



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

PROJECT NUMBER R2015-02032
HEARING DATE TBD

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. 073465
Yard Modification No. 201500626
Environmental Assessment No. 201500137

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Stieglitz-FLM Enterprises Partnership, Lillie Smalley and Reed Harris III (Storm Properties, Inc.)	11/10/15	12/10/15	12/17/15

PROJECT OVERVIEW

A residential subdivision of detached condominiums within 56 buildings, a park lot and private drives for access.
Subdivision: To create to create one multi-family lot developed with 56 detached condominium units, one open space lot developed with a private park and one single-family residence lot and a request to authorize a yard modification for structures and increased fence heights within the front and side yard setbacks.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: # Revision (requires a fee):

ACCESS

LOCATION

1423 – 1449 W. 120th Street, Los Angeles

Normandie Avenue and 120th Street

ASSESSORS PARCEL NUMBER(S)

6079-002-026, 6079-002-028, 6079-002-029, 6079-002-064, 6079-002-076

SITE AREA

7.88 gross (6.82 net) acres

GENERAL PLAN / LOCAL PLAN

West Athens – Westmont Community Plan

ZONED DISTRICT

WEST ATHENS – WESTMONT

SUP DISTRICT

2nd

LAND USE DESIGNATION

RD2.3 (Single-Family Residence – 1 to 8 dwelling units per net acre)

ZONE

R-1 (SINGLE-FAMILY RESIDENTIAL)

CSD

WEST ATHENS - WESTMONT

PROPOSED UNITS (DU)

56

MAX DENSITY/UNITS (DU)

54

GRADING (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

31,200 cubic yards onsite
17,000 cubic yards cut
14,200 cubic yards fill
45,400 cubic yards over excavation

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study pending.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department

Status

Contact

Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Vicente Bañada (626) 430-5381 ybanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST201400019, RPP200900687

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. A redesign is required to be consistent with density and the goals and policies of the West Athens – Westmont Community Plan Please read below for further details.

Environmental Determination:

Cleared Hold

1. An initial study is pending to determine the impact on the environment.

Land Use Policy:

Clear Hold

2. Density calculation should subtract from gross area all existing easements dedicated to public roadways. Confirm the net acreage. Quantities listed total 6.82 acres while the exhibit map indicates 7.06 net acres. The current proposal for 56 condominium dwelling units is inconsistent with the overall maximum density of 54 dwelling units allowed on the project site under the existing Plan land use designations based on the information provided.

Zoning Code Compliance:

Clear Hold

3. Update your burdens of proof. The proposed development is inconsistent with Plan policies related to preserving and improving the residential character of the community, meeting the special safety and aesthetic needs of the community, preserving existing stable residential neighborhoods, requiring new residential development to meet the density limitations prescribed in the Land Use Plan map and allowing 8 units or fewer per acre, supporting community and neighborhood organizations to encourage self-monitoring and development of community identity and quality neighborhoods. Gated neighborhoods disconnect the project from the area. The burden of proof has not substantiated unique topography or other considerations creating an unreasonable hardship warranting staff support for authorization of the yard modification.

Tentative Map:

Clear Hold

4. Include a lot table on the tentative map to show use of lots including detached single-family residences and private area open space.
5. Revise notes to include proposed use of the property, including the number of dwelling units contained in the form of detached single-family residences. Correct parking dimensions to be 8.5' X 18'.
6. Ensure that the total linear feet of existing and proposed street frontage is indicated in the notes section and/or lot table.

7.

8. 7. Note the location of each area covered by trees, as depicted, with a statement of the nature of the cover and the kind and approximate location of all trees standing within the boundaries of the proposed public rights-of-way. Provide information regarding your contact with the public, including neighbors, neighboring property owners and the Southwest Community Association.

Exhibit Map:

Clear Hold

9. Consider monumented entrance rather than a gated project.
10. Provide a cross section of the proposed gated entry, including clearly depicting the pedestrian access.
11. Depict the common area improvements on the Exhibit Map.
12. Depiction of street tree plantings is also recommended but not required until the final map stage.
13. If construction of over-height retaining walls are authorized, cross-sections are required.
14. Include proposed walls and street tree area, if applicable, in all cross-sections.
15. Required back up space at parking stalls near gated entrance is a minimum of 26 feet. Redesign is required.

Community Standards District:

16. Ensure maximum height permitted is 35 feet and two stories.

Healthy Design Ordinance ("HDO"):

Clear Hold

17. Ensure that all common pedestrian walkways are depicted. Depiction of street tree plantings is also recommended but not required until the final map stage.
18. Ensure that all common pedestrian walkways are either located on separate common private lots, or, have easements.
19. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear Hold

20. Building permits, assessor blanks are required if structures are to remain on the property through the public hearing and tentative approval.
21. A certificate of compliance is required for APN 6079002076, must be filed, recorded and received in this office prior to public hearing.
22. Ensure a letter of authorization to sign applications on behalf of private property owners Lillie Smalley and Reed Harris is on file with this office.

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,
- Five (5) 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. Provide evidence that the Advisory Agency will support waving the street frontage requirement for Lot 2.
2. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works.
3. Please see attached Grading review sheet (Comments 3 and 4) for requirements.
4. Please see attached Road checked prints for comments and requirements.
5. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirements. Please note that sewer area study PC 12264AS is currently in under review.
6. As previously requested, provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for requirement.
7. A revised tentative map is required to show the following additional items:
 - a. On the title block, please eliminate "Map" from "Vesting Tentative Tract Map No. 073465".
 - b. Please label the proposed use for Lot 3.
 - c. Please see attached Grading review sheet (Comment 1) for requirements.
 - d. Please see attached Road checked prints for comments and requirements.
 - e. Please see attached Sewer review sheet (Comment 2) for requirements.
8. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Please label the proposed use for Lot 3.
 - b. Please see attached Grading review sheet (Comment 2) for requirements.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073465 (Rev.)

