

Regional Planning Commission Transmittal Checklist

Hearing Date
November 16, 2016
Agenda Item No.
8

Project Number: R2015-02297-(1)
Case(s): Tentative Tract Map No. 073349
Planner: Edward A. Rojas

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: _____

Kim K. Selby 11/02/16



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

PROJECT NUMBER

R2015-02297-(1)

HEARING DATE

November 16, 2016

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073349

PROJECT SUMMARY

OWNER / APPLICANT

Ashwell Family LP

MAP/EXHIBIT DATE

02/16/16

PROJECT OVERVIEW

To convert existing 11 unit industrial warehouse to 11 industrial condominium units

LOCATION

236 S. 8th Avenue, Avocado Heights

ACCESS

8th Avenue

ASSESSORS PARCEL NUMBER(S)

8208-008-005

SITE AREA

1.36 acres (gross)/1.25 acres (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

I (Major Industrial)

ZONE

M-1-BE (Light Manufacturing – Billboard Exclusion)

PROPOSED UNITS

11

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Avocado Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.32.080 (M-1 Zone Development Standards)
 - 22.44.136 (Avocado Heights CSD)

CASE PLANNER:

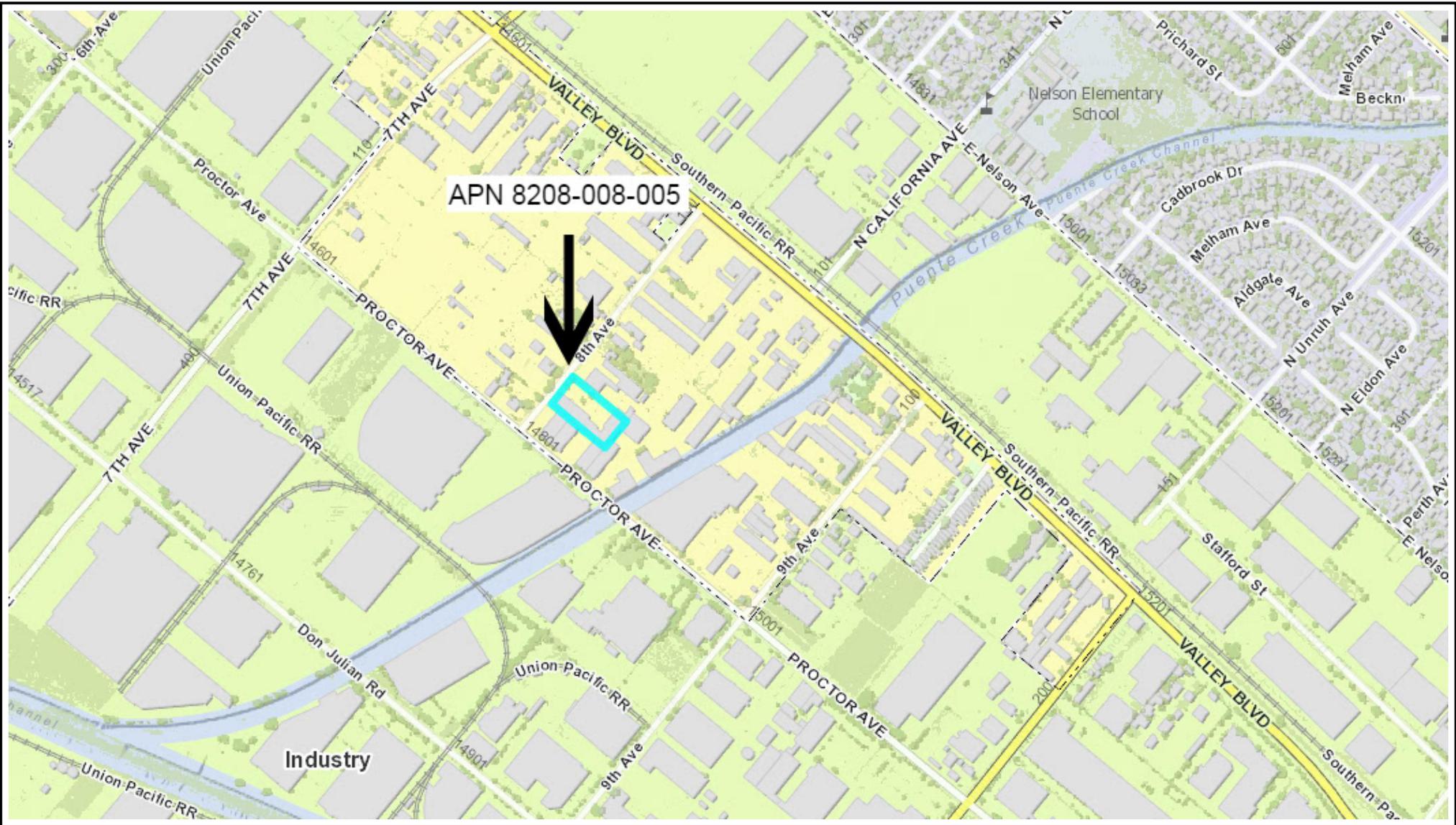
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erojas@planning.lacounty.gov

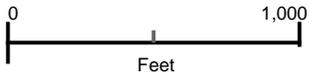


Created in GIS-NET3

TR073449 - Property Location Map

Printed: Oct 11, 2016

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ENTITLEMENTS REQUESTED

The applicant requests Tentative Tract Map No. 073349 to convert an 11 unit industrial warehouse to 11 industrial condominium units on 1.36 acres (gross)/1.25 acres (net).

PROJECT DESCRIPTION

The project is a subdivision request to convert an existing 11 unit industrial warehouse to 11 industrial condominium units in the M-1-BE (Light Manufacturing – Billboard Exclusion) zone. No expansion of the current building is proposed.

Tentative Tract Map No. 073349, dated February 16, 2016, depicts the property to be rectangular in shape, with relatively level topography. There is one existing warehouse building divided into 11 units that will remain. The site currently has 54 parking spaces. That will be reduced to 48 spaces as is shown on the accompanying exhibit map also dated February 16, 2016. The reduction in parking is required to increase the size of the current parking stalls, which do not meet current standards. The 48 vehicle parking spaces are consistent with the amount of parking required by Title 22.

