



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

July 30, 2014

Brookfield Residential  
Attention: Dave Bartlett  
3090 Bristol Street, Suite 220  
Costa Mesa, CA 92626

**REGARDING: PROJECT NUMBER R2013-00317-(4)  
ZONE CHANGE NO. 201300002  
CONDITIONAL USE PERMIT NO. 201300021  
PARKING PERMIT NO. 201300009  
VESTING TENTATIVE TRACT MAP NO. 072216  
NEAR THE INTERSECTION OF FIRST AVENUE AND CANDLELIGHT DRIVE,  
WHITTIER**

Dear Applicant:

The Regional Planning Commission, by its action of July 30, 2014, is recommending **APPROVAL** of the above described legislative matter (zone change) to the Los Angeles County Board of Supervisors, and associated approved entitlements mentioned above. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the zone change is automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Jodie Sackett in the Land Divisions Section at (213) 974-6433 or e-mail at [jsackett@planning.lacounty.gov](mailto:jsackett@planning.lacounty.gov).

Sincerely,

Richard J. Bruckner  
Director

Nooshin Paidar, Supervising Regional Planner  
Land Divisions Section

Enclosures: Findings and Conditions  
c: BOS, DPW (Building and Safety), Zoning Enforcement, Ed Walden, Marjean Rosen, Donald Darling

NP;jds

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-00317-(4)  
CONDITIONAL USE PERMIT NO. 201300021  
PARKING PERMIT NO. 201300009  
VESTING TENTATIVE TRACT MAP NO. 072216**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 30, 2014, in the matter of Project No. R2013-00317-(4), consisting of Conditional Use Permit No. 201300021 ("CUP") and Parking Permit No. 201300009 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 072216 ("Vesting Map") and Zone Change No. 201300002 ("Zone Change").
2. The permittee, Brookfield Homes ("permittee"), requests the Project Permits to authorize the development of a new residential condominium development consisting of 91 detached dwelling units, a community park and other recreational amenities ("Project") on a property located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada ("Project Site").
3. The Vesting Map is a request for a subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot.
4. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to Zone RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
5. The CUP is a related request for development within the in the Residential Planned Development ("RPD") and Development Program ("DP") zones, pursuant to the Los Angeles County Code ("County Code") Sections 22.20.460, 22.40.070 and 22.56.040.
6. The Parking Permit is a related request to authorize parking stall widths of eight feet within the internal streets and drives of the Project.
7. The approval of the Project Permits and Vesting Map will not become effective unless and until the Board has adopted the Zone Change, and it has become effective.

8. The Project Site is 13.86 gross (10.99 net) acres in size and consists of two legal lots. The Project Site is rectangular in shape with flat to sloping topography and is developed with an athletic field and a parking lot.
9. The Project Site is located in the Southeast Whittier Zoned District and is currently zoned A-1-7,000.
10. The Project Site is located within the P (Public Facilities) land use category of the Countywide General Plan Land Use Policy Map.
11. Surrounding zoning within a 500-foot radius includes:
  - North: A-1-7,000
  - South: R-A-6,200 (Residential-Agricultural – 6,200 Square Foot Minimum Required Lot Area)
  - East: R-A-6,200
  - West: R-A-6,000 (Residential-Agricultural – 6,000 Square Foot Minimum Required Lot Area)
12. Surrounding land uses within a 500-foot radius include:
  - North: A 23-acre chiropractic college campus
  - South: Single-family residences
  - East: Single-family residences and a middle school
  - West: Single-family residences
13. The 13.86-acre subject property was formerly a portion of the northerly-adjacent chiropractic college (The Southern California University of Health Sciences – SCUHS). On December 27, 2011, the Department of Regional Planning approved a Lot Line Adjustment (LLA – No. 201100020) between SCUHS and the subject project, reducing the chiropractic college campus area from 37 acres to 23 acres and allowing the subject site to be re-developed.
14. The site plan for the Project depicts a residential condominium development of 91 detached dwelling units dispersed throughout the “L”-shaped site on a total of 17 multi-family lots. The dwelling units are typically sited in a “six-pack” configuration on one multi-family lot and arranged around a common driveway used for both vehicle (garage) and pedestrian (front door) access.
  - a. Access: The project site is accessed by First Avenue (a Secondary Highway) to the west and Candlelight Drive to the south. Primary access into the development occurs just north of the intersection of Candlelight Drive and Cullman Avenue located along the southerly border of the site. The main entry, “A” Court, is the only vehicular entry into the development. “A” Court is un-gated

