



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 201500626
Environmental Assessment No. 201500137

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Stieglitz-FLM Enterprises Partnership, Lillie Smalley and Reed Harris III (Storm Properties, Inc.)

MAP/EXHIBIT DATE:

02/09/16

SCM REPORT DATE:

03/10/16

SCM DATE:

03/17/16

PROJECT OVERVIEW

A residential subdivision of detached condominiums within 56 buildings, a park lot and private drives for access.

Subdivision: 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.

Yard Modification: For the authorization to construct and maintain six foot height front yard fencing, 10 foot height side yard fencing, exceeding the allowed maximum heights, and a reduced front yard setback of 10 feet at a property line parallel to W. 120th Street.

MAP STAGE

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

MAP STATUS

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

LOCATION

1423-1449 W. 120th Street, Los Angeles

ACCESS

Normandie and W. 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 (7.02 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)

56

GRADING

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

TBD

ENVIRONMENTAL DETERMINATION (CEQA)

Initial study pending.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sjones@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	Cleared	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

R1ST201400019, RPP200900687

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Corrections must be depicted on the map and clarifications are required for the notes. Please read below for further details.

Environmental Determination:

Cleared Hold

1. An environmental assessment Initial Study is pending

Tentative Map:

Cleared Hold

2. Grading quantities must be shown to be consistent with the application. Verify and adjust as necessary.
3. Confirm the net acres on the tentative map and ensure consistency with the exhibit map.
4. The burden of proof is not met for staff support of a variable-over-height fence at the side property line adjacent to Normandie Avenue. Redesign to include a minimum of the required sideyard setback of 10 feet.
5. Include the total linear feet of existing and proposed street frontage on the lot table or notes section to aid with computation of number of required trees.]

Exhibit Map:

Cleared Hold

6. Confirm whether or not lot 3 is used in the net acreage computation. Ensure consistency with the tentative map calculation.
7. Ensure the minimum size of 10 feet X 24 feet is depicted and used for all parallel vehicle parking spaces. Compact parallel spaces are not authorized.
8. The burden of proof is not met for staff support of a variable-over-height fence at the side property line adjacent to Normandie Avenue. Redesign to include a minimum of the required sideyard setback of 10 feet.
9. Consider further programming and/or development of the proposed park with a tot lot, outdoor kitchen, tennis or basketball court, etc..., for more active recreation.
10. Depiction of street tree plantings is also recommended but not required until the final map stage.

Yard Modification:

Cleared Hold

11. The burden of proof is not met for staff support of a variable-over-height fence at the side property line adjacent to Normandie Avenue. Redesign to include a minimum of the required sideyard setback of 10 feet.

Administrative/Other:

Cleared Hold

12. If necessary, update your grading quantities on the Land Division application.
13. Building permits and/or assessor blanks are required for any structures that are proposed to remain

throughout the tentative map process. Structures that have no building permits must be removed prior the scheduling of the public hearing.

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 3^d 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. Please note that the hydrology/LID report submitted on 02/10/2016 is currently under review.
3. Please see attached Grading review sheet (Comments 3, 4, 5, and 6) for requirements.
4. As previously requested, provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for requirement.
5. A revised tentative map is required to show the following additional items:
 - a. Please see attached Subdivision checked print for comments and requirements.
 - b. Please see attached Grading review sheet (Comment 1) for requirements.
 - c. Please see attached Sewer review sheet (Comment 1) for requirements.
6. A revised exhibit map is required to show the following additional items:
 - a. Please see attached Subdivision checked print for comments and requirements.
 - b. Please see attached Grading review sheet (Comment 2) and checked print for comments and requirements.
 - c. Please see attached Sewer review sheet (Comment 2) for requirements.

RC



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

TRACT MAP NO. 73465

TENTATIVE MAP DATED 02/09/2016
EXHIBIT MAP DATED 02/09/2016

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

1. Prior to tentative map approval for drainage, an approved 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 drainage/grading covenant for any offsite work.
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/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

Note: Hydrology/LID report was submitted 02/10/2016 and is under review.

Reviewed by  Date 03/03/2016 Phone (626) 458-4921
TOAN DUONG

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:

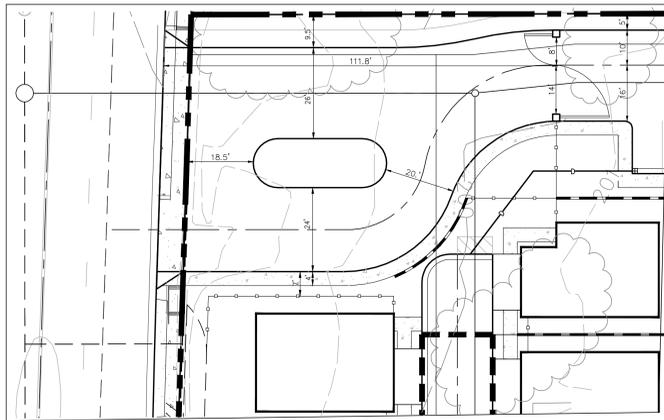
1. A revised tentative map is required to show the following additional items:
 - a. As previously requested, provide access to the existing oil wells in the vicinity of Units #9 and #27 to the satisfaction of the California Division of Oil, Gas, and Geothermal Resources (DOGGR).
2. A revised tentative 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).
5. Further search is required regarding the existing oil wells, whether or not they meet current DOGGR abandonment standards, as well as the need for methane mitigation and / or maintaining open access to the oil wells.
6. Provide additional soil borings / test pit locations at the proposed locations for water quality infiltration basins to demonstrate that infiltration is feasible on the site. Currently, neither the test pits nor the borings correspond directly to the proposed infiltration basins and the presence of a clay / silt layer at those locations would render infiltration infeasible.

