



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.*

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

1. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements. Please note that sewer area study PC 12302as is currently under review.

HW
A
Prepared by Aissa Carrillo
tr73349L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073349/>

Phone (626) 458-3126

Date 03-15-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 073349 (Rev.)

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

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

1. Prior to tentative map approval the sewer area study PC 12302as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.


Prepared by Imelda Ng

tr73349s-rev2(Rev. 03-14-16)

Phone (626) 458-4921

Date 03-14-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073349 (Rev.)

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TENTATIVE MAP DATED 02-12-2016
EXHIBIT MAP DATED 02-12-2016

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

Prepared by Aissa Carrillo
tr73349L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073349/>

Phone (626) 458-3126

Date 03-15-2016

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/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.



**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

PCA LX001129/A864
Telephone: (626) 458-4925

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

Tentative Tract / Parcel Map	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: -----

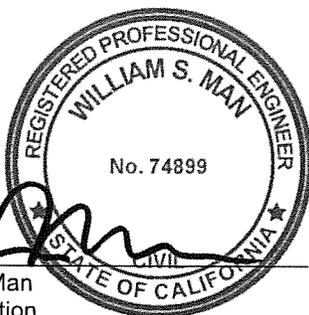
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

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

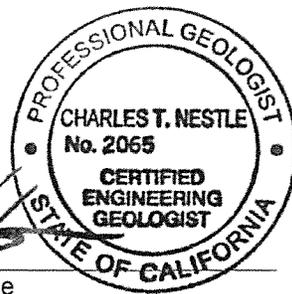
Note: All structures shown on the tentative map are existing, and no new structures are proposed. Therefore, this project is exempt from the requirements of the California Seismic Hazards mapping Act

Prepared by


 William Man
 Soils Section




 Charles Nestle
 Geology Section



Date 2/23/16

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

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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

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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 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", is written below the typed name and title.

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 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
Acting 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

March 15, 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 has reviewed **Tentative Tract Map 073349** based on the use of public water (San Gabriel Valley Water 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 parcel map.

Prepared by:

VICENTE C: BAÑADA, REHS *V.C.*
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