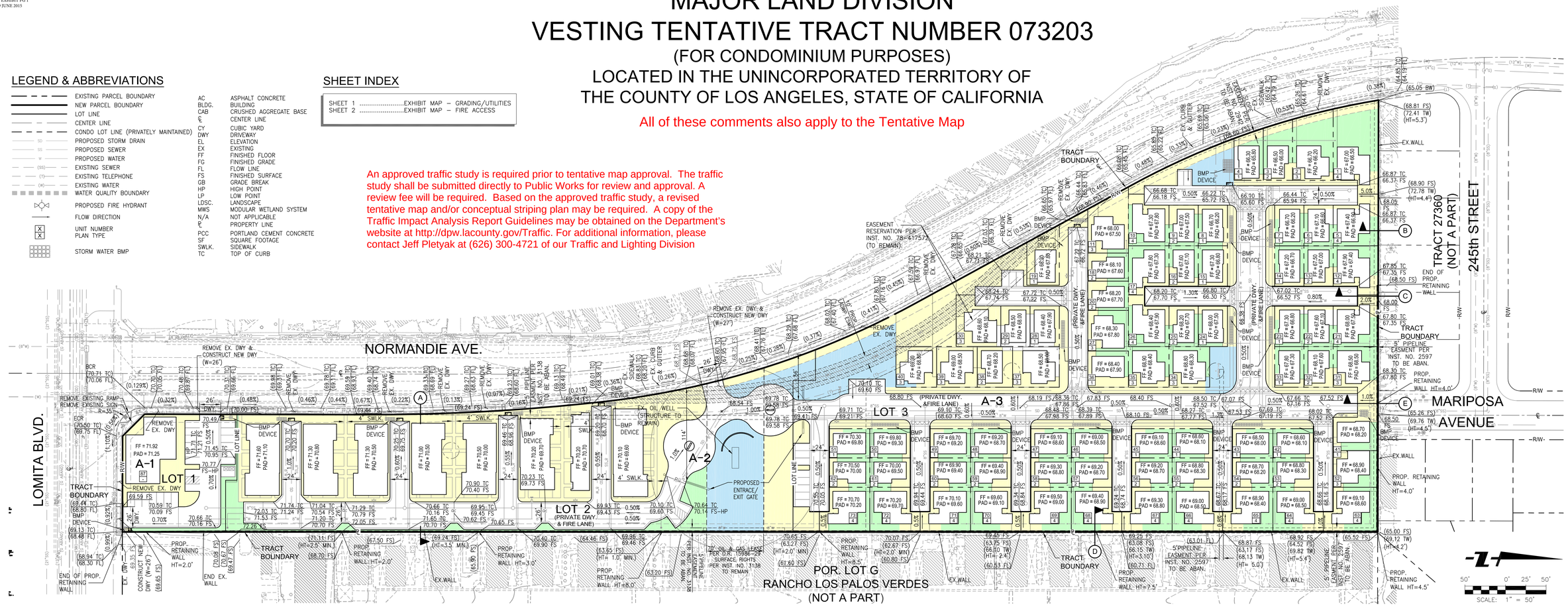
- EXISTING PARCEL BOUNDARY
- NEW PARCEL BOUNDARY
- LOT LINE
- CENTER LINE
- CONDO LOT LINE (PRIVATELY MAINTAINED)
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING WATER
- WATER QUALITY BOUNDARY
- PROPOSED FIRE HYDRANT
- FLOW DIRECTION
- UNIT NUMBER / PLAN TYPE
- STORM WATER BMP

AC	ASPHALT CONCRETE
BLDG.	BUILDING
CAB	CRUSHED AGGREGATE BASE
℄	CENTER LINE
CY	CUBIC YARD
DWY	DRIVEWAY
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LDSC.	LANDSCAPE
MWS	MODULAR WETLAND SYSTEM
N/A	NOT APPLICABLE
ℙ	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
SF	SQUARE FOOTAGE
SWLK.	SIDEWALK
TC	TOP OF CURB