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TENTATIVE MAP DATED 11-10-2015
EXHIBIT MAP DATED 11-10-2015

- c. Please see attached Road checked prints for comments and requirements.
- d. Please see attached Sewer review sheet (Comment 3) for requirements.

HW

AC

Prepared by Aissa Carrillo
tr73465L-rev1.doc
<http://planning.lacounty.gov/case/view/tr073465/>

Phone (626) 458-3126

Date 12-04-2015



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

TRACT MAP NO. 73465

TENTATIVE MAP DATED 11/10/2015
EXHIBIT MAP 11/10/2015

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work. Hydrology/LID report was reviewed on 8/20/2015 and additional information/corrections were required. No responses have been received pertaining to our comments.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>). Please use the link below for LID Manual: <http://dpw.lacounty.gov/lid/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf> Hydrology/LID report was reviewed on 8/20/2015 and additional information/corrections were required. No responses have been received pertaining to our comments.

Reviewed by _____


David Esfandi

Date 12/02/2015

Phone (626) 458-7130

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

1. A revised tentative map is required to show the following additional items:
 - a. As previously requested, show the cut/fill lines.
 - b. As previously requested, retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - c. As previously requested, delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - d. As previously requested, provide access to the existing oil wells in the vicinity of Units #9 and #27 to the satisfaction of the California Division of Oil, Gas, and Geothermal Resources (DOGGR).
2. A revised tentative map and exhibit map is required to show the following additional items:
 - a. As previously requested, provide access to the existing oil wells in the vicinity of Units #9 and #27 to the satisfaction of the California Division of Oil, Gas, and Geothermal Resources (DOGGR).
3. As previously requested, approval of the latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
4. As previously requested, obtain and provide DOGGR's approval or correspondence accepting the access to the existing oil well on site (in the vicinity of Units #9 and #27).

DR

Name Diego Rivera Date 12/7/15 Phone (626) 458-4921

TENTATIVE MAP DATED 11-10-2015
EXHIBIT MAP DATED 11-10-2015

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

1. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - See attached check print for additional comments.



Prepared by Erik Rodriguez
tr073465r-rev1

Phone (626) 458-4921

Date 12-03-2015

Show, on the map, the location, names, widths (R/W to R/W), and approximate grades of all highways, drives, fire lanes, and sidewalks, both within and adjacent to the subdivision.

For all adjacent streets, dimension on the map R/W to R/W, R/W to centerline, centerline to curb, parkway width, and sidewalk width.

Show and label all existing street improvements including curbs, gutters, sidewalks, driveways, curb ramps, crosswalks, drainage structures, utilities, trees (indicate whether trees are or are not oak trees), and railroad tracks. Call out their proposed dispositions (e.g. to remain, to be relocated, to be removed).

Show and label all proposed street improvements. Draft proposed improvements so that they are clearly distinguishable from existing improvements.

Tentative Map and Exhibit Map should be identical except for the building footprints only shown on the Exhibit Map.

ALSO EXCEPT THAT PORTION OF SAID LAND, INCLUDED WITHIN THE LINES OF THE LAND DESIGNATED AS PARCEL 20-18 IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY, CASE NO. 829147, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 26, 1965 AS INSTRUMENT NO. 3866, IN BOOK D-2846, PAGE 3 956 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 84° 23' 23" EAST, 19.18 FEET; THENCE SOUTH 73° 02' 01" WEST, 124.15 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE NORTH 00° 08' 42" EAST, 47.71 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-EIGHTH INTEREST IN AND TO ALL MINERAL RIGHTS AS RESERVED BY DOROTHY C. MOSER MC CLELLAND, A MARRIED WOMAN IN DEED RECORDED JUNE 5, 1968 IN BOOK D-4022, PAGE 825, OFFICIAL RECORDS. THIS CONVEYANCE IS MADE FOR THE PURPOSE OF RELOCATING THE SOUTHERN PACIFIC TRANSPORTATION COMPANY'S RIGHT OF WAY.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINAFOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINAFOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITED THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINAFOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, BY DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 29, 1984 AS INSTRUMENT NO. 84-251726, OFFICIAL RECORDS.

APN: 6079-002-028, 029, 026 AND 064.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINES, BEGINNING AT A POINT DISTANT NORTH 0° 03' EAST, 1.62 CHAINS AND SOUTH 89° 57' WEST 3.68 CHAINS FROM THE CENTER OF SAID SECTION 12, SAID POINT OF BEGINNING BEING A SOUTHWEST CORNER OF LOT 11 OR R.W. POINDEXTER'S SUBDIVISION OF A PORTION OF SAID SECTION 12, AS PER MAP RECORDED IN BOOK 59 AT PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89° 57' WEST 132 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 11 PRODUCED TO A POINT; THENCE NORTH 0° 03' EAST, PARALLEL WITH THE EAST LINE OF LOT 10 OF SAID R.W. POINDEXTER'S SUBDIVISION, 330 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID SOUTHERLY LINE OF LOT 11, NORTH 89° 57' EAST 132 FEET TO AN ANGLE POINT IN THE LINE OF SAID LOT 11; THENCE SOUTH 0° 03' WEST 330 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AND THAT MAY BE PRODUCED FROM BELOW A DEPTH OF 500 FEET UNDER THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY.

ALSO EXCEPT THEREFROM THAT PORTION INCLUDED THE LINES OF LAND DESCRIBED IN DOCUMENT RECORDED OCTOBER 8, 1963 AS INSTRUMENT NO. 4775 IN BOOK D-2211 PAGE 173, OFFICIAL RECORDS.