DR

Name Diego Rivera Date 3/8/16 Phone (626) 458-4921

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.
APNs: 6079-002-026, 6079-002-028, 6079-002-029, 6079-002-064, 6079-002-076.

Site Area: 7.88 Acres
Site Address: 1448 AND 1423 WEST 120TH STREET, LOS ANGELES, CA 90047

Lot Area: RESIDENTIAL LOT: 231,784 SQ.FT. (6.66 ACRES)
PARK LOT: 91,578 SQ.FT. (2.10 ACRES)
LOT 3: 20,293 SQ.FT. (0.47 ACRES)

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

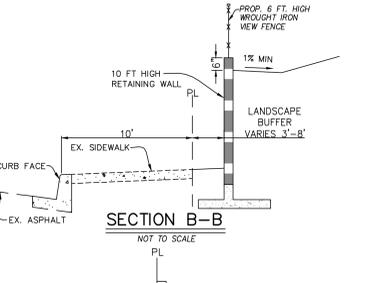
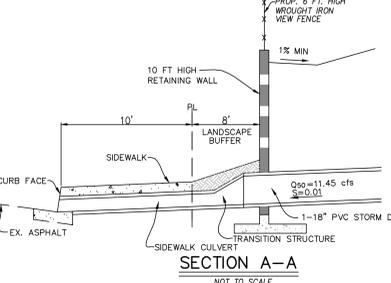
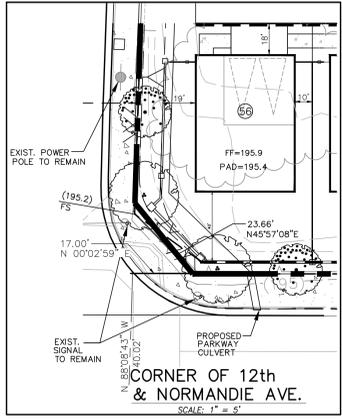
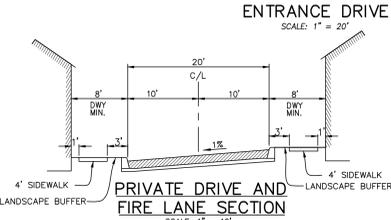
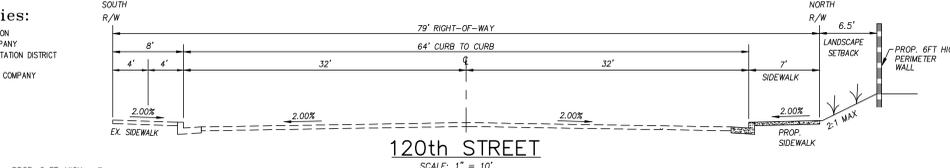
Utility Service Agencies:
ELECTRIC: SOUTHERN CALIFORNIA EDISON
WATER: GOLDEN STATE WATER COMPANY
SEWER: LOS ANGELES COUNTY SANITATION DISTRICT
TELEPHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE/INTERNET: TIME WARNER

Zoning and Planning:
CURRENT ZONING: R1
PROPOSED ZONING: R1
EXISTING: WEST ATHENS-WESTMONT COMMUNITY PLAN RD2.3 (1-8 D.U./ACRE)
PROPOSED: WEST ATHENS-WESTMONT COMMUNITY PLAN RD2.3 (1-8 D.U./ACRE)
COMMUNITY STANDARDS DISTRICT: WEST ATHENS-WESTMONT CD

Parking Requirements:
Detached Condo Residential: 56 Units
2 Covered Parking Stalls per Unit =112 spaces 112 Provided
Guest Parking 1 per space per 4 Units =14 spaces 27 Provided
(15 Standard Parking Spaces, 7 Compact Spaces 5 Parallel Spaces)
Parking Stall Size:
8.5' x 15' (Compact), 8' x 23' (Compact Parallel)
8.5' x 18' (Standard)

Oak Trees:
No existing oak trees on site.