SHEET INDEX

SHEET 1 .....EXHIBIT MAP – GRADING/UTILITIES
SHEET 2 .....EXHIBIT MAP – FIRE ACCESS

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



"OPEN SPACE" CATEGORIES

LOT NUMBER	PARKWAY, FRONT YARD & PASEO	SIDE & REAR YARD	AMENITY
1	3,815 sq. ft. (3.66%)	1,163 sq. ft. (2.22%)	0 sq. ft. (0.00 %)
2	26,193 sq. ft. (25.10%)	9,383 sq. ft. (17.93%)	9,404 sq. ft. (44.39%)
3	74,344 sq.ft. (71.24%)	41,777 sq. ft. (79.85%)	11,780 sq. ft. (55.61%)

OPEN SPACE

LOT NUMBER	TOTAL SQ. FT.	PERCENT OPEN SPACE AREA
2	44,980 sq. ft.	43.82%
3	127,901 sq. ft.	47.49%

ZONING REQUIREMENT = 8.94 X 30%
= 2.68 Ac

PROJECT PROVIDED = 38.3% (3.97 Ac)

GENERAL NOTES

1. DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS.
2. 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.
3. DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
4. PRIVATE DEVELOPMENT SHALL BE A GATED COMMUNITY.
5. 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.

ZONING

EXISTING ZONING = M-1

PROPOSED ZONING : LOT 1 = M-1
: LOT 2 = RPD-DP
: LOT 3 = RPD-DP (WITH RESIDENTIAL CONDOMINIUMS)

PRELIMINARY EARTHWORK

RAW CUT	3,700 C.Y.	RAW FILL	27,000 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	37,100 C.Y.	TOTAL FILL REQUIRED	54,360 C.Y.
		NET IMPORT (RAW)	17,260 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	88	98	78	20
3	146	201	157	44

* 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 ½ COVERED + ½ 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

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

NO BUILDING SETBACK REQUIRED.

LOTS 2 & 3

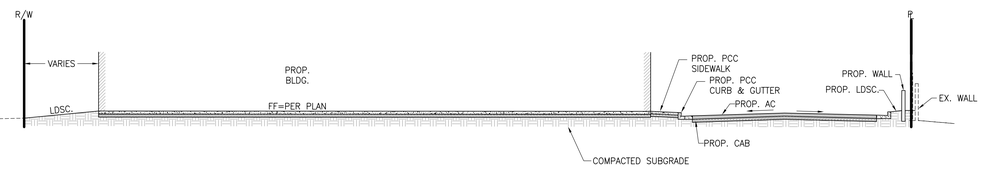
AS SPECIFIED PER CUP IN ACCORDANCE WITH LOS ANGELES COUNTY CODE SECTION 22.20.460.B

BUILDING COVERAGE

LOT NUMBER	BUILDING AREA (SF)	NET LOT AREA (SF)	PERCENT COVERAGE
1	3,900	19,140	20.4%
2	27,547	110,938	24.8%
3	80,813	278,319	29.0%
TOTAL	112,260	408,397	27.5%

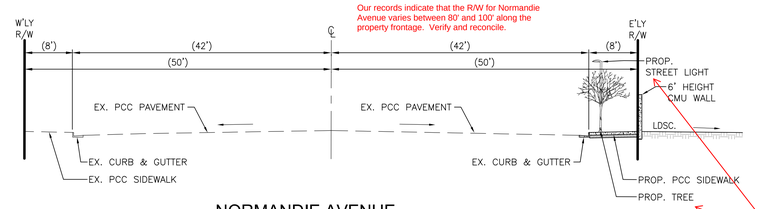
MS4/LID REQUIREMENT TABLE

SUB AREA	TOTAL AREA (AC)	Q_{85} (cfs)	Q_{25} (cfs)	SWQD, (cf)	BMP DEVICE	VOLUME PROVIDED
A-1	0.32	1.02	0.09	897	CUDO STORAGE GALLERY	1,280 CU FT
A-2	2.46	5.59	0.31	5,216	CUDO STORAGE GALLERY	6,080 CU FT
A-3	6.60	12.58	0.71	13,995	CUDO STORAGE GALLERY	22,160 CU FT