APN: 6079-002-076

Exception Easements

- | | |
|---|--|
| <p>7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:</p> <p>GRANTED TO: THE COUNTY OF LOS ANGELES
PURPOSE: ROAD
REGISTERED ON: OCTOBER 20, 1933
DOCUMENT NO: 13409-B, CERTIFICATE NO. HJ-68901, TORRENS
AFFECTS: THE SOUTH 30 FEET, WHICH WAS DEDICATED TO THE COUNTY AS 120TH STREET IN DOCUMENT REFERENCED IN ITEM 11 OF THIS TABLE (EASEMENT NO LONGER APPLIES TO SUBJECT PROPERTY).</p> <p>DISPOSITION: TO BE ABANDONED PER FINAL MAP.</p> | <p>9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:</p> <p>GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: STREET PURPOSES FOR THE WIDENING OF NORMANDIE AVENUE
REGISTERED ON: IN BOOK 3387, PAGE 317, OFFICIAL RECORDS, AND REGISTERED JUNE 14, 1950 AS DOCUMENT NO. 17694-S, CERTIFICATE NO. VB-70641, TORRENS
AFFECTS: EASTERLY 40 FEET OF SAID LAND, AS SHOWN HEREON
DISPOSITION: TO BE DEDICATED RIGHT OF WAY PER FINAL MAP.</p> |
| <p>8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:</p> <p>GRANTED TO: COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES
PURPOSE: A SEWER PIPE LINE
REGISTERED ON: JULY 9, 1934
DOCUMENT NO: 8880-C, CERTIFICATE NO. IB-74373, TORRENS
AFFECTS: A STRIP OF LAND 10 FEET IN WIDTH, BEING THAT PORTION OF SAID LAND LYING 5 FEET ON EACH SIDE OF THE DESCRIBED CENTER LINE THEREIN. EXACT LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTABLE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
DISPOSITION: TO BE ABANDONED PER FINAL MAP.</p> | <p>11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:</p> <p>GRANTED TO: COUNTY OF LOS ANGELES
PURPOSE: INGRESS AND EGRESS
REGISTERED ON: SEPTEMBER 24, 1963
DOCUMENT NO: 9609, IN BOOK D-2194, PAGE 38, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF THAT CERTAIN PARCEL OF LAND, DESCRIBED THEREIN, TO BE KNOWN AS 120TH STREET
AND RECORDING DATE: OCTOBER 8, 1963
AND RECORDING NO: 4774, IN BOOK D-2211, PAGE 17, OFFICIAL RECORDS</p> <p>AFFECTS: 120TH STREET IS DEDICATED TO THE COUNTY (IS NOT AN EASEMENT); THIS AREA WAS REMOVED FROM THE SUBJECT PARCEL AS SHOWN HEREON.
DISPOSITION: EXISTING RIGHT OF WAY, PREVIOUSLY DEDICATED TO BE ABANDONED (AS EASEMENT) PER FINAL MAP.</p> |

NOTE: THERE ARE NO EXISTING OAK TREES LOCATED ON, OR ADJACENT, TO THE PROJECT SITE.

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 073465 (FOR CONDOMINIUM PURPOSES) IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES

ak Trees:
existing oak trees on site.

lood Zone Note:
SITE IS NOT INCLUDED IN THE FLOOD SURVANCE NATIONAL PROGRAM.

ARTHWORK:
W CUT: 17,000 C.Y.
W FILL: 14,200 C.Y.
ER EXCAVATION (AVG. 5.0'): 45,400 C.Y.