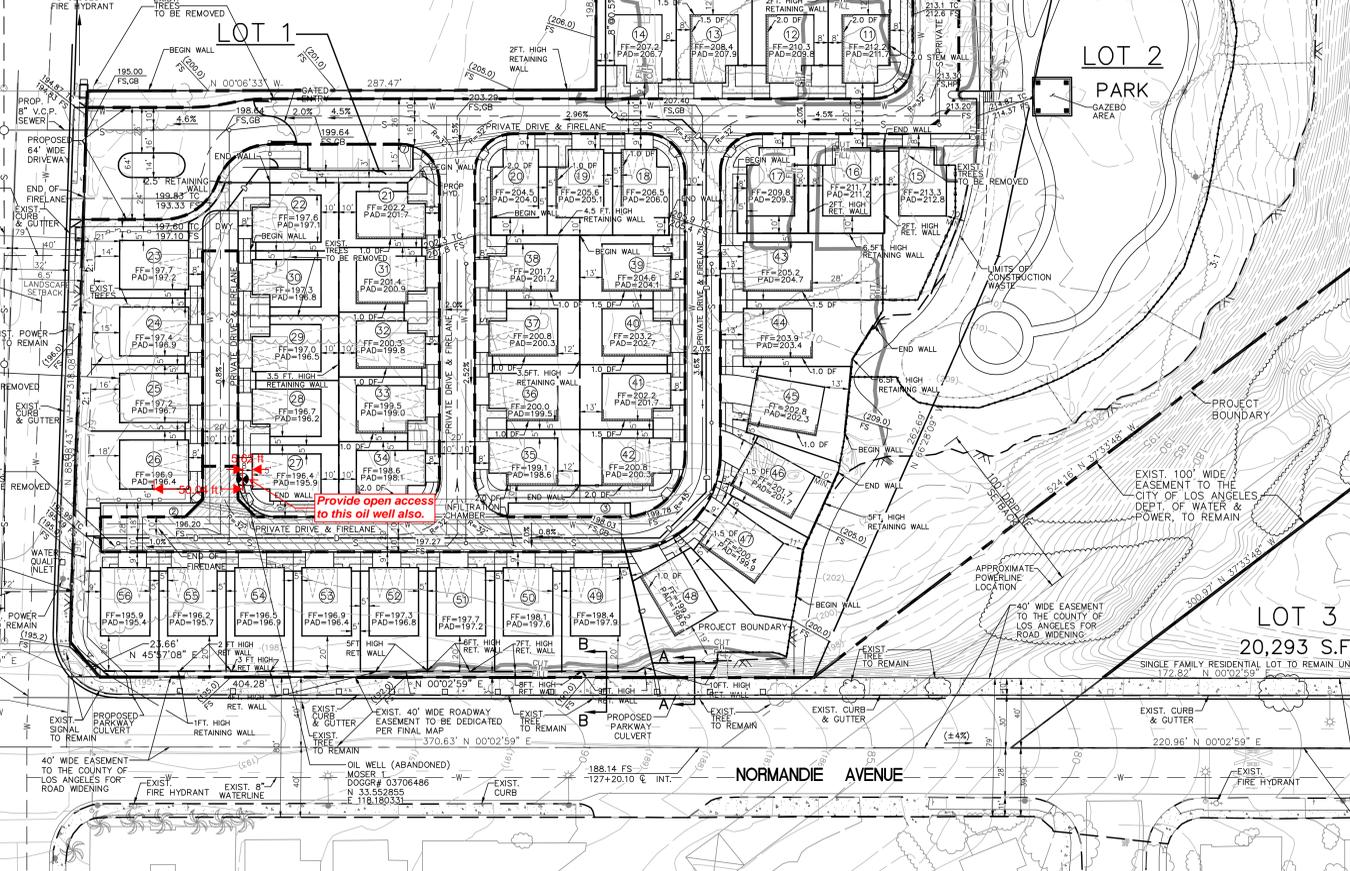
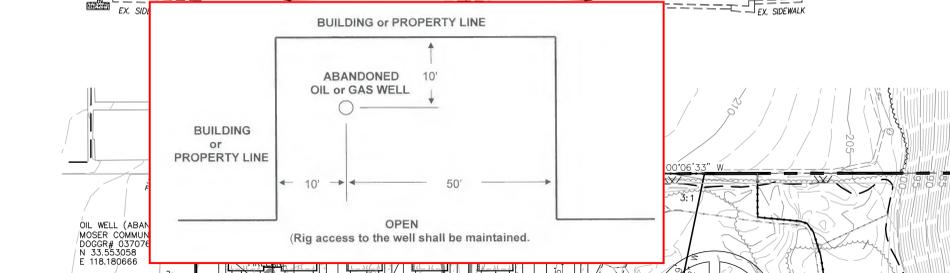
Flood Zone Note:
THIS SITE IS NOT INCLUDED IN THE FLOOD INSURANCE NATIONAL PROGRAM



- 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 PUBLIC. SEWER MAINLINE WITHIN PROJECT BOUNDARY WILL BE 8", RESIDENTIAL CONNECTIONS WILL BE 4".
 - A STREET FRONTAGE WAIVER IS REQUESTED FOR LOT 2.
 - PROJECT CONSISTS OF ±910 LINEAR FEET OF STREET FRONTAGE.