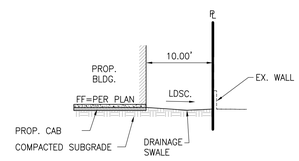


SECTION "A"
SCALE: 1"=10'

Our records indicate that the R/W for Normandie Avenue varies between 80' and 100' along the property frontage. Verify and reconcile.



NORMANDIE AVENUE
TYPICAL SECTION NTS



SECTION "B"
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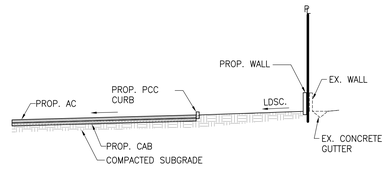
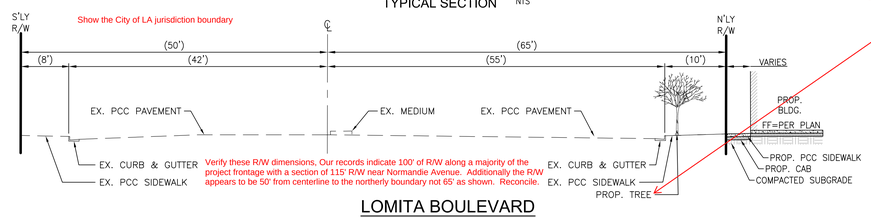


SECTION "C"
SCALE: 1"=10'

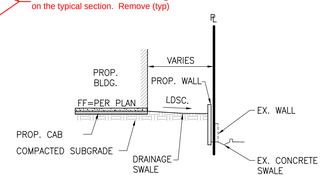
Show the City of LA jurisdiction boundary

Do not show street trees or street lights on the typical section. Remove (typ)



Verify these R/W dimensions, Our records indicate 100' of R/W along a majority of the project frontage with a section of 115' R/W near Normandie Avenue. Additionally the R/W appears to be 50' from centerline to the northerly boundary not 65' as shown. Reconcile.

LOMITA BOULEVARD
TYPICAL SECTION NTS



SECTION "D"
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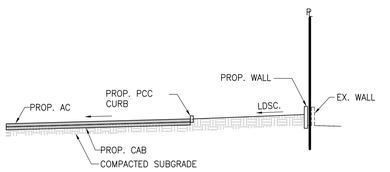


SECTION "E"
SCALE: 1"=10'

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

REGISTERED PROFESSIONAL ENGINEER — MARK JEFFERSON WILLIAMS — 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 073203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710
EXHIBIT MAP - GRADING/UTILITIES

