



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  
Conditional Use Permit No. 201400172  
Parking Permit No. 201500005  
Environmental Assessment No. 201400280

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Normandie Harbor City Investors / La Terra Development

**MAP/EXHIBIT  
DATE:**

**06/22/16**

**SCM REPORT  
DATE:**

**07/19/16**

**SCM DATE:**

**08/04/16**

**PROJECT OVERVIEW**

Vesting Tentative Tract Map for 111 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 39 attached residential condominium units. The proposed Lot 3 would have an area of 7.10 gross (6.39 net) acres and contain 72 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 proposes to change the zone of Lots 2 and 3 from M-1 (Light Manufacturing) to RPD (Residential Planned Development). A parking permit is requested to allow for parallel on-site guest parking spaces on Lot 2.

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to :  Other:   
Exhibit "A" Recorded Map

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (4<sup>th</sup>):

**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 (1980)

**ZONED DISTRICT**

Carson

**SUP DISTRICT**

2

**LAND USE DESIGNATION**

2—Low/Medium Density Residential (6 to 12 dwelling units/gross acre) (per 1980 Plan)

**ZONE**

M-1 (Light Manufacturing)

**PROPOSED DWELLING  
UNITS (DU/AC)**

Lot 1: 0 units

Lot 2: 39 units (12 DU/AC)

Lot 3: 72 units (10.1  
DU/AC)

**MAX DENSITY/UNITS  
(DU/AC)**

Lot 1: 10 units (12 DU/AC)

Lot 2: 39 units (12 DU/AC)

Lot 3: 85 units (12 DU/AC)

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@planning.lacounty.gov</a>

Public Works	Cleared	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Julie Yom (213) 351-5121 <a href="mailto:jyom@parks.lacounty.gov">jyom@parks.lacounty.gov</a>
Public Health	Cleared	Vicente Banada (626) 430-5382 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**Tentative Map Revision Required: Exhibit Map/Exhibit "A" 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**Exhibit Map:

- The map depicts 2.54 acres of open space on Lots 2 and 3 (28.4% of lot area). Please include additional open space to meet the 30% open space requirement of the RPD Zone (2.68 acres). Staff would not support a deviation from these standards.
- Several cross-sections depict retaining walls between 6'-0" and 6"-6" topped by screen walls that are adjacent to the southern property line. Section 22.48.160, subsections D and E require that any fence atop such a retaining wall be no higher than 3'-6" and be open-work or non-view-obscuring. As an alternative, such wall or fence may be set back from said retaining wall a distance of one foot for each one foot in height, to a maximum distance of five feet for a wall six feet in height. Staff would not support a deviation from these standards.

Administrative:

- Prior to a public hearing, a haul route for soil export must be conceptually reviewed and approved by Regional Planning and Public Works, per the provisions of Section 22.08.070.G of the County Code.

The following reports consisting of 15 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 and Fire Department.
11. Remove existing buildings prior to final map approval. Demolition permits and final sign-off are required from the Building and Safety office.
12. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
13. 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.
14. If unit filing occurs, reserve reciprocal drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
15. 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.
16. 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.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

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

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TENTATIVE MAP DATED 06-22-2016  
EXHIBIT MAP DATED 06-22-2016

18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

*HW*



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 07-19-2016

tr73203L-rev5.doc  
<http://planning.lacounty.gov/case/view/tr073203/>



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

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

TRACT MAP NO.: 073203

TENTATIVE MAP DATE: 06/22/16

EXHIBIT MAP DATE 06/22/16

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with hydrology study, which was approved on 05/31/16 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name M.D. Esfandi Date 07/14/16 Phone (626) 458-7130  
DAVID ESFANDI

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

Tentative Tract Map 73203 Tentative Map Dated 6/22/16 (Rev.) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 54,360 yd<sup>3</sup> 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 RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

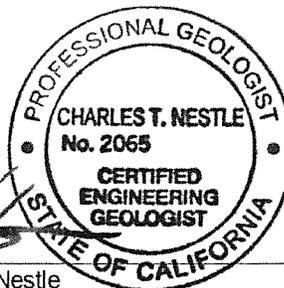
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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/qmed/permits/docs/manual.pdf>.