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



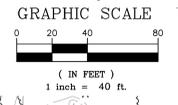
AIR SPACE LOT NO.	GROSS AREA (ft ²)	NET AREA (ft ²)	DESCRIPTION	AIR SPACE LOT NO.	GROSS AREA (ft ²)	NET AREA (ft ²)	DESCRIPTION
1	2,415	2,415	SINGLE FAMILY AIRSPACE	29	1,838	1,838	SINGLE FAMILY AIRSPACE
2	2,089	2,089	"	30	1,821	1,821	"
3	2,092	2,092	"	31	1,821	1,821	"
4	2,095	2,095	"	32	1,838	1,838	"
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	1,858	1,858	"	55	2,312	2,312	"
28	1,838	1,838	"	56	2,492	2,492	"

NOTE: EXIST. 746.02 LINEAR FEET OF STREET FRONTAGE

LOT NO.	GROSS AREA (ft ²)	NET AREA (ft ²)	DESCRIPTION
1	231,810	215,973	RESIDENTIAL LOT
2	91,577	91,577	PARK SITE
3	20,293	20,293	SINGLE FAMILY RESIDENTIAL LOT TO REMAIN UNDEVELOPED

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

EARTHWORK:
RAW CUT: 18,140 C.Y.
TOTAL FILL: 18,140 C.Y.
RAW FILL: 14,200 C.Y.
SHRINKAGE ON FILL (16%): 2,800 C.Y.
OVER EXCAVATION (AVG. 5.0"): 45,400 C.Y.



Look at soils report, potential for contamination of the water course due to onsite soil contamination and the park site draining to the undefined channel.
Raise this to GMED's attention. Speak with Saleh for questions.

NOTE: EASEMENT TO BE GRANTED OVER PROPOSED FIRELANE FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE

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
DATE: 01/12/16

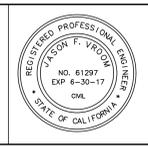


EXHIBIT MAP
VISTA POINTE
COUNTY OF LOS ANGELES, CA

VESTING T.T.M. 073465

SHEET 1 of 1

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

1. An updated tentative map is required to show the following items:
 - a. Clearly show and label a minimum of 10-foot sewer easement on the private driveway. Please note it may be required to dedicate the entire private driveway for proposed utilities' access and maintenance purposes.
2. An updated exhibit map is required to show the following items:
 - a. Clearly show and label a minimum of 10-foot sewer easement on the private driveway. Please note it may be required to dedicate the entire private driveway for proposed utilities' access and maintenance purposes.
 - b. Revise the label for proposed sewer line to read "Proposed 8" VCP public main line".
 - c. Show all proposed house laterals for each building. Please note the subdivider shall provide separate house laterals to serve each building.



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

Page 2/1

TRACT NO. 073465 (Rev.)

TENTATIVE MAP DATED 02-09-2016
EXHIBIT MAP DATED 02-09-2016

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:

- 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-rew2.doc

Phone (626) 458-4921

Date 03-03-2016

Site Area:
 LOT 1 GROSS = 231,810 SQ.FT. / 5.32 Acres
 NET = 215,973 SQ.FT. / 4.96 Acres
 LOT 2 GROSS = 91,577 SQ.FT. / 2.10 Acres
 NET = 91,577 SQ.FT. / 2.10 Acres
 LOT 3 GROSS = 20,293 SQ.FT. / .46 Acres
 NET = 20,293 SQ.FT. / .46 Acres

ASSESSORS PARCEL MAP NO.:
 APN: 6079-002-028, 6079-002-028, 6079-002-029,
 6079-002-064, 6079-002-076.

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 R02.3 (1-8 D.U./ACRE)
 PROPOSED: WEST ATHENS-WESTMONT COMMUNITY PLAN R02.3 (1-8 D.U./ACRE)
 COMMUNITY STANDARDS DISTRICT: WEST ATHENS-WESTMONT CSD

Parking Requirements:

Detached Condo, Residential: 56
 2 Covered Parking Stalls per Unit = 112 spaces
 112 Provided
 Guest Parking 1 per space per 4 Units = 14 spaces
 14 Provided
 (15 Standard Parking Spaces, 7 Compact Spaces 5 Parallel Spaces)
 Parking Stall Size:
 8.5' x 15' (Compact), 8' x 23' (Compact Parallel)
 8.5' x 18' (Standard)

Legal Description

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

LOT 11 OF R.W. POINDEXTER'S SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 11 WITH THE CENTER LINE OF A 100 FOOT TRANSMISSION LINE RIGHT-OF-WAY DESCRIBED IN CASE NO. 551555 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR SAID COUNTY, BEGINNING DISTANT SOUTH 00° 03' WEST 530.40 FEET FROM THE INTERSECTION OF THE NORTHERLY PROLONGATION OF SAID EASTERLY LINE WITH THE CENTER LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-238 ON FILE IN THE OFFICE OF THE SURVEYOR OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH 00° 03' EAST 82.22 FEET TO THE NORTHEASTERLY LINE OF SAID 100 FOOT TRANSMISSION LINE RIGHT-OF-WAY; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 37° 24' 15" WEST 299.89 FEET TO THE NORTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID NORTHERLY LINE NORTH 84° 30' WEST 136.52 FEET TO THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 37° 24' 15" EAST 523.37 FEET TO SAID EASTERLY LINE; THENCE NORTH 00° 03' EAST 82.22 FEET TO THE POINT OF BEGINNING.