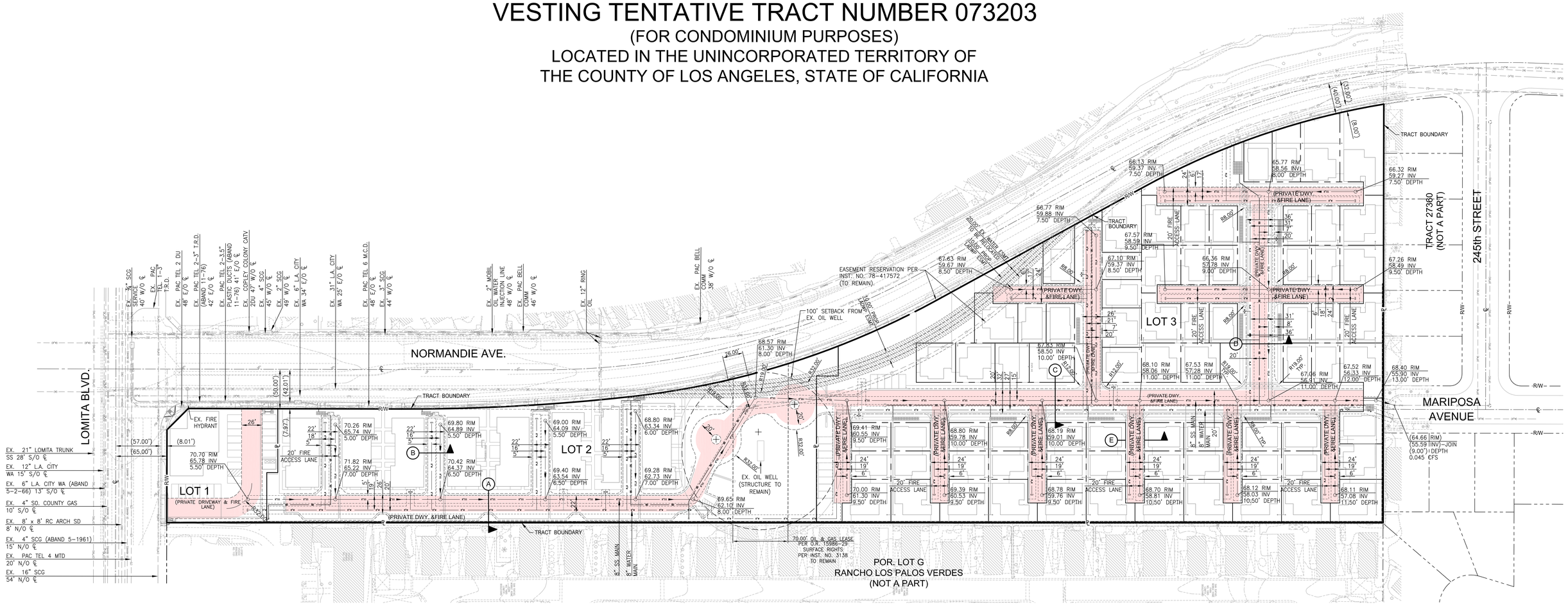
DRAWN:	F.E.I.L.A
DESIGN:	F.E.I.L.A
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1318-003
DATE:	06/08/15
SHEET	1 OF 2

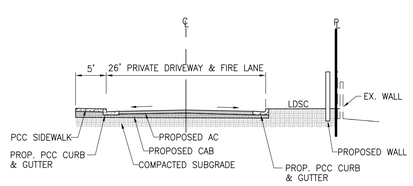
F:\PROJECTS\1318\003\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\1318-003-VTM03EXHIBITMAP.DWG (06-08-15 5:22:53PM) Plotted by: Samson Kiesjoe

RECEIVED
DEPT OF REGIONAL PLANNING
TR073203 EXHIBIT PG 2
DATE: 09 JUNE 2015

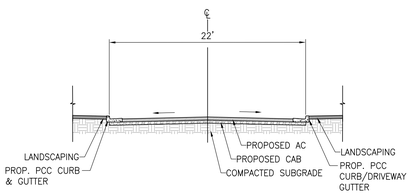
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 073203

(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





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



TYPICAL PRIVATE DRIVE SECTION "B"
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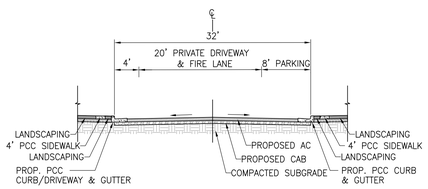
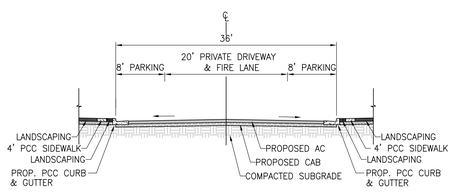
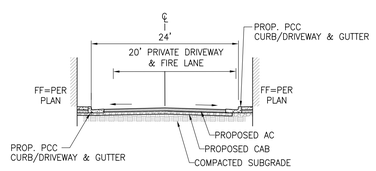


TYPICAL PRIVATE DRIVE SECTION "C"
SCALE: 1"=10'



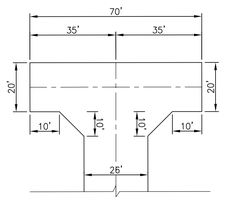
TYPICAL PRIVATE DRIVE SECTION "D"
SCALE: 1"=10'



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

HYDRANT AND ACCESS NOTES

1. 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.
2. ALL HYDRANTS SHALL BE MEASURED 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.
3. ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.
4. 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.