EXISTING ZONING

The subject property was zoned M-1-BE at time of project submittal. The subject property is currently zoned M-1-BE-IP under the zone changes for the General Plan update.

Surrounding properties within 500 feet of the project site are zoned:

	At time of project submittal	Under General Plan update
North:	M-1-BE	M-1-BE-IP
South:	M-1.5-BE	M-1-BE-IP
East:	M-1-BE and M-1.5-BE	M-1-BE-IP and M-1.5-BE-IP
West:	M-1-BE and City of Industry	M-1-BE-IP and City of Industry

EXISTING LAND USES

The subject property is developed with an 11 unit industrial warehouse.

Surrounding properties within 500 feet of the project site are developed as follows:

- North: Manufacturing and residential
- South: Warehousing, manufacturing and residential
- East: Manufacturing and residential
- West: Warehousing and City of Industry

PREVIOUS CASES

Building permits to construct the existing warehouse were pulled in 1988 and signed off in 1989. A site plan was recently approved for tenant improvements on May 4, 2016. Site plan RPPL2016000967 permits expansion of existing office space within the warehouse units that had not previously authorized.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that the project is Categorical Exempt (Class 1 – Existing Facilities) from the California Environmental Quality Act (“CEQA”) reporting requirements. The project is a conversion of an existing industrial warehouse to industrial condominiums. No additions to the building or significant alterations to the property are proposed.

STAFF EVALUATION

General Plan Consistency

The project site is located within the “I” (Major Industrial) land use category of the 1980 General Plan, which was the plan in effect at the time of submittal. This land use designation is intended for manufacturing of all types, including warehousing and storage. The subdivision of an existing warehouse into industrial condominiums is consistent with the land use designation. The project is not proposing to change the use of the property, and will remain available for manufacturing and warehouse land uses. The new land use designation for the property under the 2035 General Plan is “IL” for light industrial. While not subject to the policy of the General Plan update, the project remains consistent, as the purpose for the IL land use designation is intended for light industrial, assembly, warehousing, and distribution.

The following policy of the subject 1980 Countywide General Plan is applicable to the proposed project:

- *Land Use Policy 4: Protect prime industrial lands from encroachment of incompatible uses (pg III-11).*

The project converts an existing 11 unit warehouse into 11 industrial condominiums. The project protects the use in place and allows smaller operations the opportunity to own the space they occupy instead of renting. This will promote greater long term stability and maintain the area’s viability for industrial uses.

- *General Policy 20: Maintain and conserve sound existing development.*

The project converts an existing warehouse into industrial condominiums. The project makes use of the existing structure and improvements, while allowing for separate ownership opportunities.

Zoning Ordinance Compliance

The project site is located in the M-1-BE (Light Manufacturing – Billboard Exclusion) zone (applicable zoning at the time of application). The existing building and improvements will remain. The current parking stalls do not meet the applicable parking requirements in terms of dimensions. The applicant is proposing to restripe and remove an existing curb to extend the stalls and provide the required stall dimensions. The overall number of spaces will be reduced. However the project will provide the required number of parking spaces, which is 48.

The proposed project site is located within the Avocado Heights CSD. The property will be subject to the district wide standards regarding graffiti removal and property maintenance. In regards to zone specific standards, none of the standards apply, as they all relate to new buildings, properties that adjoin residential zones or properties within 500 feet of a residential zone. The proposed project consists of converting an existing 11 unit warehouse into 11 industrial condominium units. No new construction is proposed. The project site does not adjoin a residentially zoned property and is not within 500 feet of a residential zone.

Under the general plan update the zone of the property was changed to M-1-BE-IP (Light Manufacturing – Billboard Exclusion-Industrial Preservation) zone. While the review of the project is not subject to the zone change, the project remains consistent. The IP zone designation restricts certain commercial uses to preserve industrially zoned properties for current and future industrial use. All the current uses on the property consist of distribution businesses, which are permitted under the new zone.

Neighborhood Impact/Land Use Compatibility

The proposed project converting an 11 unit warehouse into 11 industrial condominiums is compatible with the “I” Major Industrial land use category of the 1980 Countywide General Plan. The subject property is surrounded by similar uses. No degradation of natural features will occur, as the subject property is located in an urbanized area and no sensitive resources are located on the site.

Site Visit

Staff visited the site on October 17, 2016. During the visit staff verified the property was properly posted 30 days prior to the public hearing. No other issues were raised by the site visit.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives from the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on tentative map dated February 16, 2016, the Subdivision Committee cleared the project for public hearing. The Subdivision Committee Report, dated March 17, 2016, containing County Department comments is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

One email was received in support of the project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-02297, Tentative Tract Map Number 073349 subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE TENTATIVE TRACT MAP NO. 073349, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.

Prepared by Edward Rojas, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval
GIS Map
Site Photographs

KKS:ER
11/02/16

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02297-(1)
TENTATIVE TRACT MAP NO. 073349**

1. The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on November 16, 2016 in the matter of Project No. R2015-02297, consisting of Tentative Tract Map No. 073349.
2. Owner and applicant Ashwell Family LP (“permittee”) request the conversion of an 11 unit industrial warehouse to 11 industrial condominiums units on a property located at 236 S. 8th Avenue in the unincorporated community of Avocado Heights.
3. The project consists of a tentative tract map to convert an existing industrial warehouse into industrial condominiums in the M-1-BE zone pursuant to Los Angeles County Code (“County Code”) section 21.40.010.
4. The project site is 1.36 gross acres (1.25 net acres) in size and consists of one legal lot. The project site is rectangular in shape with relatively level topography and is developed with an 11 unit warehouse.
5. The project site is located in the Puente Zoned District and is currently zoned M-1-BE (Light Manufacturing – Billboard Exclusion).
6. The project application was submitted prior to adoption of the General Plan Update and the project is subject to the 1980 General Plan and applicable zoning designations in effect at the time of application.
7. The project site is located within the “I” major industrial land use category of the 1980 Countywide General Plan.
8. Surrounding Zoning within a 500-foot radius includes:

North: M-1-BE
South: M-1.5-BE
East: M-1-BE and M-1.5-BE
West: M-1-BE and City of Industry
9. Surrounding land uses within a 500-foot radius include:

North: Manufacturing and residential
South: Warehousing, manufacturing and residential
East: Manufacturing and residential
West: Warehousing and City of Industry

10. The Tentative Tract Map dated February 16, 2016 depicts the 1.25 acre (net) lot. The map depicts the existing 27,996 square foot warehouse, which will remain. The 54 existing parking spaces are shown as well as the restriping plan to bring the current stalls into conformance with current standards. The restriping will reduce the amount of parking to 48 spaces as shown on the exhibit map. Forty-eight spaces are required. Nineteen of the 48 spaces will be compact and 3 will be handicap accessible.
11. The project site is accessible via 8th Avenue which is a public street and a private driveway and fire lane provides internal access.
12. No grading is proposed for this project.
13. The conditions of the Subdivision Committee, comprised of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, are based on the map dated February 16, 2016.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Staff received one email in support of the project.
16. **GENERAL PLAN CONSISTENCY.** The property has a land use category of "I" Major Industrial under the Countywide General Plan. The applicant is proposing to convert the existing 11 unit warehouse into 11 industrial condominium units, which is consistent with the Countywide General Plan.
17. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS CONSISTENCY.** The property is zoned M-1-BE (Light Manufacturing – Billboard Exclusion). The project site is approximately 1.25 net acres. The existing 11 unit warehouse will be converted into 11 industrial condominiums. The proposed project is in keeping with Section 22.32.040 of the County Code permitting warehouses and the established industrial uses. The existing warehouse will remain with no additions or alterations and will meet the required development standards pursuant to Section 22.32.080 of the County Code. In addition the current undersized parking stalls will be brought up to current standards.
18. Hearing proceedings [pending hearing].

Tentative Tract Map Specific Findings

- The Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County 1980 General Plan. The project protects prime industrial lands from encroachment of incompatible uses and maintains and conserves sounds existing development.
19. The Commission finds that the site is physically suitable for the type of development being proposed, since the project site is relatively level, and is adequately served by road and utility infrastructure.
 20. The Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public works has issued a conditional approval of the subject land division, and sewer service is available for the site.
 21. The Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
 22. The Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The subject property does not contain any sensitive wildlife or habitat environments.
 23. The Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after recordation of the subdivision will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures.
 24. The Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

25. The Commission finds that pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
26. The Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

Environmental Determination

27. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the project is Categorically Exempt (Class 1-Existing Facilities) from California Environmental Quality Act (Public Resource Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and Environmental Document Reporting Procedures and Guidelines for the County. The proposed project is conversion of an existing warehouse into industrial condominiums. No expansions of existing structures or new structures are proposed.
28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Tentative Tract Map No. 073349 subject to the attached conditions.

ACTION DATE: [DATE]

Vote:

Yes:

No:

Absent:

KKS/ER
11/02/16

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02297-(1)
TENTATIVE TRACT MAP NO. 073349**

PROJECT DESCRIPTION

The project is a subdivision to convert an 11 unit industrial warehouse to 11 industrial condominium units on 1.36 gross (1.25 net) acres, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Tract Map No. 073349 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

The approval grants the conversion of an 11 unit industrial warehouse to an 11 industrial condominium units as depicted on the Tentative Tract/Exhibit Map dated February 16, 2016.

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report (tentative map dated February 16, 2016), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
18. The project site shall be developed and maintained in substantial compliance with the approved tentative/exhibit map dated February 16, 2016.
19. Place a note or notes on the final map, to the satisfaction of the Department of Regional Planning, that this subdivision is approved as a condominium project for a total of 11 industrial units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
20. Prior to obtaining final map approval, the subdivider shall record a covenant reserving reciprocal easements for ingress and egress over the common driveway and fire lane. Provide a copy of the covenant to be recorded to the Department of Regional Planning for review and approval prior to recordation of the document.
21. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.

22. The permittee shall submit a copy of the Covenants, Conditions, and Restrictions (“CC&Rs”) or maintenance agreement to Regional Planning for review and approval, prior to final map approval.
23. The permittee shall provide language in the CC&Rs or maintenance agreement describing a method for continuous maintenance of the common areas, including the driveways, landscaping, and parking areas, to the satisfaction of the Director.
24. Prior to final map recordation a site plan shall be approved by the director for the restriping of the parking lot.
25. Prior to final map recordation provide evidence the parking lot has been restriped and concrete curb on the northerly part of the property, labeled to be removed on the tentative map, has been removed.

Attachments:

Subdivision Committee Report (Tentative Parcel/Exhibit Map dated 02-16-16)

KKS:ER
11/02/16



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

PROJECT NUMBER

R2015-02297

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073349
Environmental Assessment No. 201500156

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Ashwell Family LP (Cathy Connen)

**MAP/EXHIBIT
DATE:**

02/16/16

**SCM REPORT
DATE:**

03/17/16

SCM DATE:

Reports Only

PROJECT OVERVIEW

Convert existing 11 unit warehouse into 11 industrial condominium units

MAP STAGETentative: Revised: Amendment: Amended :
Exhibit "A"Modification to :
Recorded MapOther: **MAP STATUS**Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee): **LOCATION**

236 S. 8th Avenue, Avocado Heights

ACCESS

8th Avenue

ASSESSORS PARCEL NUMBER(S)

8208-008-005

SITE AREA

59,400 square feet (gross)/54,450 square feet (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan (1980)

ZONED DISTRICT

Puente

SUP DISTRICT1st**LAND USE DESIGNATION**

I (Major Industrial)

ZONEM-1-BE (Light
Manufacturing – Billboard
Exclusion)**CSD**

Avocado Heights

PROPOSED UNITS

11

MAX DENSITY/UNITS

N/A

GRADING

No grading proposed

ENVIRONMENTAL DETERMINATION (CEQA)

The project is categorically exempt from CEQA reporting requirements (Class 1 – Existing Facilities)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Vicente Banada (626) 430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST201400003

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative tract map. Please read below for further details.