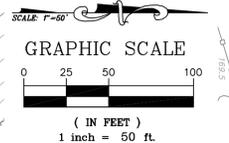
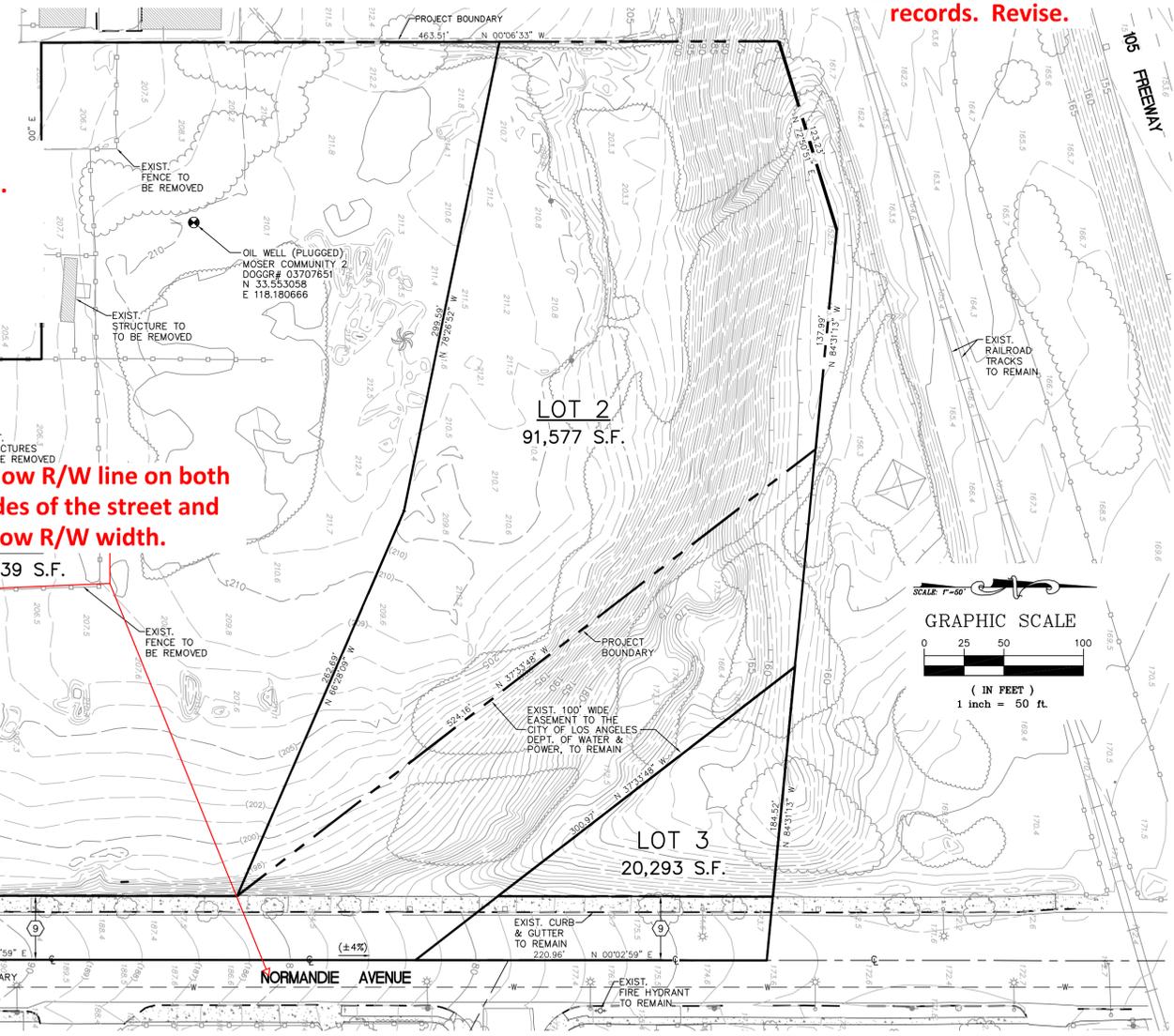
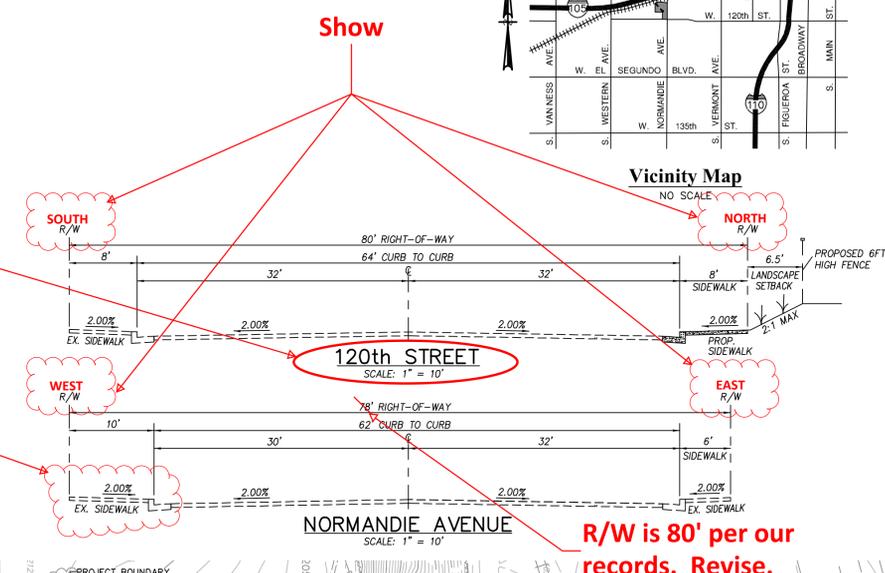
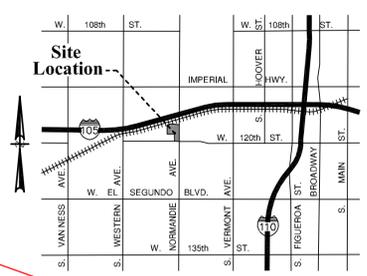
AVATION

ASPHALTIC CONCRETE	LINEAR FEET
BACK OF WALK	PORTLAND CONCRETE CEMENT
CURB FACE	PROPERTY LINE
CLEAN OUT	RETAINING WALL
CONTROL POINT	STREET LIGHT
DOMESTIC WATER SERVICE	SIDEWALK
DRAIN	TOP OF CURB
DRIVE WAY	TOP OF FOOTING
EXISTING	T.P.
FINISHED FLOOR	TELEPHONE POLE
FIRE HYDRANT	TELEPHONE PEDISTAL
FLOW LINE	WATER METER
FINISHED SURFACE	EXISTING ELEVATION
GRADE BREAK	
GARAGE FLOOR	
LANDSCAPE AREA	

- NOTES:**
- ALL EXISTING BUILDING, SLABS AND EXISTING PAVING ON THE PROJECT SITE WILL BE DEMOLISHED.
 - EXISTING CHAINLINK FENCE TO BE REMOVED.
 - THE REQUIRED FIRE FLOW FOR DWELLINGS LOCATED ON A LOT LESS THAN ONE ACRE IN HIGH AND VERY HIGH FIRE HAZZARD SEVERITY ZONES, THE FIRE FLOW SHALL BE 1250 GALLONS PER MINUTE FOR A DURATION OF TWO HOURS AND PUBLIC HYDRANTS WILL BE SPACED NOT MORE THAN 600 FT. APART.
 - DRIVEWAY DESIGN SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND FIRE TRUCK.
 - STREET TREES WILL BE PLANTED ALONG THE FRONTAGE OF 120TH STREET AND NORMANDIE AVE. TO THE SATISFACTION OF PUBLIC WORKS.
 - REPAIR ANY DISPLACED, BROKEN, OR DAMAGED CURB, GUTTER, SIDEWALK AND PAVEMENT ALONG 120TH STREET TO THE SATISFACTION OF PUBLIC WORKS.
 - CLOSE ANY UNUSED DRIVEWAY WITH STANDARD CURB, GUTTER AND SIDEWALK ON PROPERTY FRONTAGE ON 120TH.
 - CONSTRUCT FULL WIDTH SIDEWALK ALONG PROPERTY FRONTAGE ON 120TH STREET.
 - COMPLY WITH STREET LIGHTING REQUIREMENTS.
 - PRESENT USE OF PROPERTY IS VACANT.
 - ALL PROPOSED DRAINAGE DEVICES TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.
 - ALL SEWER SHOWN, WITHIN THE PROJECT BOUNDARY, WILL BE PRIVATE. SEWER MAINLINE WITHIN PROJECT BOUNDARY WILL BE 8" OR 6", RESIDENTIAL CONNECTIONS WILL BE 4".
 - A STREET FRONTAGE WAIVER IS REQUESTED FOR LOT 2

Proposed driveway, as drawn, encroaches into the neighbor's lot. Rectify. If apron is within 1 ft of neighboring lot's apron, a shared driveway apron will be necessary.

