



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

PROJECT NUMBER **HEARING DATE**
R2015-02032 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.)	07/07/15	08/06/15	08/13/15

PROJECT OVERVIEW

Subdivision: To create to create two multifamily parcels with 57 detached condominium units with a private park and a request to authorize a yard modification for structures and increased fence heights within the front and side yard setbacks of a gated neighborhood.

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)

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

SITE AREA

7.42 gross (6.63 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)

57

MAX DENSITY/UNITS (DU)

53

GRADING

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

34,000 cubic yards onsite
17,000 cubic yards cut
17,000 cubic yards fill

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
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	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST201400019

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 required to determine the impact on the environment.
2. Consult with DOGGR concerning capped and active oil wells on the property.
3. Ensure the appropriate agencies are consulted with respect to the informal dumping site that occurred on the property.

Land Use Policy:

Clear Hold

4. Density calculation should subtract from gross area all existing easements dedicated to public roadways. Confirm that net acreage includes private streets proposed within the development. The current proposal for 57 condominium dwelling units is inconsistent with the overall maximum density of 53 dwelling units allowed on the project site under the existing Plan land use designations. The development may not exceed 53 dwelling units.
5. 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. Clarify whether or not the net acreage calculation subtracted easements and areas for public roadway only, and will allow a maximum of 8 units per acre. Ensure that the Southwest Community Association – PO Box 47898, Los Angeles, CA 90022, has had an opportunity to comment on the project.

Zoning Code Compliance:

Clear Hold

6. The burden of proof statements must be updated to determine whether or not staff will support the request to authorize development within the required setbacks.

Tentative Map:

Clear Hold

7. Depict private drive and/or fire lane on the tentative map.
8. Include standard section for Normandie Avenue also.
9. Provide easement language and clarify their deductions.
10. Include language regarding status of oil wells on the tentative map.
11. Include a lot table on the tentative map.
12. Clarify "not a part" lot and either remove from map or designate as remainder. Is this lot considered as part of the density calculation?
13. Ensure that the total linear feet of existing and proposed street frontage is indicated in the notes section and/or lot

table.

14. Consider removing gates from project. Disconnection from the existing neighborhood is not in keeping with the Community Plan.
15. Include pedestrian access point(s).
16. Ensure that all common pedestrian walkways are either located on separate common private lots, or, have easements.
17. Community Plan encourages public involvement. Contact the public, including neighbors, neighboring property owners and the Southwest Community Association.

Exhibit Map:

Clear Hold

18. Pedestrian access should be provided at the front yard setback area along 120th Street and at Normandie Avenue.
19. Fences shall be a maximum of 42 inches within the front yard setback. Your burden of proof will need to be updated.
20. Orient units toward the street and towards the park for “eyes” on these important public and private areas.
21. Show the common area improvements on the Exhibit Map.
22. Ensure that all common pedestrian walkways are depicted. Depiction of street tree plantings is also recommended but not required until the final map stage. Your landscaping plans are being reviewed by the staff biologist.
23. If over-height retaining walls are authorized, sections are required to be depicted.
24. In your proposal, direct vehicle access to garages is taken from a fire lane, therefore the common walkway and/or main entrance to the unit(s) shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. In no case shall the primary pedestrian access to a unit be located along the fire lane. A clearly delineated redesign is necessary on the exhibit map.
25. Front yard setback area is required at the property line parallel to 120th Street.
26. Parking space dimensions for parallel spaces must be a minimum of 10 feet by 24 feet.

Community Standards District:

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

Healthy Design Ordinance (“HDO”):

Clear Hold

28. Ensure that all common pedestrian walkways are depicted. Depiction of street tree plantings is also recommended but not required until the final map stage. Your landscaping plans are being reviewed by the staff biologist.
29. Ensure that all common pedestrian walkways are either located on separate common private lots, or, have easements.
30. In your proposal, direct vehicle access to garages is taken from a fire lane, therefore the common walkway and/or main entrance to the unit(s) shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. In no case shall the primary pedestrian access to a unit be located along the fire lane. A clearly delineated redesign is necessary on the exhibit map.
31. 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

32. Address discrepancies on the application and map including clarifying whether shrinkage accounts for grading quantities differences, completing the oak tree statement, and deciding on whether or not to include APN 6079-002-026.
33. Building permits, assessor blanks are required. If structures are to remain on the property through the public hearing and tentative approval.