1. The office space within some of the units has been enlarged from what was originally approved. Review of the site plan to legalize the expansions is pending.

RESUBMITTAL INSTRUCTIONS

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

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), and
- Other materials requested by the case planner.

*NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.*

The following reports consisting of 9 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/parcel 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. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, in documents over the private driveways to the satisfaction of Public Works.
8. Thirty days prior to requesting final approval of the tract map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard industrial condominium conversion 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. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. 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



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

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

PARCEL NO.: 073349

TENTATIVE MAP DATE: 02/17/2016

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

Approval of drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

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

Name  Date 02/23/2016 Phone (626) 458-4921
Saleh Khalil

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	73349	Tentative Map Dated	2/16/16 (rev.)	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	La Puente	APN	
Geologist	---	Subdivider	Ashwill Family L.P.		
Soils Engineer	---	Engineer/Arch.	John B. Abell, Inc.		

Review of:

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

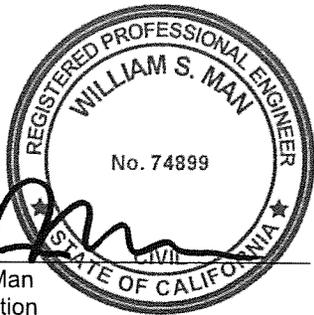
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

- The 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 or building 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>.

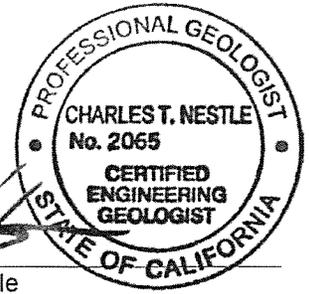
Note: All structures shown on the tentative map are existing, and no new structures are proposed. Therefore, this project is exempt from the requirements of the California Seismic Hazards mapping Act

Prepared by


 William Man
 Soils Section




 Charles Nestle
 Geology Section



Date 2/23/16

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT 073349

Page 1/1

TENTATIVE MAP DATED 02-16-2016
EXHIBIT MAP DATED 02-16-2016

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

Name Nazem Said  Date 2/29/2016 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073349\GP 073349\2016-02-17 TTR 073349 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 073349

Page 1/1

TENTATIVE MAP DATED 02-16-2016
EXHIBIT MAP DATED 02-16-2016

Approval of this map is recommended without road conditions (no street improvements are proposed on the tentative map or exhibit map).



Prepared by Erik Rodriguez
tr73349r-rev2

Phone (626) 458-4921

Date 03-09-2016

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

1. A sewer area study for the proposed subdivision (PC12302AS, dated 09-13-2016) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. 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.


Prepared by Imelda Ng

tr73349s-rev2(Rev.10-04-16)

Phone (626) 458-4921

Date 10-04-2016

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 buildings 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 12/09/2015 from the La Puente Valley County Water District to the satisfaction of Public Works. The Will Serve letter will expire on 12/09/2016 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
tr073349w-rev2.doc

Phone (626) 458-4921

Date 03-14-2016



La Puente Valley County Water District
Industry Public Utilities Water Operations

112 N. First St. / P.O. Box 3165
City of Industry, CA 91744
(626) 336-1307 – Fax (626) 330-2679

December 9, 2015

VIA EMAIL

Mitch Ashwill
21660 E. Copley Drive, Ste 195
Diamond Bar, CA 91765

Re: Water Service for 236 8th Avenue, La Puente

Dear Mr. Ashwill

This is to advise you that the property located at 236 8th Avenue, La Puente, is within the Industry Public Utilities (IPU) water service area. IPU currently provides water service to this address through two (2) 1 inch potable water services. Also on this property is one (1) 6 inch fire service and one (1) 1 inch irrigation meter. IPU has and will continue to serve water through this connection in accordance with its rules and regulations for water service.

Any modifications or addition to the existing water facilities required for any development shall be paid for by the developer and will only be furnished after a receipt of all necessary agreements and financial arrangements at our office. Adequacy of fire flow availability will be based upon the requirements set for the by the fire prevention agency, having jurisdiction. Any formal request for water service shall include a description and size of the water service desired along with plans showing the exact location where the water service is being requested.

I hope this provides you with the information you need. If you have any further questions or need additional information, please call our office.

Sincerely,

Greg Galindo
General Manager

A handwritten signature in black ink, appearing to read "G Galindo".

cc: Construction File



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 73349

MAP DATE: February 16, 2016

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. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

PROJECT CONDITIONS OF APPROVAL

1. The on-site fire lane shall maintain a minimum unobstructed width of 26 feet, clear to the sky. Compliance required during annual inspection by the jurisdictional fire station.
2. Per the fire flow test performed by San Gabriel Valley Water Company dated 01-15-16, 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.
3. The required fire flow from the public fire hydrant for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

Reviewed by: Juan Padilla

Date: March 08, 2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73349

MAP DATE: February 16, 2016

-
4. A 5 Year Certification Test is require for the automatic fire sprinkler system within each building in compliance with the County of Los Angeles Fire Code Chapter 9, California Codes & Regulations Title 19, and with the National Fire Protection Association Chapter 25. The test results shall be available during annual inspection by the jurisdictional fire station.
 5. The on-site fire lane shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code. Compliance required during annual inspection by the jurisdictional fire station.
 6. All existing buildings shall provide an approved street address numbers in compliance with the requirements specified by the Department of Public Works and the County of Los Angeles Fire Code. Compliance required during annual inspection by the jurisdictional fire station.