and contains a landscaped median. Internal vehicle circulation is provided via a system of private streets and driveways varying in paved width from 24 to 46 feet. Internal private streets ("A" Court, "B" Court, and "C" Court) all contain 5 foot wide sidewalks with landscaped parkways along the curb, containing tree plantings every 25-50 feet for shade. Besides the main ("A" Court) entry, there are three other locations in which pedestrians may freely enter and exit the development: two 30-foot wide "paseos" (public pedestrian walkways) located along Candlelight Drive near the southeasterly side of the site, and a stairway located at the far westerly terminus of "B" Court which connects to First Avenue.

- b. Parking: A total of 256 parking spaces are provided onsite: 182 covered (garage) and 71 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on "B" Court in front of the community park. There are no parking lots or other parking facilities located onsite.
- c. Recreation/Amenities: Located adjacent and to the immediate east of "A" Court is the primary amenity of the development—a 0.56 acre community park. The community park is divided in half with a "private" side to the north, containing a pool, courtyard, event room and barbecue area that are to be open to residents and guests; and a "public" side to the south, containing a shaded grass area with several benches that is proposed to be open to the public. The community park is visible from the public street and can be directly accessed by the public without entering the development. Other development features include a community garden located along "C" Court in the northwesterly area of the site, and a "tot lot" (small children's playground) located at the far easterly terminus of "B" Court.
- d. Building/Site Design: Along Candlelight Drive, dwelling units will be oriented with the front of the unit towards the street, with pedestrian entries directly connected to the public sidewalk. Vehicle garages for these units are located to the rear and are not visible from Candlelight Drive. Along First Avenue, there is a sizeable elevation difference (approximately 10-12 feet) from the street to the site. Here, dwellings will be oriented with their fronts facing away from the street, with a retaining wall and fence separating the back yards of residences from a landscaped slope that runs along the First Avenue sidewalk. The dwellings range from 3 to 5 bedrooms (2,250 to 3,750 square feet) in size and are all two stories in height, reaching a maximum of approximately 30 feet. The dwellings are proposed to be dispersed in an even distribution of "Farmhouse", "Craftsman" and "Spanish" architectural styles.
- e. Walls & Fences: Due to the change in site elevation, there are several retaining walls and combination block-retaining walls located along the perimeter of the

site, mainly along the northerly border next to the adjacent chiropractic college, and along First Avenue. Combination block and retaining walls vary from 1 to 8 feet in height, with the highest walls located in the north (within the dwelling unit rear yards) next to the adjacent college. A combination of masonry walls and wrought iron fences are proposed throughout the development to divide front, side and rear yards between the dwelling units. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.

- f. Open Space: The project consists of a total of 3.41 acres of open space, or approximately 31% of the net acreage of the development. The open space is provided according to the following:

Open Space Format	Acres	Description
Separate HOA-Maintained Lots	1.43	Community park, community garden, tot lot, paseos, landscaped slopes
Private Street Parkways	0.98	4 to 7 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings
Front Yard Space on Multi-Family Lots	1.00	Grass, drought-tolerant trees and shrubs; various plants and flowers
Total	3.41	31% of net project area

- g. Grading: A total of 20,995 cubic yards each of cut and fill material is proposed, for a combined total of 41,990 cubic yards of earthwork to be balanced on site (no import or export of dirt).

15. The Project Site is accessible via First Avenue to the west. Primary vehicular access to the Project Site will be via an entrance/exit on Candlelight Drive. This is the only means of vehicular access into the Project.

16. A total of 256 parking spaces are provided onsite: 182 covered (garage) and 71 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on "B" Court in front of the community park. There are no parking lots or other parking facilities located onsite.