TYPICAL FIRE APPARATUS TURNAROUND STANDARD PUMPER
INTERMEDIATE TURN-AROUND NTS

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- CONDO LINE
- NEW PARCEL BOUNDARY
- STREET CENTER LINE
- EASEMENT LINE
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING TELEPHONE
- EXISTING WATER
- EXISTING SEWER
- SEWER EASEMENT LINE
- WATER EASEMENT LINE
- PROPOSED FIRE HYDRANT
- FIRE ACCESS LANE

ALL CURB RADII ARE 8' RADIUS UNLESS OTHERWISE NOTED

NOTES

1. ALL RESIDENTIAL UNITS INCLUDE BUILDING EAVE HEIGHTS OF LESS THAN 29'-10".

ABBREVIATIONS

ABAND	ABANDONED
℄	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
ℙ	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
TG	TOP OF GRATE
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY IN FIELD
WA	WATER
W/O	WEST OF

50' 0' 25' 50'
SCALE: 1" = 50'

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
Name Date

REGISTERED PROFESSIONAL ENGINEER ANDREW JEFFERSON WEIGHT No.C49881 Exp. 09/30/16 CIVIL STATE OF CALIFORNIA

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

VESTING TENTATIVE TRACT MAP 073203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710
EXHIBIT MAP - FIRE ACCESS

DRAWN:	F.E.I.L.A
DESIGN:	F.E.I.L.A
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	1318-003
DATE:	06/08/15
SHEET	2 OF 2

F:\PROJECTS\1318\003\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\1318-003-VTM03EXHIBITMAP_2.DWG (06-08-15 5:21:06PM) Plotted by: Samson Kwajonne

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 073203 (Rev.)

TENTATIVE MAP DATED 06-09-2015
EXHIBIT "A" MAP DATED 06-09-2015

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

1. Prior to tentative map approval the sewer area study PC 12258AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.

2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.

3. A revised tentative map and/or exhibit map is required to show the following items:

- Show any off-site improvements required by the approved area study, if any.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 07-02-2015
tr73203s-rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER

TRACT NO. 073203 (Rev.)

TENTATIVE MAP DATED 06-09-2015
EXHIBIT "A" MAP DATED 06-09-2015

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

(1) 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 water improvements prior to tentative map approval to the satisfaction of Public Works.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 07-02-2015
tr72680w-rev1.doc

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

TRACT NO. 073203 (Rev.)

TENTATIVE MAP DATED 06-09-2015
EXHIBIT "A" MAP DATED 06-09-2015

- 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 07-07-2015
tr73203L-rev1.doc
http://planning.lacounty.gov/case/view/tr073203/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073203 (Rev.)

TENTATIVE MAP DATED 06-09-2015
EXHIBIT "A" MAP DATED 06-09-2015

The following reports consisting of ___ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. 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. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

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 07-07-2015

PCA LX001129/A867
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**	6/9/15 (Map/Exhibit)	**Parent Tract**	
Grading By Subdivider? [ ] (Y or N)	54,360 yd^3	**Location**	Harbor City	**APN**	
Geologist	---	**Subdivider**	Normandie Harbor City Investors, LLC		
Soils Engineer	---	**Engineer/Arch.**	Fuscoe Engineering		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated:
References:

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading plans. Report(s) 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***.