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



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



PARK OBLIGATION REPORT

Tentative Map #	73349	DRP Map Date:	02/16/2016	SCM Date:	03/17/2016	Report Date:	03/15/2016
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY				Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

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

Supv D 1st
February 22, 2016 06:55:27
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73349	DRP Map Date:	02/16/2016	SMC Date:	03/17/2016	Report Date:	03/15/2016
Park Planning Area #	7		AVOCADO HEIGHTS / WEST PUENTE VALLEY			Map Type:	REV. (REV RECD)

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	4.40	0.0030	0	0.00
M.F. < 5 Units	4.15	0.0030	0	0.00
M.F. >= 5 Units	3.24	0.0030	0	0.00
Mobile Units	3.44	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **7 AVOCADO HEIGHTS / WEST PUENTE VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$252,516	\$0

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
0.00	0.00	0.00	0.00	\$252,516	\$0



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

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 31, 2016

Tentative Tract Map No. 073349

Vicinity: La Puente

Tentative Tract Map Date: February 16, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 073349** based on the use of public water (La Puente Valley County Water District) and public sewer as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

V. B.
VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016

From: MnJGrant@aol.com
To: [Edward Rojas](#)
Subject: Public Hearing Vote
Date: Monday, October 17, 2016 12:59:28 AM

Edward Rojas,

I vote YES on Project & Permit(s): Project No. R2015-02297, Tentative Tract Map No, 073349.

Thank you.

John Grant



NO PARKING
FIRE LANE



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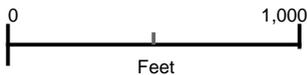


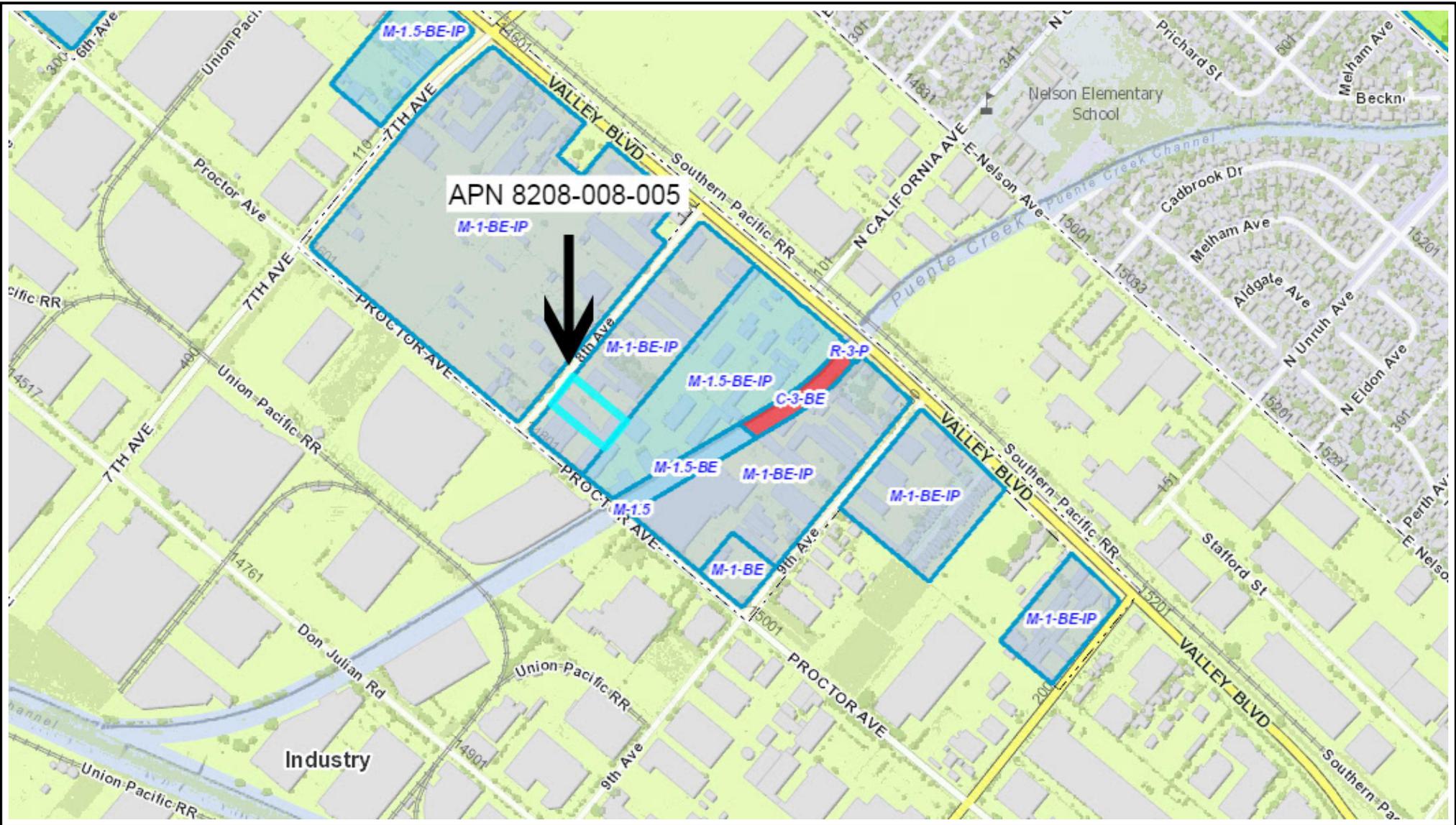
APN 8208-008-005

Created in GIS-NET3
TR073449 - Aerial Map

Printed: Oct 11, 2016

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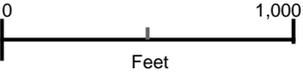