Show R/W line on both sides of the street and show R/W width.



Underground Service Alert

Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

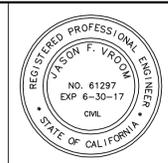
OWNER/DEVELOPER:

STORM PROPERTIES, INC.
23223 NORMANDIE AVE.
TORRANCE, CA. 90501
(310) 986-2430

NO.	REVISIONS	APP'D. DATE

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008
(760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:
[Signature]
JAISON F. YROOM NO. 61297 DATE 11/09/15



VESTING TENTATIVE TRACT MAP NO. 073465
VISTA POINTE
COUNTY OF LOS ANGELES, CA

VESTING T.T.M. 073465 SHEET 1 OF 1

MAJOR LAND DIVISION – VESTING TENTATIVE TRACT NUMBER 073465 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXHIBIT MAP

Project Description:

Applicant proposes to subdivide 3 current parcels on roughly 7.88 acres into 3 legal parcels. Parcel one shall consist of a 56 unit detached condominium project, parcel two shall become a private park amenity and parcel three is undeveloped lot.

Site Area:
GROSS = 7.88 Acres
NET = 7.06 Acres

Site Address:
1449 AND 1423 WEST 120TH STREET
LOS ANGELES, CA 90047

Lot Area:
RESIDENTIAL LOT: 23,764 SQ.FT.
PARK LOT: 6,479 SQ.FT.
LOT 3: 20,293 SQ.FT.

Utility Service Agencies:

ELECTRIC: SOUTHERN CALIFORNIA EDISON
WATER: GOLDEN STATE WATER COMPANY
SEWER: LOS ANGELES COUNTY SANITATION DISTRICT
TELEPHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE/INTERNET: TIME WARNER

Subdivider:
STORM PROPERTIES, INC.
23223 NORMANDIE AVE.
TORRANCE, CA 90501
(310) 986-2430

Zoning and Planning

CURRENT ZONING: R1
PROPOSED ZONING: R1
EXISTING WEST ATHENS-WESTMONT COMMUNITY PLAN RD2.3 (1-8 DU/ACRE)
PROPOSED WEST ATHENS-WESTMONT COMMUNITY PLAN RD2.3 (1-8 DU/ACRE)
COMMUNITY STANDARDS DISTRICT: WEST ATHENS-WESTMONT CSD

Parking Requirements:

Detached Condo Residential: 56 Units
2 Covered Parking Stalls per Unit = 114 spaces 114 Provided
Guest Parking 1 per space per 4 Units = 14 spaces 26 Provided
(21 Standard Parking Spaces, 5 Parallel Spaces)

Oak Trees:

No existing oak trees on site.

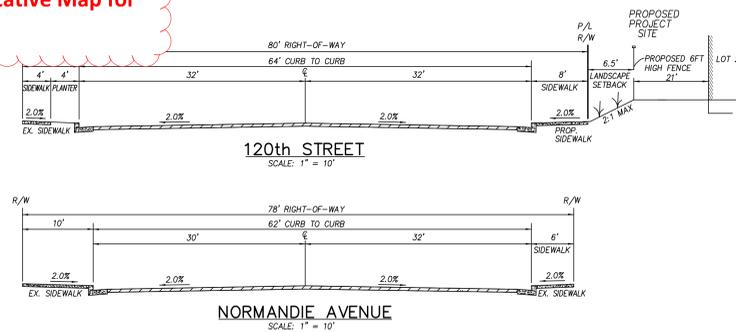
Flood Zone Note:

THIS SITE IS NOT INCLUDED IN THE FLOOD INSURANCE NATIONAL PROGRAM

LEGEND

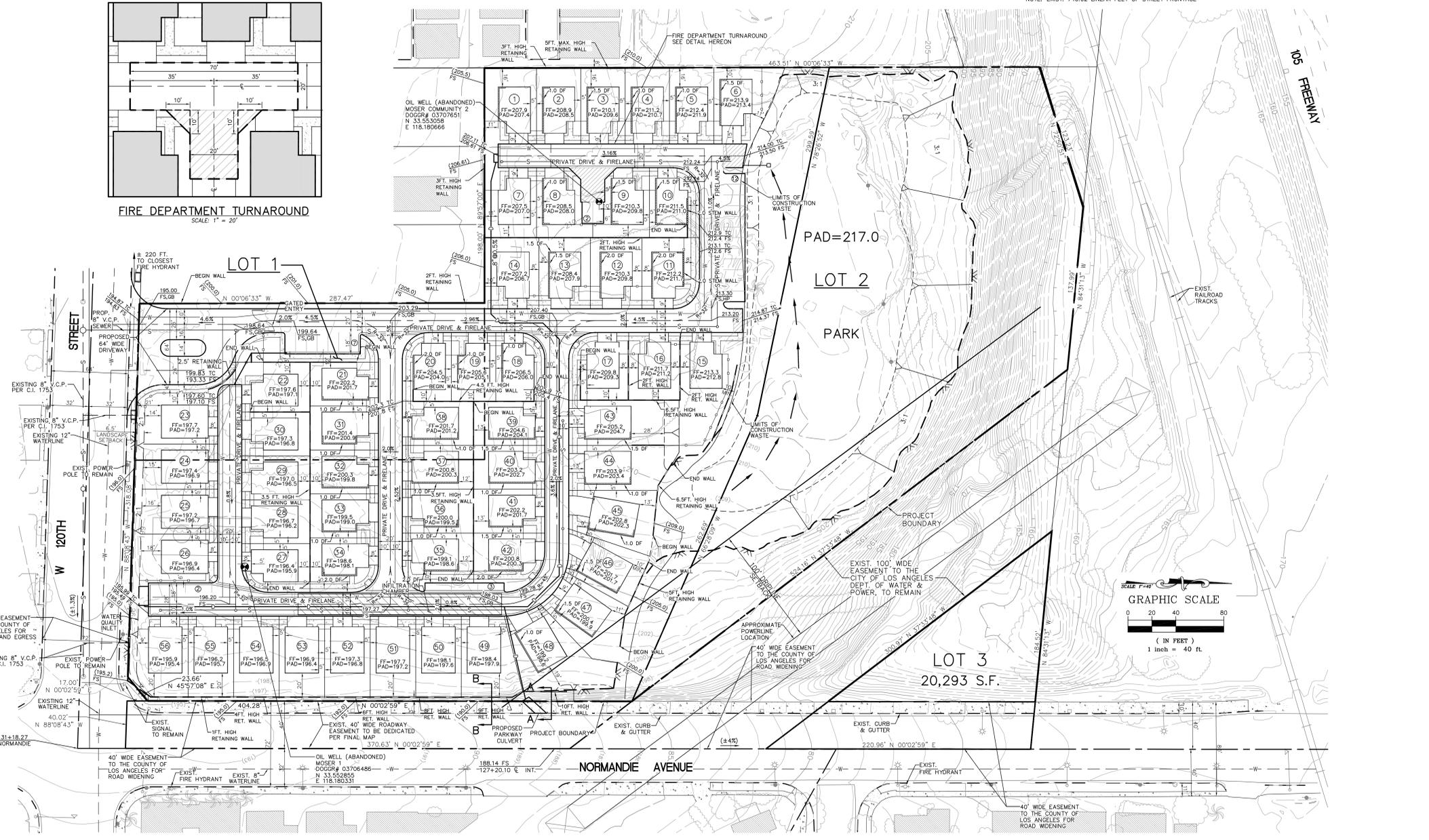
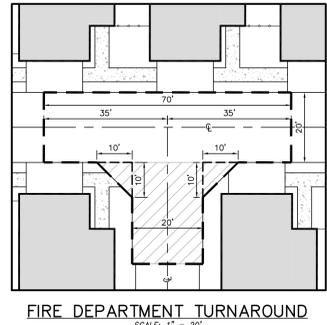
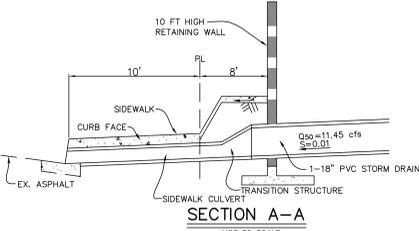
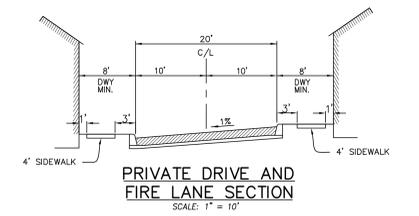
- PROJECT BOUNDARY
- PROPOSED LOTLINE
- PROPOSED DRAIN LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- EXISTING CURB & GUTTER
- SIDEWALK
- CROSSWALK
- AIRSPACE LINE
- DAYLIGHT LINE
- TOP/TOE OF SLOPE
- CUT/FILL LINE
- EXISTING TREE
- EXISTING ELEVATION
- CURB RAMP
- DEPEND FOOTING
- F.S. FINISHED SURFACE
- G.B. GRADE BREAK

Tentative Map and Exhibit Map should be identical, except for the building footprints, which are only shown on the Exhibit Map. See Tentative Map for comments.



AIR SPACE TABLE							
AIR SPACE LOT NO.	GROSS AREA (H ²)	NET AREA (H ²)	DESCRIPTION	AIR SPACE LOT NO.	GROSS AREA (H ²)	NET AREA (H ²)	DESCRIPTION
1	2,415	2,415	SINGLE FAMILY AIRSPACE	29	1,838	1,838	SINGLE FAMILY AIRSPACE
2	2,089	2,089	"	30	1,821	1,821	"
3	2,092	2,092	"	31	1,821	1,821	"
4	2,095	2,095	"	32	1,838	1,838	"
5	2,111	2,111	"	33	1,838	1,838	"
6	2,411	2,411	"	34	1,889	1,889	"
7	2,208	2,208	"	35	1,805	1,805	"
8	2,024	2,024	"	36	1,930	1,930	"
9	2,038	2,038	"	37	1,930	1,930	"
10	1,746	1,746	"	38	1,913	1,913	"
11	2,112	2,112	"	39	1,913	1,913	"
12	2,265	2,265	"	40	1,930	1,930	"
13	2,265	2,265	"	41	1,930	1,930	"
14	2,388	2,388	"	42	1,796	1,796	"
15	3,251	3,251	"	43	3,202	2,742	"
16	2,136	2,136	"	44	2,932	2,749	"
17	2,087	2,087	"	45	2,980	2,980	"
18	1,794	1,794	"	46	2,352	2,352	"
19	1,875	1,875	"	47	2,992	2,992	"
20	1,675	1,675	"	48	3,705	3,538	"
21	1,833	1,833	"	49	2,725	2,725	"
22	2,082	2,082	"	50	2,318	2,318	"
23	2,481	2,481	"	51	2,317	2,317	"
24	2,101	2,101	"	52	2,316	2,316	"
25	2,148	2,148	"	53	2,315	2,315	"
26	2,370	2,370	"	54	2,313	2,313	"
27	1,658	1,658	"	55	2,312	2,312	"
28	1,838	1,838	"	56	2,492	2,492	"