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. 829747, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 26, 1965 AS INSTRUMENT NO. 3868, IN BOOK D-2846, PAGE 3 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° 28' 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.

EXCEPT THEREFROM AN UNDIVIDED ONE-EIGHT 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 RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER 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 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

Property Address:

APN: 6079-002-028, 029, 026, AND 064
 1449 WEST 120TH STREET, LOS ANGELES, CA
 APN: 6079-002-076
 1423 WEST 120TH STREET, LOS ANGELES, CA

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NORMANDIE AVENUE, BEING N00°02'59"E PER TRACT MAP 67377, M.B. 1368/4451, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

Benchmark

ELEVATION: 194.557 FEET
 BM NUMBER: 7941 (WATTS QUAD)
 YEAR: 2005
 DATUM: NAVD 88

RDBM TAG IN N CB 3M (10 FT.) W/O BCR @ NW COR NORMANDIE AVENUE AND 120TH STREET.

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

RECEIVED
 DEPT OF REGIONAL PLANNING
 TR073465 TENTATIVE
 09 FEB 2016

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

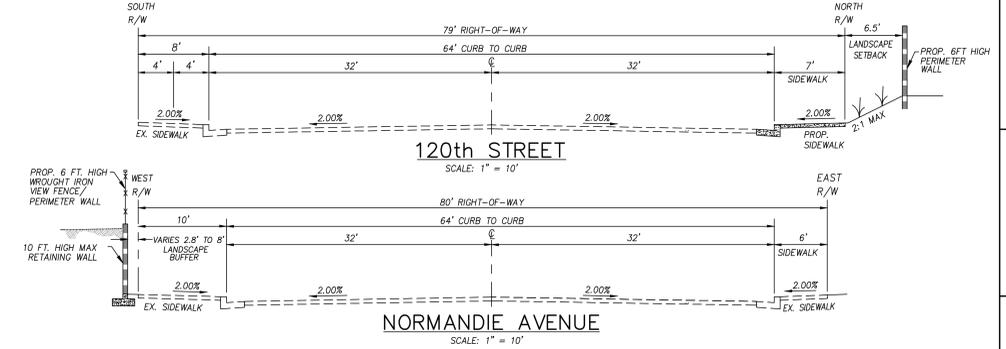
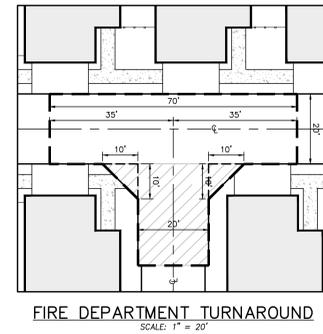
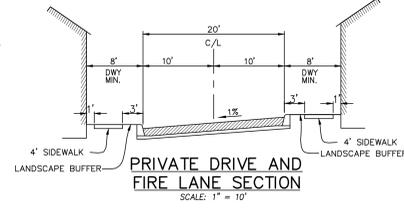
Oak Trees:

No existing oak trees on site.

Flood Zone Note:
 THIS SITE IS NOT INCLUDED IN THE FLOOD INSURANCE NATIONAL PROGRAM

EARTHWORK:

RAW CUT: 18,140 C.Y.
 RAW FILL: 15,230 C.Y.
 OVER EXCAVATION (AVG. 5.0'): 45,400 C.Y.
 SHRINKAGE (5%)= 2,910 C.Y.
 BALANCED SITE



ABBREVIATION

- A.C. ASPHALTIC CONCRETE
- B.W. BACK OF WALK
- C.F. CURB FACE
- C.O. CLEAN OUT
- CP CONTROL POINT
- DOM. W.S. DOMESTIC WATER SERVICE
- DRN DRAIN
- D/W DRIVE WAY
- EX. EXISTING
- FF FINISHED FLOOR
- F.H. FIRE HYDRANT
- FL FLOW LINE
- FS FINISHED SURFACE
- G.B. GRADE BREAK
- GF GARAGE FLOOR
- L.A. LANDSCAPE AREA
- LF LINEAR FEET
- P.C.C. PORTLAND CONCRETE CEMENT
- PL PROPERTY LINE
- RW RETAINING WALL
- ST. LT. STREET LIGHT
- S/W SIDEWALK
- TC TOP OF CURB
- TF TOP OF FOOTING
- T.P. TELEPHONE POLE
- TEL. PED. TELEPHONE PEDISTAL
- WM. WATER METER
- (322.22) EXISTING ELEVATION

NOTES:

1. ALL EXISTING BUILDING, SLABS AND EXISTING PAVING ON THE PROJECT SITE WILL BE DEMOLISHED.
2. EXISTING CHAINLINK FENCE TO BE REMOVED.
3. 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.
4. DRIVEWAY DESIGN SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND FIRE TRUCK.
5. STREET TREES WILL BE PLANTED ALONG THE FRONTAGE OF 120TH STREET AND NORMANDIE AVE. TO THE SATISFACTION OF PUBLIC WORKS.
6. REPAIR ANY DISPLACED, BROKEN, OR DAMAGED CURB, GUTTER, SIDEWALK AND PAVEMENT ALONG 120TH STREET TO THE SATISFACTION OF PUBLIC WORKS.
7. CLOSE ANY UNUSED DRIVEWAY WITH STANDARD CURB, GUTTER AND SIDEWALK ON PROPERTY FRONTAGE ON 120TH.
8. CONSTRUCT FULL WIDTH SIDEWALK ALONG PROPERTY FRONTAGE ON 120TH STREET.
9. COMPLY WITH STREET LIGHTING REQUIREMENTS.
10. PRESENT USE OF PROPERTY IS VACANT.
11. ALL PROPOSED DRAINAGE DEVICES TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.
12. ALL SEWER SHOWN, WITHIN THE PROJECT BOUNDARY, WILL BE PUBLIC SEWER MAINLINE WITHIN PROJECT BOUNDARY WILL BE 8" RESIDENTIAL CONNECTIONS WILL BE 4".
13. A STREET FRONTAGE WAIVER IS REQUESTED FOR LOT 2.
14. PROJECT CONSISTS OF ±910 LINEAR FEET OF STREET FRONTAGE.

LEGEND

- PROJECT BOUNDARY
- - - PROPOSED LOTLINE
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE
- - - EXISTING CURB & GUTTER
- - - SIDEWALK
- - - TOP/TOE OF SLOPE
- EXISTING TREE
- (322.22) EXISTING ELEVATION

LOT TABLE

LOT NO.	GROSS AREA (H ²)	NET AREA (H ²)	DESCRIPTION
1	231,810	215,973	RESIDENTIAL LOT
2	91,577	91,577	PARK SITE
3	20,293	20,293	SINGLE FAMILY RESIDENTIAL LOT "TO REMAIN UNDEVELOPED"

Exception Easements

3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: COVENANT BY OWNER IMPOSING A LAND USE RESTRICTION
 DATED: FEBRUARY 25, 2010
 EXECUTED BY: LILLIE SMALLER AND REED HARRIS
 RECORDING DATE: MARCH 3, 2010
 RECORDING NO: 2010-0286563, OF OFFICIAL RECORDS

BLANKET AGREEMENT OVER PARCEL REGARDING DEVELOPMENT

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE COUNTY OF LOS ANGELES
 PURPOSE: ROAD
 RECORDED 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).
 DISPOSITION: TO BE ABANDONED PER FINAL MAP.

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES
 PURPOSE: A SEWER PIPE LINE
 RECORDED 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.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF LOS ANGELES
 PURPOSE: STREET PURPOSES FOR THE WIDENING OF NORMANDIE AVENUE
 RECORDING NO: IN BOOK 33387, 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.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF LOS ANGELES
 PURPOSE: INGRESS AND EGRESS
 RECORDING DATE: SEPTEMBER 24, 1963
 RECORDED ON: 5609, IN BOOK D-2184, PAGE 30, OFFICIAL RECORDS
 DOCUMENT NO: 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
 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.

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

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:

JAEON F. VROOM NO. 61297 DATE 01/12/16



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

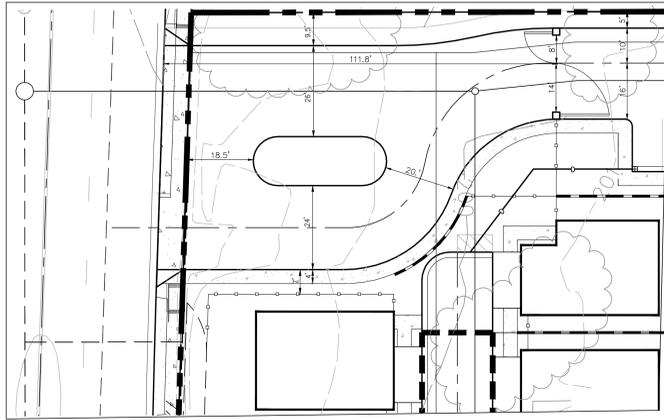
VESTING T.T.M. 073465

SHEET 1 of 1

SUBDIVISION

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 into roughly 788 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 = 7.89 Acres
NET = 7.06 Acres

Lot Area:

RESIDENTIAL LOT: 231,784 SQ.FT.
PARK LOT: 91,578 SQ.FT.
LOT 3: 20,293 SQ.FT.

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 D.U./ACRE)
PROPOSED: WEST ATHENS-WESTMONT COMMUNITY PLAN RD2.3 (1-8 D.U./ACRE)
COMMUNITY STANDARDS DISTRICT: WEST ATHENS-WESTMONT CD

Parking Requirements:

Detached Condo Residential: 56 Units
2 Covered Parking Stalls per Unit = 112 spaces 112 Provided
Guest Parking 1 per space per 4 Units = 14 spaces 27 Provided
(15 Standard Parking Spaces, 7 Compact Spaces 5 Parallel Spaces)
Parking Stall Size:
8.5' x 15' (Compact), 8' x 23' (Compact Parallel)
8.5' x 18' (Standard)

Oak Trees:

No existing oak trees on site.