Created in GIS-NET3
TR073449 - Zoning Map

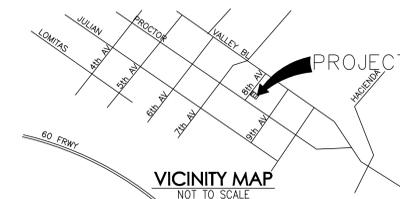
Printed: Oct 11, 2016

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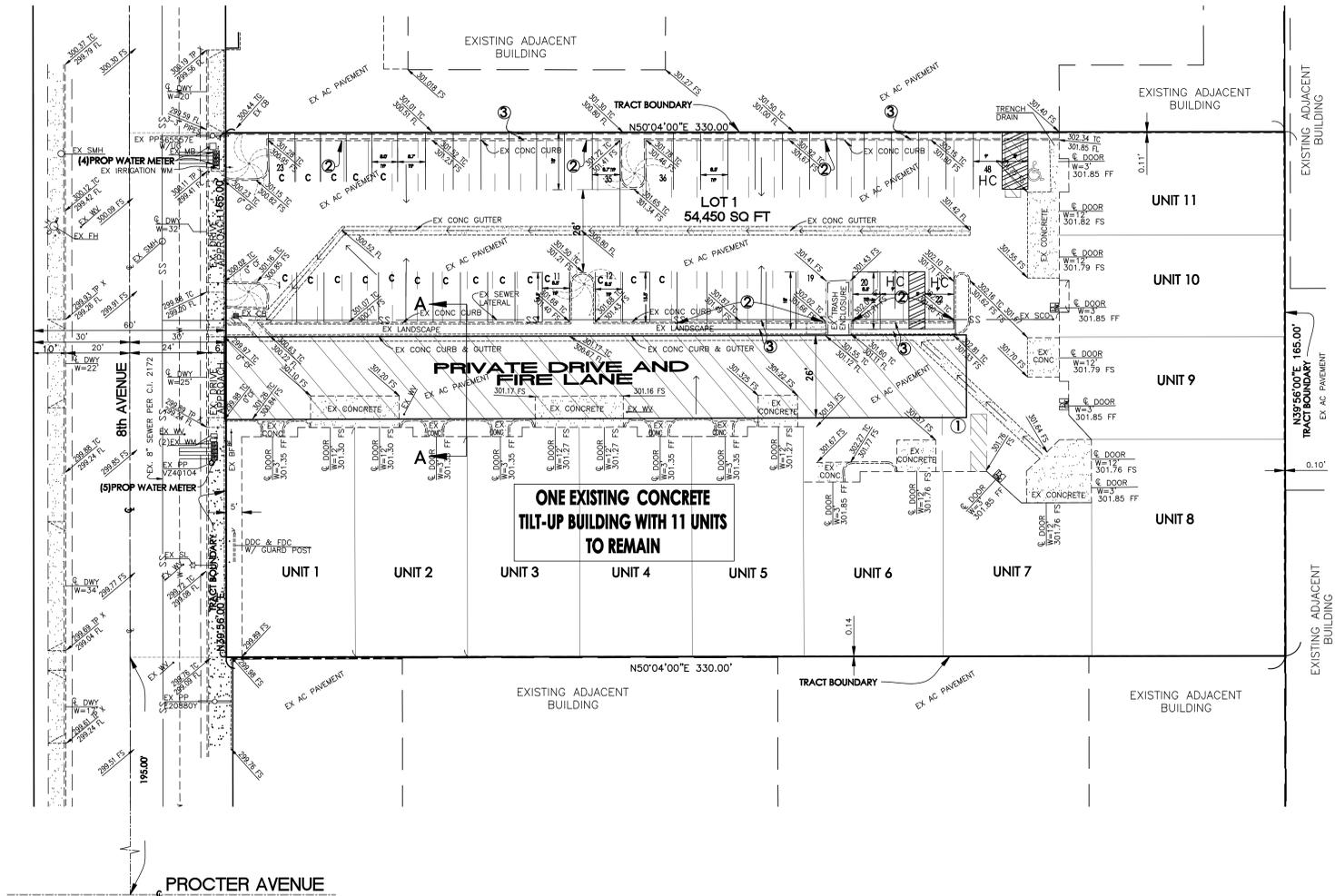
MAJOR LAND DIVISION TENTATIVE TRACT NO. 073349 (FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

1.36 ACRES GROSS AREAS
1.25 ACRES NET AREA



SCALE: 1"=20'

DATE: 7-28-2015
REVISION DATE: 11-13-15
REVISION DATE: 2-12-16



- CONSTRUCTION NOTE**
- 1 EXISTING HANDICAP SPACE TO BE REMOVED
 - 2 REMOVE EX. CONCRETE PLANTER CURB AND INSTALL WHEEL STOPS
 - 3 CONSTRUCT A.C. PAVEMENT

NOTES:

ZONE: M-1-BE (PRESENT)
ZONE: M-1-BE (PROPOSED)
COMMUNITY LAND USE DESIGNATION
EXISTING - I (MAJOR INDUSTRIAL)
PROPOSED - I (MAJOR INDUSTRIAL)

NO. OF EX. BUILDINGS: 1
AREA OF BUILDING: 27,996 SQ.FT.
NO. OF EX. UNITS: 11
NO. OF PROPOSED LOTS: 1
NO. OF PROPOSED CONDOMINIUM UNITS: 11
NO. OF EXISTING PARKING SPACES: 54
NO. OF PROPOSED PARKING SPACES: 48
NO. OF STORIES: 1
AREA OF TRACT: 59,400 SF (1.36 AC) GROSS
54,450 SF (1.25 AC) NET

LEGAL DESCRIPTION
THE NORTHEASTERLY 165 FEET OF THE SOUTHWESTERLY 330 FEET OF LOT 5 IN BLOCK 3 OF TRACT 1343, ON THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 8208-008-005

BENCH MARK:
COUNTY OF LOS ANGELES PUBLIC WORKS BM#: G 4884 L&T IN E C8 8TH AVE 2M(6.5FT) S/O BCR 7M(23FT) E/O C/L & 25M(82FT) S/O C/L VALLEY BLVD ELEVATION = 303.71 FT (NAVD88) PUENTE (2005)

- NOTES:**
1. A MAINTENANCE AGREEMENT OR COVENANT, CONDITIONS, AND RESTRICTIONS WILL BE RECORDED FOR THE MAINTENANCE OF THE COMMON AREAS.