NOTE: EXIST. 746.02 LINEAR FEET OF STREET FRONTAGE



NOTES:

- ALL EXISTING BUILDING, SLABS AND EXISTING PAVING ON THE PROJECT SITE WILL BE DEMOLISHED.
- EXISTING CHAINLINK FENCE TO BE REMOVED.
- THE REQUIRED FIRE FLOW FOR DWELLINGS LOCATED ON A LOT LESS THAN ONE ACRE IN HIGH AND VERY HIGH FIRE HAZARD SEVERITY ZONES, THE FIRE FLOW SHALL BE 1250 GALLONS PER MINUTE FOR A DURATION OF TWO HOURS AND PUBLIC HYDRANTS WILL BE SPACED NOT MORE THAN 600 FT. APART.
- DRIVEWAY DESIGN SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND FIRE TRUCK.
- STREET TREES WILL BE PLANTED ALONG THE FRONTAGE OF 120TH STREET AND NORMANDIE AVE. TO THE SATISFACTION OF PUBLIC WORKS.
- REPAIR ANY DISPLACED, BROKEN, OR DAMAGED CURB, GUTTER, SIDEWALK AND PAVEMENT ALONG 120TH STREET TO THE SATISFACTION OF PUBLIC WORKS.
- CLOSE ANY UNUSED DRIVEWAY WITH STANDARD CURB, GUTTER AND SIDEWALK ON PROPERTY FRONTAGE ON 120TH.
- CONSTRUCT FULL WIDTH SIDEWALK ALONG PROPERTY FRONTAGE ON 120TH STREET.
- COMPLY WITH STREET LIGHTING REQUIREMENTS.
- PRESENT USE OF PROPERTY IS VACANT.
- ALL PROPOSED DRAINAGE DEVICES TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.
- ALL SEWER SHOWN WITHIN THE PROJECT BOUNDARY, WILL BE PRIVATE. SEWER MAINLINE WITHIN PROJECT BOUNDARY WILL BE 8" OR 6", RESIDENTIAL CONNECTIONS WILL BE 4".

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

OWNER/DEVELOPER:
STORM PROPERTIES, INC.
23223 NORMANDIE AVE.
TORRANCE, CA 90501
(310) 986-2430

NO.	REVISIONS	APP'D. DATE

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE. CARLSBAD, CA 92008
(760) 431-9896
PLANS PREPARED UNDER THE DIRECTION OF:
JASON F. VROOM NO. 61297
11/09/15
DATE

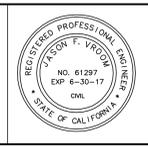


EXHIBIT MAP
VISTA POINTE
COUNTY OF LOS ANGELES, CA
VESTING T.T.M. 073465
SHEET 1 of 1

VISTA POINTE EXHIBIT MAP 10/19/15

ROAD

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 12264as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. An updated tentative map is required to show the following items:
 - a. Revise note 12 to indicate the proposed sewer within the project site are public sewer mainlines with a minimum of 10 feet sanitation sewer easement dedication to the County. These sewer lines cannot be private; otherwise each unit would need to have a separate connection to sewer mainline on West 120th Street. The proposed sewer lines as shown on the exhibit map shall be 8" mainline; separate house laterals for each unit (4" VCP pipe for residential) can then be connected to the proposed main line within the project site.
3. An updated exhibit map is required to show the following items:
 - a. Revise note 12 as indicated in item 2(a) above.
 - b. Relocate the proposed mainline fronting units 31, 32, 33, 34, 35, 36, 37, and 38 to be located within Private Drive and Fire Lane.



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

Page 2/1

TRACT NO. 073465 (Rev.)

TENTATIVE MAP DATED 11-10-2015
EXHIBIT MAP DATED 11-10-2015

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

- Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.



Prepared by Tony Khalkhali
tr73465w-rew1.doc

Phone (626) 458-4921

Date 12-03-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073465 (Rev.)

1/1

TENTATIVE MAP DATED 11-10-2015
EXHIBIT MAP DATED 11-10-2015

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



Prepared by Aissa Carrillo
tr73465L-rev1.doc
<http://planning.lacounty.gov/case/view/tr073465/>

Phone (626) 458-3126

Date 12-04-2015

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/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. Remove existing buildings prior to final map approval. Demolition permits and final sign-off are required from the Building and Safety office.
8. If applicable, quitclaim or relocate easements running through proposed structures.
9. 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.
10. Place standard condominium notes on the final map to the satisfaction of Public Works.
11. 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.
12. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
13. The street frontage requirement for Lot 2 needs to be waived by the Advisory Agency.
14. 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.
15. 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.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 11-10-2015
EXHIBIT MAP DATED 11-10-2015

17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HC
Prepared by Aissa Carrillo
tr73465L-rev1.doc
<http://planning.lacounty.gov/case/view/tr073465/>

Phone (626) 458-3126

Date 12-04-2015

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	<u>73465</u>	Tentative Map Dated	<u>11/10/15 (rev.)</u>	Parent Tract	<u>6079-002-028,</u>
Grading By Subdivider? [Y] (Y or N)	<u>17,000_yd³</u>	Location	<u>Athens</u>	APN	<u>-029, -064, -076</u>
Geologist	<u>RMA</u>	Subdivider	<u>Storm Properties, Inc.</u>		
Soils Engineer	<u>RMA</u>	Engineer/Arch.	<u>Alliance Land Planning and Engineering</u>		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: 3/10/15 (fault investigation), 1/28/15 (infiltration)
 References: Soils International Report 10/24/84