Prepared by



Jeremy Wan  
Soils Section



Charles Nestle  
Geology Section

Date 7/12/16

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/qmedsurvey>

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.

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

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

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

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

*DR*

Name Diego Rivera Date 07/19/16 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

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 ramp at the intersection of Lomita Boulevard and Normandie Avenue to meet current ADA requirements and to the satisfaction of Public Works. Existing utilities may need to be relocated if affected.
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 all requirements or mitigation measures required to mitigate traffic impacts identified in the Public Works Traffic and Lighting Division's letter dated May 24, 2016 (attached).
12. Prepare detailed 1" = 40' scaled signing and striping plans for Normandie Avenue and Lomita Boulevard to the satisfaction of Public Works.
13. 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.
14. 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 1<sup>st</sup> 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 1<sup>st</sup> of the previous year.

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

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TENTATIVE MAP DATED 6-22-2016  
EXHIBIT MAP DATED 6-22-2016

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 Joseph Nguyen *jn*  
tr073203r-rev5

Phone (626) 458-4921

Date 7-18-2016



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 24, 2016

REPLY PLEASE

REFER TO FILE: T-4

Mr. William A. Kunzman, P.E.  
Kunzman Associates, Inc.  
1111 Town & County Road, Suite 34  
Orange, CA 92868

Dear Mr. Kunzman:

**TRACT MAP 73203  
LOMITA BOULEVARD/NORMANDIE AVENUE PROJECT  
TRAFFIC IMPACT ANALYSIS (JANUARY 27, 2016)  
UNINCORPORATED WEST CARSON AREA**

We reviewed the Traffic Impact Analysis (TIA) dated January 27, 2016, for the proposed Lomita Boulevard/Normandie Avenue project located at the northeast corner of Normandie Avenue and Lomita Boulevard in the unincorporated West Carson area.

### **Project Impact**

According to the TIA, the traffic generated by the project alone will not have a significant transportation impact to County roadways or intersections in the area based on the County's TIA Guidelines. We generally agree with the findings in the TIA.

### **Cumulative Impact**

According to the TIA, the cumulative traffic generated by the project and other related projects will have a significant transportation impact at the intersection of Normandie Avenue and Lomita Boulevard based on the County's TIA Guidelines. We generally agree with the findings in the TIA. Jurisdiction of the intersection is shared by the County and the City of Los Angeles.

### **Mitigation of Cumulative Impact**

According to the TIA, the cumulative impact could be mitigated by implementing the following improvement:

#### **Normandie Avenue at Lomita Boulevard**

Existing lane configuration (north approach): One left-turn lane, one through lane, and one shared through/right-turn lane.

Mitigation: Convert the shared through/right-turn lane to one through lane and one right-turn lane. The resulting lane configuration of the north approach would be one left-turn lane, two through lanes, and one right-turn lane.

We generally agree with the mitigation measures recommended in the TIA to address the project's cumulative transportation impact. In accordance with the County's TIA Guidelines, the project shall pay its pro rata share of 18.7 percent of the cost for the above improvement prior to issuance of the Certificate of Occupancy.

### **Site Access Requirements**

The project shall adhere to the following site access requirements:

#### **Normandie Avenue at North Project Driveway**

- Modify roadway striping on Normandie Avenue to add a left-turn lane to access project driveway.
- Accommodate left-turn and right-turn ingress/egress access.

#### **Normandie Avenue at Middle Project Driveway**

- Modify roadway striping on Normandie Avenue to add a left-turn lane to access project driveway.
- Accommodate left-turn and right-turn ingress/egress access.

#### **Normandie Avenue at South Project Driveway**

- Accommodate right-turn ingress and egress access only.

Mr. William A. Kunzman  
May 24, 2016  
Page 3

Lomita Boulevard at Project Driveway

- Accommodate right-turn ingress and egress access only.

We recommend the applicant consult with the California Department of Transportation and the Cities of Los Angeles, Lomita, and Carson to obtain their concurrence with any potential California Environmental Quality Act impacts within their jurisdictions.

If you have any questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER  
Director of Public Works

A handwritten signature in black ink, appearing to read 'Dean R. Lehman', is written over a solid horizontal line.