Prepared by

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
GEOTECHNICAL
STATE OF CALIFORNIA

Jeremy Wan
Soils Section

S. Danielle Hanson
Geology Section

Date 7/2/15

Please complete a Customer Service Survey at http://dpw.lacounty.gov/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:\gmepub\Development Review\!Combined Reviews\Tracts and Parcels\TR 073203, Harbor City, TTM-A_2.docx

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 Boulvard 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.

Prepared by Omar Ahmed OP Phone (626) 458-4921 Date 07-06-2015

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

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

PROJECT: TR 73203 MAP DATE: June 09, 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. The Private Driveway and Fire Lane shall be extended to the public right of way line on Normandie Avenue. Revise the Fire Access Plan by labeling and/or shading the fire lane accordingly. Indicate compliance on the Exhibit Map

2. Label the proposed gated entrances on the Fire Access Plan. Indicate compliance on the Exhibit Map.

3. The proposed gated entrances shall comply with the Private Drives and Traffic Calming Guidelines Manual as accepted by the Department of Public Works. Provide a cross section on the Fire Access Plan for review and acceptance. Indicate compliance on the Exhibit Map.

4. The Typical Fire Turn-Around Template as shown on the Fire Access Plan does not comply with the Fire Departmentôs Intermediate Turnaround standards. Revise the diagram to indicate compliance on the Exhibit Map.

5. The Typical Private Drive Sections B shall be revised to include the proposed 20 feet Fire Access as indicated on the Fire Access Plan. The proposed fire access shall be dimensioned and labeled as ñPrivate Driveway and Fire Laneò on the section. Indicate compliance on the Tentative and Exhibit Map.

6. IF the intent is not to provide 20 feet fire lanes between the buildings in Lot 2, a Fire Department Intermediate Turnaround is required within Lot 2 and shall be shown and labeled on the Fire Access Plan. Indicate compliance on the Exhibit Map.

7. The width of the Private Drives between the buildings in Lot 2 as dimensioned on the Grading/Utility Plan are not consistent with the Typical Private Drive Section B as shown on the Tentative Map and the Fire Access Plan. Correct the dimensions on the Exhibit Map to indicate compliance.

Reviewed by: Juan Padilla Date: July 8, 2015

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

PROJECT: TR 73203 MAP DATE: June 09, 2015

8. 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.

9. 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.

10. 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.

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.

3. A reciprocal access agreement is required for all 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.

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

PROJECT: TR 73203 MAP DATE: June 09, 2015

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

PROJECT: TR 73203 MAP DATE: June 09, 2015

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 Departmentôs 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.

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.

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

PROJECT: TR 73203 MAP DATE: June 09, 2015

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 stripping 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: July 8, 2015

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **73203**	DRP Map Date: **06/09/2015**	SCM Date: **07/16/2015**	Report Date: **07/07/2015**
Park Planning Area # **21**	**WEST CARSON**		Map Type: **REV. (REV RECD)**

Total Units **112** = Proposed Units **112** + Exempt Units **0**

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:	**0.92**
IN-LIEU FEES:	**$361,318**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $361,318 in-lieu fees.

Trails:

No trails.

Comments:

Proposing 39 multi-family units and 73 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 King

Kathline J. King, Chief of Planning

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **73203**	DRP Map Date: **06/09/2015**	SMC Date: **07/16/2015**	Report Date: **07/07/2015**
Park Planning Area # **21**	**WEST CARSON**		Map Type: **REV. (REV RECD)**

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 **112** = Proposed Units **112** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.06**	**0.0030**	**73**	**0.67**
M.F. < 5 Units	**2.55**	**0.0030**	**3**	**0.02**
M.F. >= 5 Units	**2.11**	**0.0030**	**36**	**0.23**
Mobile Units	2.04	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.92**

Park Planning Area = **21** **WEST CARSON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.92	$392,737	**$361,318**

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**
0.92	0.00	0.00	0.92	$392,737	**$361,318**

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COUNTY OF LOS ANGELES
Public Health

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

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July 2, 2015

Tentative Tract Map No. 073203

Vicinity: West Carson

Tentative Tract Map Date: June 9, 2015

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:

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