Flood Zone Note:

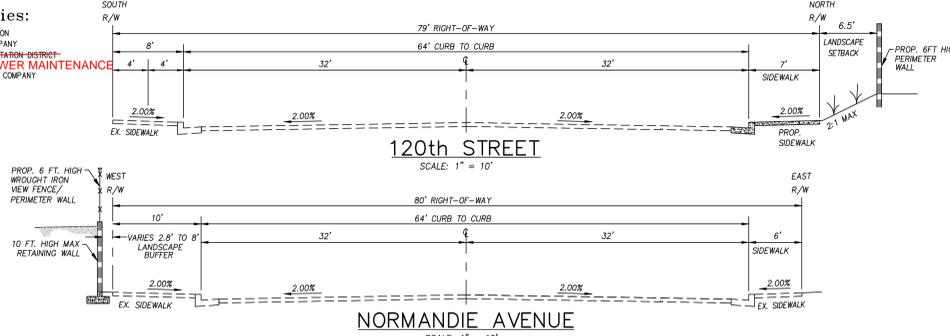
THIS SITE IS NOT INCLUDED IN THE FLOOD INSURANCE NATIONAL PROGRAM

Site Address:

1448 AND 1423 WEST 120TH STREET
LOS ANGELES, CA 90047

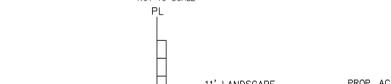
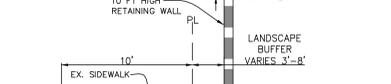
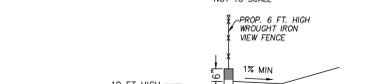
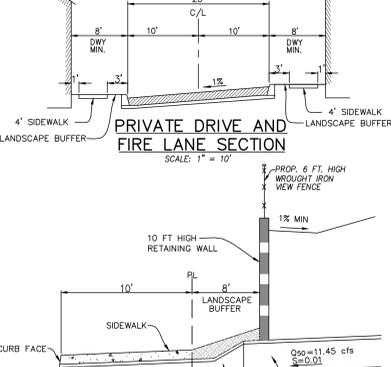
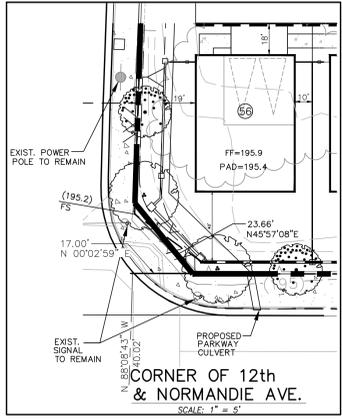
Utility Service Agencies:

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



AIR SPACE LOT NO.	GROSS AREA (ft ²)	NET AREA (ft ²)	DESCRIPTION	AIR SPACE LOT NO.	GROSS AREA (ft ²)	NET AREA (ft 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	1,858	1,858	"	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 PUBLIC SEWER MAINLINE WITHIN PROJECT BOUNDARY WILL BE 8", RESIDENTIAL CONNECTIONS WILL BE 4".
 - A STREET FRONTAGE WAIVER IS REQUESTED FOR LOT 2.
 - PROJECT CONSISTS OF ±910 LINEAR FEET OF STREET FRONTAGE.

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

NOTE: EASEMENT TO BE GRANTED OVER PROPOSED FIRELANE FOR PUBLIC UTILITIES ACCESS AND MAINTENANCE

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
01/12/16 DATE

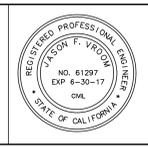


EXHIBIT MAP
VISTA POINTE
COUNTY OF LOS ANGELES, CA
VESTING T.T.M: 073465
SHEET 1 of 1
SUBDIVISION

10/19/15

VISTA POINTE EXHIBIT MAP

Please verify.

Please clarify.

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

1/1

TENTATIVE MAP DATED 02-09-2016
EXHIBIT MAP DATED 02-09-2016

- 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:

RC AC
Prepared by Aissa Carrillo
tr73465L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073465/>

Phone (626) 458-3126

Date 03-07-2016

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. 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, 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.

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

Page 3/3

TENTATIVE MAP DATED 02-09-2016
EXHIBIT MAP DATED 02-09-2016

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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.