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. Clarify the NOT A PART parcel.
2. 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 (Comment 3 and 4) for requirements.
4. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirements.
5. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
6. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Provide a turnaround before the gated entrance to the satisfaction of Public Works. Please see attached Road review sheet for gate details.
 - b. Label all existing structures/buildings in the tentative map as "to remain" or "to be removed".
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. Also, delineate and call out the existing 100-ft City (w & p) easement.
 - d. Please see attached Hydrology review sheet (Comment 3) for requirements.
 - e. Please see attached Grading review sheet (Comments 1 and 2) for requirements.
 - f. Please see attached Road review sheet (Comment 1) for requirements.
 - g. Please see attached Sewer review sheet (Comment 2) for requirements.

HW

Prepared by Teni Mardirosian TM

Phone (626) 458-4910

Date 08-04-2015

tr73465L-new

http://planning.lacounty.gov/case/view/r2015-02032_tentative_tract_map_tr073465/



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

TRACT MAP NO. 73465

TENTATIVE MAP DATED 07/07/2015
EXHIBIT MAP 07/07/2015

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.
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>
3. Comments/Additional Requirements: Show drainage patterns in all the tract boundaries.

Reviewed by _____

M. D. Esfandi
David Esfandi

Date 07/21/2015

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. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - b. Indicate maintenance responsibilities for all drainage devices.
 - c. Show the cut/fill lines.
 - d. 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.
 - e. 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.
 - f. Provide access to the existing oil wells in the vicinity of Lots 9 and 29 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. Provide access to the existing oil wells in the vicinity of Lots 9 and 29 to the satisfaction of the California Division of Oil, Gas, and Geothermal Resources (DOGGR).
3. Approval of the latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
4. Obtain and provide DOGGR's approval or correspondence accepting the access to the existing oil well on site (in the vicinity of Lot 29).

DR

Name Diego Rivera Date 7/30/15 Phone (626) 458-4921

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 and an updated exhibit map are required to show the following items:
 - a. If applicable, show and call out location of existing septic system.
 - b. Show proposed laterals for residential and public sewer. Provide typical call outs for proposed laterals for residential with 4" VCP pipe and proposed public sewer with 8" VCP pipe.

Prepared by Vilong Truong
tr73465s-new.doc

Phone (626) 458-4921

Date 07-30-2015

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

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TRACT NO. 073465

TENTATIVE MAP DATED 07-07-2015
EXHIBIT MAP DATED 07-07-2015

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 "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-new.doc

Phone (626) 458-4921

Date 07-30-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 073465

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TENTATIVE MAP DATED 07-07-2015
EXHIBIT MAP DATED 07-07-2015

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:

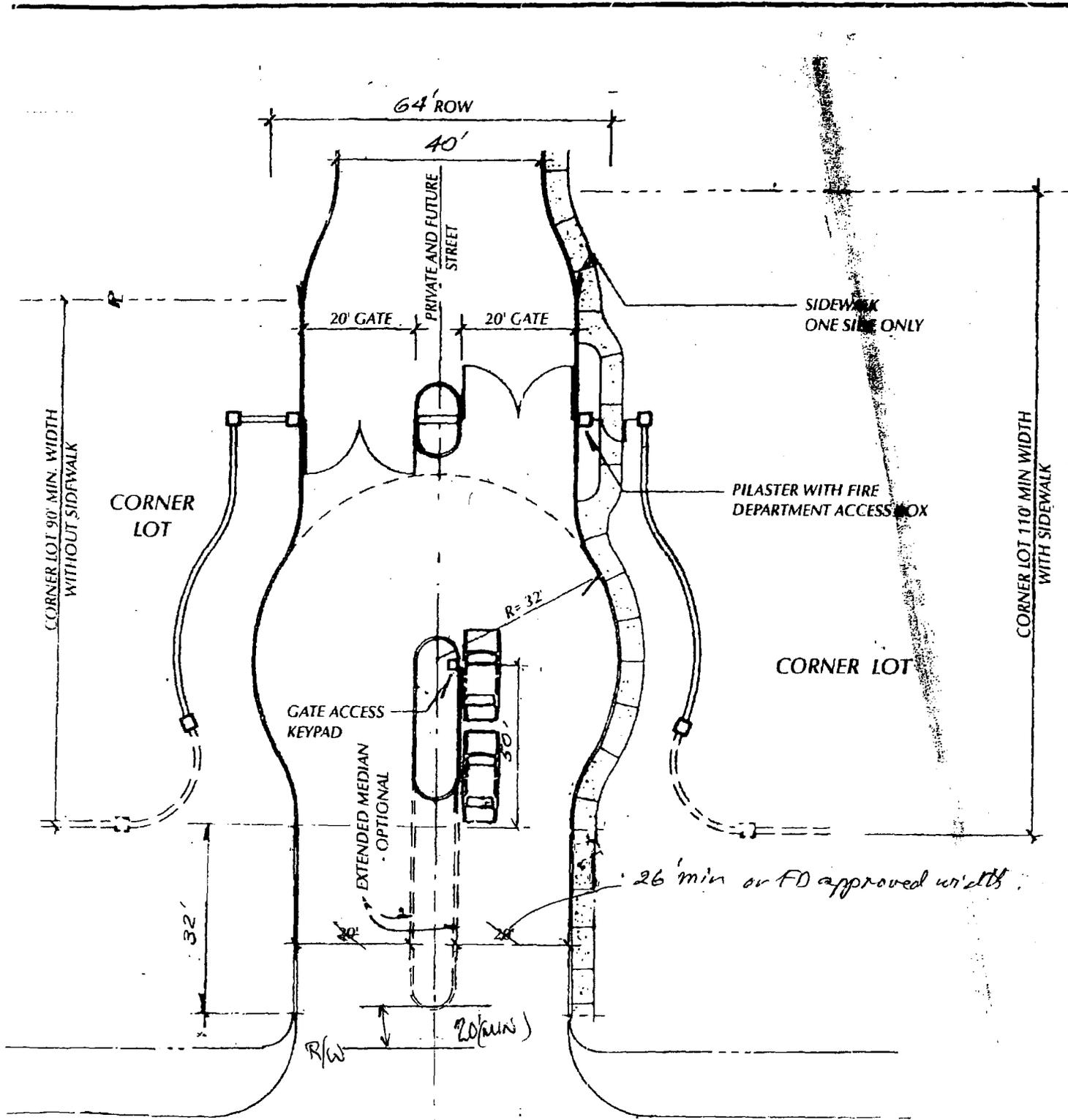
1. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - See attached check print for additional comments.



Prepared by Erik Rodriguez
TTR 073465

Phone (626) 458-4921

Date 08-04-2015



TYPICAL GATE DETAIL

Not to scale

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

1/1

TENTATIVE MAP DATED 07-07-2015
EXHIBIT MAP DATED 07-07-2015

- 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 Teni MardirosianTM Phone (626) 458-4910
tr73465L-new
http://planning.lacounty.gov/case/view/r2015-02032_tentative_tract_map_tr073465/

Date 08-03-2015

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 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.
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. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
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.

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.

HW
Prepared by Teni MardirosianTM Phone (626) 458-4910 Date 08-03-2015
tr73465L-new
http://planning.lacounty.gov/case/view/r2015-02032_tentative_tract_map_tr073465/

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 73465 Tentative Map Dated 7/7/15 Parent Tract 6079-002-028,
6079-002-028,
Grading By Subdivider? [Y] (Y or N) 17,000_yd³ Location Athens APN -029, -064, -076
Geologist RMA Subdivider Storm Properties, Inc.
Soils Engineer RMA Engineer/Arch. Alliance Land Planning and Engineering

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

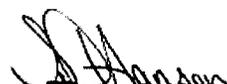
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- 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