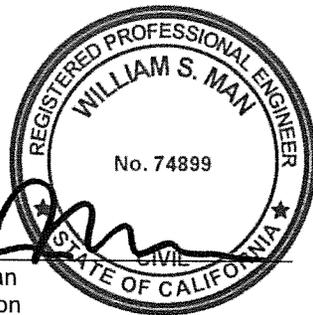
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G2. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by


 William Man
 Soils Section





Charles Nestle
 Geology Section

Date 12/2/15

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

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.
073465, Athens, TTM_2

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

1. Dedicate right of way for a corner cut-off at the northwest corner of the intersection of Normandie Avenue and 120th Street, to the satisfaction of Public Works. The corner cut-off shall be based upon a curb return of 35 feet, but modification is permissible, per prior discussion. Relocate any affected utilities including any signal infrastructure. A signal modification plan may be required.
2. Dedicate complete vehicular access rights on Normandie Avenue for Lot 3.
3. Reconstruct the existing curb ramp at the northwest corner of the intersection of Normandie Avenue and 120th Street to meet current Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Relocate any affected utilities including any signal infrastructure. A signal modification plan may be required.
4. Repair any traffic loop detectors damaged during construction, to the satisfaction of Public Works. A signal modification plan may be required.
5. Construct full width sidewalk along the property frontage on 120th Street to the satisfaction of Public Works.
6. Construct or reconstruct any proposed driveways to meet current ADA requirements and to the satisfaction of Public Works.
7. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage to the satisfaction of Public Works.
8. 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.
9. Locate any entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way of 120th Street 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 and the Fire Department. The details of the gated access as shown on the tentative map are not necessarily approved.

10. Repair any improvements damaged during construction to the satisfaction of Public Works.
11. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
12. Plant street trees along the property frontage on 120th Street 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.
13. 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.
14. Prepare detailed 1" = 40' scaled signing and striping plans for Normandie Avenue and 120th Street to the satisfaction of Public Works.
15. Underground all 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.
16. Obtain approvals from transit agencies for proposed improvements adjacent to or affecting bus stops on the project frontage. Please contact Mr. Fredrick Wong of Public Works' Programs Development Division, Transit Operations Section at (626) 458-3907 to coordinate approvals.
17. 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 120th Street 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

TENTATIVE MAP DATED 11-10-2015
EXHIBIT MAP DATED 11-10-2015

responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided the above conditions are met, all street lights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.



Prepared by Erik Rodriguez
tr073465r-rev1

Phone (626) 458-4921

Date 12-03-2015



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 73465

MAP DATE: November 10, 2015

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

TENTATIVE/EXHIBIT MAP - HOLDS

1. Provide a cross section of the proposed Gated Entry on the Exhibit "A". Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
2. Provide the fire lane dimension in front of Unit 55 and Unit 56 adjacent to the parking stall or provide a Fire Department turnaround at this location between Unit 26 and Unit 27. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
3. Provide the fire lane dimension adjacent to Unit 10 and Unit 11 to clearly delineate the fire lane boundary. Another option is darken the line behind the proposed parking stalls to clearly delineate the northerly fire lane boundary. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
4. Revise Note #3 on the Tentative and Exhibit Maps. The note shall reference this project is NOT in a Very High Fire Hazard Severity Zone. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
5. At least 1 new fire hydrant will be required within the development, required location(s) are pending. Note a minimum unobstructed fire lane width of 26 feet is required adjacent to the required fire hydrant(s) for a distance of 25 feet on each side, a total of 50 feet. The design shall incorporate this requirement which may impact the current driveway layout.



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 73465

MAP DATE: November 10, 2015

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 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.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

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.

Reviewed by: Juan Padilla

Date: December 9, 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 73465

MAP DATE: November 10, 2015

-
2. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, 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. A minimum unobstructed fire lane width of 26 feet is required adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 4. Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet. Clearly depict the parking stalls and required fire lanes on the final design plans.
 5. 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.
 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.
 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 Golden State Water Company dated 04-13-15, 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.



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 73465

MAP DATE: November 10, 2015

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9. Install ??? public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
 10. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
 11. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 12. 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.
 13. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
 14. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
 15. The proposed Permeable Pavement within the required fire lane shall provide a minimum width of 20 feet, clear to the sky, and be capable to support a live load of 75,000 pounds. After installation, a License Civil Engineer shall test the structural integrity of the Permeable Pavement and confirm the load capacity prior to occupancy. Copy of the test shall be submitted to the Fire Department.
 16. 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.



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 73465

MAP DATE: November 10, 2015

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17. All proposed 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.
 18. All future 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.



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



PARK OBLIGATION REPORT

Tentative Map #	73465	DRP Map Date: 11/10/2015	SCM Date: 12/17/2015	Report Date: 12/08/2015
Park Planning Area #	19	WEST ATHENS / WESTMONT		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:	0.59
IN-LIEU FEES:	\$197,075

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$197,075 in-lieu fees.

Trails:

No trails.

Comments:

he project proposes to develop 57-detached condominium units and a 2.1-acre private park to be maintained by homeowners association; One (1) existing single family home to be removed; Net increase of 56-detached single family 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 #	73465	DRP Map Date: 11/10/2015	SMC Date: 12/17/2015	Report Date: 12/08/2015
Park Planning Area #	19	WEST ATHENS / WESTMONT	Map Type: REV. (REV RECD)	

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

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

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

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

Total Units 57 = Proposed Units 56 + Exempt Units 1

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.49	0.0030	56	0.59
M.F. < 5 Units	2.45	0.0030	0	0.00
M.F. >= 5 Units	2.83	0.0030	0	0.00
Mobile Units	4.13	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.59

Park Planning Area = **19 WEST ATHENS / WESTMONT**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.59	\$334,025	\$197,075

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
0.59	0.00	0.00	0.59	\$334,025	\$197,075



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
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December 9, 2015

Tentative Tract Map No. 073465

Vicinity: W. Athens-Westmont

Tentative Tract Map Date: November 10, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073465** based on the use of public water (Golden State 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:

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