Prepared by Aissa Carrillo
tr73465L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073465/>

Phone (626) 458-3126

Date 03-07-2016

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

Tentative Tract Map	<u>73465</u>	Tentative Map Dated	<u>2/9/16 (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

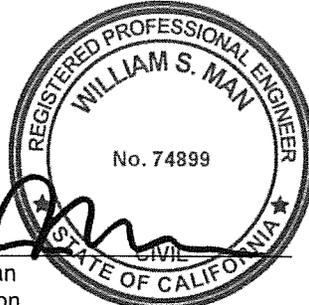
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

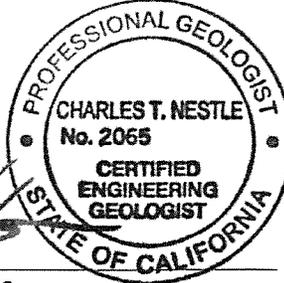
- G1. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to 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 2/23/16

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, if not already dedicated, right of way along Normandie Avenue to obtain an ultimate width of 40 feet of right of way from centerline.
3. Dedicate, if not already dedicated, right of way along 120th Street to obtain an ultimate width of 40 feet of right of way from centerline.
4. Dedicate complete vehicular access rights on Normandie Avenue for Lot 1 and Lot 3.
5. Provide off-site easements and/or a construction letter from the adjacent property owner to the west of the proposed driveway on 120th Street, as necessary, to allow for the construction of the proposed driveway on 120th Street to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or construction letter.
6. 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.
7. Repair any traffic loop detectors damaged during construction, to the satisfaction of Public Works. A signal modification plan may be required.
8. Construct standard full width sidewalk along the property frontage on 120th Street to the satisfaction of Public Works. The details of the sidewalk as shown on the tentative map are not necessarily approved.
9. Construct standard bus pad on Normandie Avenue to the satisfaction of Public Works.

10. Construct or reconstruct any proposed driveways to meet current ADA requirements and to the satisfaction of Public Works. Driveways may need to be depressed or additional dedication of right of way may be required to accommodate the pedestrian path. The details of the proposed driveway as shown on the tentative map are not necessarily approved.
11. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage to the satisfaction of Public Works.
12. Any proposed perimeter fence (CMU or wood) adjacent to the driveway shall be depressed to 42 inches or less within 10 feet of the right of way to provide line of sight.
13. 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.
14. Repair any displaced, broken, or damaged curb, gutter, sidewalk, or pavement along the property frontage, to the satisfaction of Public Works.
15. Repair any improvements damaged during construction to the satisfaction of Public Works.
16. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
17. 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.
18. Prepare detailed 1" = 40' scaled signing and striping plans for Normandie Avenue and 120th Street to the satisfaction of Public Works.

19. 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.
20. 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.
21. Comply with the attached street lighting requirements from the County of Los Angeles Department of Public Works, Traffic and Lighting Division, Street Lighting Section, dated July 22, 2015.



Prepared by Erik Rodriguez
tr073465r-rev2

Phone (626) 458-4921

Date 03-08-2016

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 7/22/15

TO: Matthew Dubiel
Project Entitlement & CEQA Section
Land Development Division

Attn: Henry Wong

FROM: James Chon
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

**STREET LIGHTING REQUIREMENTS
TRACT 073465 TG 703J7**

Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ 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.**

Provide streetlights 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.**

Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ 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.**

Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **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.**

New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- 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.
- Upon CUP approval (CUP 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 streetlights. 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 or road construction permits, whichever occurs first. 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 the issuance of a certificate of occupancy.
- Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of annexations listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. 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 the issuance of a certificate of occupancy.
- 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 streetlights. 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 the 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 streetlights 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 streetlights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights 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 streetlights located within gated communities.



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: February 09, 2016

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. Label the Private Driveway and Fire Lanes on the Tentative Map. Indicate compliance prior to Tentative Map clearance.
2. The proposed cross section of the Gated Entry shall provide the location of the control/call box and provide the distance from the public right of way line. Revise the cross section and indicate compliance on the Exhibit Map prior to Tentative Map clearance.
3. Add the 26 feet dimension to the Private Drive and Fire Lane Section to provide consistency with the fire lane dimensions on the maps/drawings. Revise the cross section and indicate compliance on the Exhibit Map prior to Tentative Map clearance.
4. The parking islands adjacent to Unit 10 and Unit 11 are encroaching into the fire lane. Revise and indicate compliance on the Exhibit Map prior to Tentative Map clearance.
5. 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.

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.



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: February 09, 2016

-
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.
2. The on-site private driveways shall provide a minimum paved unobstructed fire lane 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.



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: February 09, 2016

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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. The fire lane shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 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.
 9. Install **3** public fire hydrants as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73465

MAP DATE: February 09, 2016

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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 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.
 16. 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.

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:	02/09/2016	SCM Date:	03/17/2016	Report Date:	03/08/2016
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:

The map proposes 57 detached condominium units and a 2.1-acre private park to be maintained by the homeowners association. One (1) existing single family home to be removed; net increase of 56 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

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February 16, 2016 07:17:28
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	73465	DRP Map Date:	02/09/2016	SMC Date:	03/17/2016	Report Date:	03/08/2016
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)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	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
Acting Director of Environmental Health

5050 Commerce Drive
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www.publichealth.lacounty.gov

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March 9, 2016

Tentative Tract Map No. 073465

Vicinity: W. Athens-Westmont

Tentative Tract Map Date: February 9, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract 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:

V.C.

VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
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Baldwin Park, California 91706
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