S. Danielle Hanson
Geology Section
Date 7/28/15

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. Relocate any affected utilities including any signal infrastructure. A signal modification plan may be required.
2. 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.
3. Repair any traffic loop detectors damaged during construction, to the satisfaction of Public Works. A signal modification plan may be required.
4. Construct full width sidewalk along the property frontage on 120th Street to the satisfaction of Public Works.
5. Construct or reconstruct any proposed driveways to meet current ADA requirements and to the satisfaction of Public Works.
6. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage to the satisfaction of Public Works.
7. Any proposed perimeter fence (CMU or wood) adjacent to the driveway shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
8. 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. The details of the gated access as shown on the tentative map are not necessarily approved.
9. Repair any improvements damaged during construction to the satisfaction of Public Works.

10. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
11. 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.
12. 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.
13. Prepare detailed 1" = 40' scaled signing and striping plans for Normandie Avenue and 120th Street to the satisfaction of Public Works.
14. 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.
15. 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.
16. 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 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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 073465

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TENTATIVE MAP DATED 07-07-2015
EXHIBIT MAP DATED 07-07-2015

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
TTR 073465

Phone (626) 458-4921

Date 08-04-2015



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: July 07, 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. The proposed Gated Entry shall be re-designed to comply with the County's Private Drives and Traffic Calming Manual. Revise the Gated Entry to indicate compliance on the Exhibit Map prior to Tentative Map clearance.
2. Provide dimensions and clearly label the Fire Department turnaround between Unit 8 and Unit 9 on the Exhibit Map. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
3. Provide a dimension and a cross section for all proposed fire lanes on the Exhibit Map. There is no cross section for the fire lane serving Units 1-10. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
4. All turns within the fire lane shall provide a 32 feet centerline turning radius. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
5. Revise Note #3 on the Tentative and Exhibit Maps. The fire flow information indicated on this note is outdated. The note shall comply with the current fire flow requirements as addressed in Appendix B of the County of Los Angeles Fire Code. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
6. Show and dimension the closest existing public fire hydrant(s) to the development's lot frontage on 120th Street and on Normandie Ave. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
7. Submit a fire flow availability form, FORM 195, to our office for the closest existing public fire hydrant located on 120th Street within lot frontage. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.

Reviewed by: Juan Padilla

Date: August 10, 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: July 07, 2015

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8. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours if the future single family dwellings are less than 3,600 total square feet. Provide a note on the Exhibit Map prior to Tentative Map clearance.

CONDITIONS OF APPROVAL – ACCESS

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 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.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A reciprocal access agreement is required for Park Avenue since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. 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.
6. 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.



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PROJECT: TR 73465

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7. 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.
 8. 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.
 9. 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.
 10. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 11. 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.
 12. A minimum unobstructed 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.
 13. A reciprocal access agreement is required for any portion of the driveway being shared by the future lots. Compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 14. 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.

Reviewed by: Juan Padilla

Date: August 10, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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15. 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.

CONDITIONS OF APPROVAL - WATER

1. Install ??? public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
2. 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.
3. 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.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
6. 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.
7. An approved automatic fire sprinkler system is required for proposed building within this development. Sprinkler design plans shall be submitted to the jurisdictional Building and Safety office concurrently with the architectural plans for review and approval prior to building permit issuance.

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

Reviewed by: Juan Padilla

Date: August 10, 2015



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



PARK OBLIGATION REPORT

Tentative Map #	73465	DRP Map Date:	07/07/2015	SCM Date:	08/13/2015	Report Date:	08/04/2015
Park Planning Area #	19		WEST ATHENS / WESTMONT			Map Type:	TENTATIVE

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 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

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



PARK OBLIGATION WORKSHEET

Tentative Map #	73465	DRP Map Date:	07/07/2015	SMC Date:	08/13/2015	Report Date:	08/04/2015
Park Planning Area #	19		WEST ATHENS / WESTMONT			Map Type:	TENTATIVE

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 = 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
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August 4, 2015

Tentative Tract Map No. 073465

Vicinity: West Athens-Westmont

Tentative Tract Map Date: July 7, 2015

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. A copy of a current original signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:

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M.T