UTILITY SERVICES:

WATER - LA PUENTE COUNTY WATER DISTRICT
SEWER - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS SEWER CONSOLIDATION MAINTENANCE
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - VERIZON
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
POLICE - COUNTY OF LOS ANGELES SHERIFF DEPARTMENT

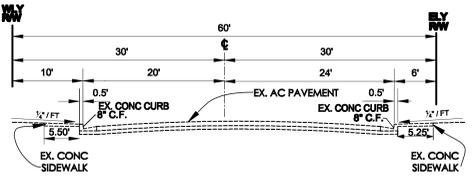
EASEMENTS
FROM OLD REPUBLIC TITLE COMPANY ORDER NO. 2474025226-48 DATED NOVEMBER 20, 2013.

1. AN EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 4679, PAGE 306 OF DEEDS TO REMAIN. LOCATION IS NOT LOCATABLE PER SAID DOCUMENT.

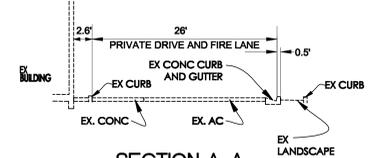
PARKING MATRIX

NO.	UNIT	USE	SQ. FT. OF OFFICE	PARKING RATIO	SQ. FT. OF WAREHOUSE	PARKING RATIO	SQ. FT. FLOOR SPACE	PARKING RATIO	SPACE REQUIRED
1	WEI ZHENG	OFFICE/WAREHOUSE	232	1 PER 400	2254	1 PER 1000			4
2	YUNG HUANG	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000	2468	1 PER 500	5
3	AMBER ACCESSORY	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000			4
4	GREY GHOST ENTERPRISES	OFFICE/WAREHOUSE	431	1 PER 400	2019	1 PER 1000			4
5	EXCEL WINDOW COVERINGS	OFFICE/WAREHOUSE	450	1 PER 400	1945	1 PER 1000	2471	1 PER 500	5
6	BEAD RESOURCES CORP	OFFICE/WAREHOUSE	508	1 PER 400	3587	1 PER 1000			4
7	URETEK, INC	OFFICE/WAREHOUSE	337	1 PER 400	1861	1 PER 1000			6
8	CHAIN SYSTEM, INC	OFFICE/WAREHOUSE	423	1 PER 400	1817	1 PER 1000			3
9	MICHAEL SHIR	OFFICE/WAREHOUSE	230	1 PER 400	2027	1 PER 1000			4
10	MICHAEL SHIR	OFFICE/WAREHOUSE							4
11	FOCUS DENTAL SUPPLY	OFFICE/WAREHOUSE							4
TOTALS			3069		19,988		4939		48
									SPACES PROVIDED - 48

PARKING LOT LANDSCAPE AREA REQUIRED = 2% OF 16,448 SQ.FT. = 329 SQ. FT.
LANDSCAPED AREA PROVIDED = 1046 SQ.FT.



TYPICAL SECTION
60' R/W
8th Ave.
1" = 10' HORIZ
1" = 10' VERT



SECTION A-A
TYPICAL SECTION
PRIVATE DRIVE AND FIRE LANE
1" = 10' HORIZ
1" = 10' VERT

- LEGEND**
- TRACT BOUNDARY
 - - - - EXISTING BUILDING LINE
 - AC ASPHALT CONCRETE
 - BF BACK FLOW DEVICE
 - CB CATCH BASIN
 - C CENTERLINE
 - CC CONCRETE
 - DWY DRIVEWAY
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - PP POWER POLE
 - SCO SEWER CLEANOUT
 - SL STREET LIGHT
 - SMH SEWER MAN HOLE
 - SS SANITARY SEWER
 - TC TOP OF CURB
 - UG UNDER GROUND
 - W WATER
 - WM WITH
 - WM WATER METER
 - WV WATER VALVE

Catherine A. Connen

2-12-16



TENTATIVE TRACT NO. 073349
FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES
236 S. 8TH AVE, LA PUENTE 91746

<p>ENGINEER: JOHN B. ABELL INC. LAND SURVEY & CIVIL ENGINEERING 140 WEST ORANGE STREET COVINA, CALIFORNIA 91723 PHONE: (626) 915-7671 cathy@johnbabbellinc.com tom@johnbabbellinc.com</p>	<p>OWNER: ASHWILL FAMILY LLC MITCH ASHWILL 21660 E. Copley Drive, Ste. 195 Diamond Bar, CA 91765 626-665-3890</p>
<p>CATHERINE A. CONNEN L.S. 5414</p>	<p>SCALE: 1"=20' SHT. 1 OF 2 I.A.C. J.N. 7-687</p>