DEAN R. LEHMAN  
Assistant Deputy Director  
Traffic and Lighting Division

SFL:mr  
P:\TLPUBISTUDIES\IEIR 15-0163 TR 73203 LOMITA&NORMANDIE.DOCX

bc: Land Development (Dubiel, Narag)

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12258AS, dated 09-17-2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Off-site improvements are required.
5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction 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. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 11/18/2015 from the California Service Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 11/18/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each multi-family parcel in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali  
tr73203w-rev5.doc

Phone (626) 458-4921

Date 07-14-2015



## 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 22, 2016

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### THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

#### FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
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. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.
6. A reciprocal access agreement is required for all private driveways within this development. Submit documentation to the Fire Department for review prior to Final Map clearance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73203

MAP DATE: June 22, 2016

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### PROJECT CONDITIONS OF APPROVAL

1. 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.
2. 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.
3. The proposed high density residential buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide minimum fire lane width of 28 feet and shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. 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.
5. The proposed Permeable Pavement or alternate surface within the required fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
6. 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.



## 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 22, 2016

7. 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
8. Per the fire flow test performed by California Water Service dated 04-15-15 on the existing public fire hydrant located on the southwest corner of 245<sup>th</sup> Street and Mariposa Avenue, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance
9. Per the fire flow test performed by Los Angeles Department of Water and Power dated 04-16-15 on the existing public fire hydrant located on the east side of Normandie Avenue north of Lomita Avenue, the existing fire hydrants and water system DOES NOT meet the current Fire Department requirements. This existing public fire hydrant is required to be upgraded to a standard size fire hydrant and to meet the minimum required fire flow of 1,750 gallons per minute at 20 psi for a 2 hours duration.
10. Install **8** public fire hydrants and Upgrade **1** public fire hydrant as noted on the Exhibit Map filed in our office dated 10-21-15. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
11. The required fire flow from the new public fire hydrants adjacent to the 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.
12. The required fire flow from the new public fire hydrants adjacent to the high density residential portion of the development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be recalculated and subject to changes by the Fire Prevention Engineering Section during the architectural plan review process prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73203

MAP DATE: June 22, 2016

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13. The existing public fire hydrant to be upgraded is located on Normadie Avenue north of Lomita Boulevard adjacent to the commercial portion of the development. The required fire flow is **1750** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand, based on the building square footage provided during the subdivision process. The required fire flow may be recalculated and subject to changes by the Fire Prevention Engineering Section during the architectural plan review process prior to building permit issuance.
14. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
15. 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.
16. 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.
17. 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.
18. 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.
19. The proposed private 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.

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73203</b>	DRP Map Date:	<b>06/22/2016</b>	SCM Date:	<b>07/28/2016</b>	Report Date:	<b>07/19/2016</b>
Park Planning Area #	<b>21</b>		<b>WEST CARSON</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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

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

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

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.90</b>
IN-LIEU FEES:	<b>\$355,281</b>

**Conditions of the map approval:**

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

The payment of \$355,281 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The map proposes 39 multi-family units and 72 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 #	<b>73203</b>	DRP Map Date:	<b>06/22/2016</b>	SMC Date:	<b>07/28/2016</b>	Report Date:	<b>07/19/2016</b>
Park Planning Area #	<b>21</b>		<b>WEST CARSON</b>			Map Type:	<b>REV. (REV RECD)</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)people x (0.003) Ratio x (U)nits = (X) acres obligation**

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>2.95</b>	<b>0.0030</b>	<b>72</b>	<b>0.64</b>
M.F. < 5 Units	<b>2.84</b>	<b>0.0030</b>	<b>3</b>	<b>0.03</b>
M.F. >= 5 Units	<b>2.17</b>	<b>0.0030</b>	<b>36</b>	<b>0.23</b>
Mobile Units	2.09	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.90</b>

Park Planning Area = **21 WEST CARSON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.90	\$394,757	<b>\$355,281</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.90	0.00	0.00	0.90	\$394,757	<b>\$355,281</b>



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

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

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Fifth District

June 18, 2016

Tentative Tract Map No. 073203

Vicinity: West Carson

Tentative Tract Map Date: June 22, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073203** based on the use of public water (California Water Service Company) and public sewer as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

*V.C.*

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