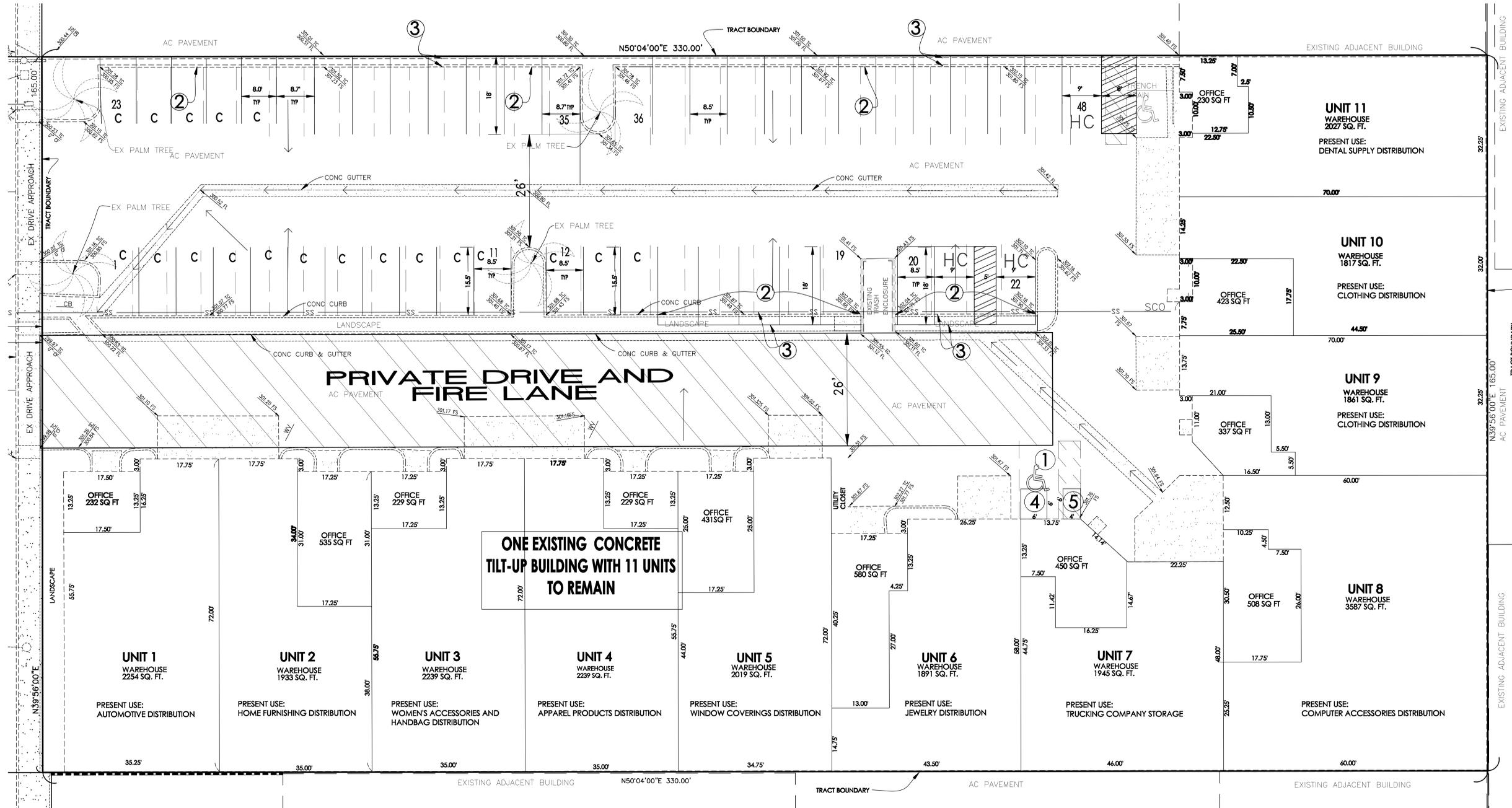


RECEIVED
DEPT OF REGIONAL PLANNING
TR073349 EXHIBIT
16 FEB 2016

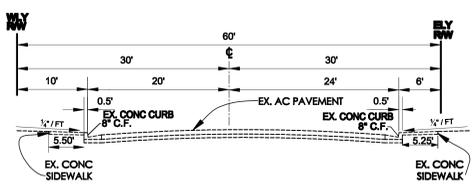
TENTATIVE TRACT NO. 073349 EXHIBIT MAP

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES
MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 073349
(FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT MAP

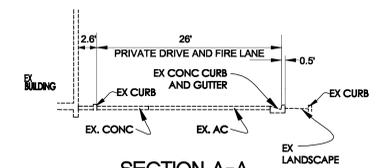
REVISION DATE: 11-13-15
REVISION DATE: 2-12-16



**ONE EXISTING CONCRETE
TILT-UP BUILDING WITH 11 UNITS
TO REMAIN**



TYPICAL SECTION
60' R/W
8th Ave.
1" = 10' HORIZ
1" = 10' VERT



SECTION A-A
TYPICAL SECTION
PRIVATE DRIVE AND FIRE LANE
1" = 10' HORIZ
1" = 10' VERT

PARKING MATRIX									
NO.	UNIT	USE	SQ. FT. OF OFFICE	PARKING RATIO	SQ. FT. OF WAREHOUSE	PARKING RATIO	SQ. FT. FLOOR SPACE	PARKING RATIO	SPACE REQUIRED
1	WEI ZHENG	OFFICE/WAREHOUSE	232	1 PER 400	2254	1 PER 1000			4
2	YUNG HUANG	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000	2468	1 PER 500	5
3	AMBER ACCESSORY	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000			4
4	GREY GHOST ENTERPRISES	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000			4
5	EXCEL WINDOW COVERINGS	OFFICE/WAREHOUSE	431	1 PER 400	2019	1 PER 1000			5
6	BEAD RESOURCES CORP	OFFICE/WAREHOUSE					2471	1 PER 500	5
7	URETEK, INC	OFFICE/WAREHOUSE	450	1 PER 400	1945	1 PER 1000			4
8	CHAIN SYSTEM, INC	OFFICE/WAREHOUSE	508	1 PER 400	3587	1 PER 1000			6
9	MICHAEL SHIR	OFFICE/WAREHOUSE	337	1 PER 400	1861	1 PER 1000			3
10	MICHAEL SHIR	OFFICE/WAREHOUSE	423	1 PER 400	1817	1 PER 1000			4
11	MICHAEL SHIR	OFFICE/WAREHOUSE	230	1 PER 400	2027	1 PER 1000			4
			TOTALS		19,988		4939		48
									SPACES PROVIDED - 48

PARKING LOT LANDSCAPE AREA REQUIRED = 2% OF 14,448 SQ. FT. = 329 SQ. FT.
LANDSCAPED AREA PROVIDED = 1044 SQ. FT.

- CONSTRUCTION NOTE**
- EXISTING HANDICAP SPACE TO BE REMOVED
 - REMOVE EX. CONCRETE PLANTER CURB AND INSTALL WHEEL STOPS
 - CONSTRUCT A.C. PAVEMENT
 - REMOVE EX. CONCRETE PLANTER CURB
 - CONSTRUCT 6" PLANTER CURB

Catherine A. Connen
2-12-16



TENTATIVE TRACT NO. 073349
EXHIBIT MAP
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CATHERINE A. CONNEN L.S. 5414

OWNER:
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MITCH ASHWILL
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Diamond Bar, CA 91765
626-665-3890

SCALE: 1" = 20'
SHT. 2 OF 2
I.A.C.
J.N. 7-887