17. Prior to the Commission public hearing, in 2012, the Permittee reached out to members of the community to present the subject project and obtain citizen feedback. Additionally, in 2012, the Permittee consulted with the Department of Regional Planning ("Regional Planning") staff and attended a One-Stop meeting to discuss the conceptual project and its design. This consultation resulted in several changes to the project design. Significant among these changes included:
- a. Eliminating the gated street entryway into the development;
  - b. Adding recreational amenities into the project, including a ½-acre community park, of which a portion is accessible to the public;
  - c. Re-orienting proposed dwelling units along Candlelight Drive, to have the front of each dwelling facing the street; and
  - d. Including pedestrian access ways into the development at Candlelight Drive and First Avenue that connect to the abutting public sidewalks.
18. The County Departments of Public Works, Fire, Parks and Recreation, and Public Health recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.
19. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
20. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
21. Prior to the Commission's public hearing, Regional Planning staff received one phone call and one e-mail from residents having questions/concerns about the Project, related to the amount of recreation space within the surrounding community and the proper posting of the hearing signs, respectively. No other correspondence was received from the public regarding the Project.
22. During the July 30, 2014 public hearing, three persons testified in opposition to the project. Among the testifier's concerns were: loss of community open space and recreation area; too many homes on the site (lot sizes too small); two-story homes are too tall, are incompatible with surrounding single-story homes and will block views to the mountains and downtown Los Angeles; increase in traffic congestion;

reduced traffic safety; change from single-family homes to condominiums; and insufficient pre-notification of proposed project in the community.

To these concerns, the applicant (and representatives) rebutted that the project is supplying more than the required open space on the site, some of which will be available to public for recreation; the proposed dwellings are single-family detached homes that will be of similar size to existing surrounding homes; the project will contribute to installation of a new traffic signal and will not cause any significant traffic impacts nor create unsafe traffic conditions; and that 10 community meetings were conducted prior to the public hearing.

In its presentation, staff also reiterated that the height of the proposed two-story residences are compatible with the community in that they comply with the same building height restriction found in the surrounding community – 35 feet maximum, which allows up to three stories for a dwelling.

23. The Commission finds that the Project is consistent with the General Plan, insofar as the proposed land use, density and design of the Project are consistent with the existing land use designation and compatible with the surrounding community. The Commission's also finds that the Project is consistent with the applicable Elements and Policies of the General Plan, insofar as the Project provides new housing on a vacant portion of urban infill land; provides sufficient recreation amenities for the benefit of the Project and surrounding community; and is designed in an attractive manner that will enhance the aesthetic character of the area.
24. The Commission finds that the Project is consistent with the proposed zoning designation, as the proposed designation allows the necessary building heights, setbacks, parking, landscaping and other related standards of the Project to be developed in compliance with the Zoning Code.
25. The Commission finds that the burdens of proof for the CUP, Parking Permit, Vesting Map and Zone Change have been satisfied.
26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Southeast Whittier/E. La Mirada community. On June 26, 2014, a total of 213 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Southeast Whittier Zoned District and to any additional interested parties.

27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
28. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
29. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

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

Regarding the CUP:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan. The Project will implement the relevant Goals and Policies of the General Plan through the associated CUP, Parking Permit, Vesting Map and Zone Change, which allow the orderly development and regulation of the proposed use.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed use, detached residential dwelling units with associated recreational amenities, is compatible with surrounding land uses and thus does not create any adverse impacts or material detriments, nor constitute a public menace.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Permits (CUP, Parking Permit) will ensure that the site is appropriately developed in compliance with the Zoning Code.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The site is served by two existing public roadways (First Avenue and Candlelight Drive), both of which are of sufficient width and improvement to accommodate additional traffic created by the Project. Further, traffic-related mitigation measures have been included as part of the Project MND and MMRP.

Regarding the Parking Permit:

- E. The applicant has met the burden of proof set forth in Section 22.56.1020. No reduction in the number of parking spaces is proposed, and the project exceeds Zoning Code parking requirements. As all required parking is contained within the Project, there is no need for special parking arrangements or sharing of facilities. The request for reduced-width guest parking stalls of eight feet is sufficient for "on-street" parallel parking within the Project as it allows for sufficient emergency access for the Fire Department and would not implement impractical parking stall dimensions that would result in an inability to park vehicles. No offsite parking facilities, rear-lot transitional parking, or uncovered residential parking lots are proposed. As the Project contains more than the required number of parking spaces, no additional traffic congestion, excessive offsite parking or unauthorized use of adjacent offsite parking facilities will result. The proposed site is adequate in size and shape to accommodate all the remaining development features required for parking, such as covered resident parking, accessible parking, sufficient access, back-up space and parking stall dimension length.
- F. No written protest to the proposed Parking Permit was received within 14 calendar days following the date on the public notice pursuant to Section 22.56.1050.

Regarding the Vesting Map:

- G. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

- H. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached residential condominium units is consistent with surrounding land uses predominantly consisting of detached single-family residences.
- I. The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
- J. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.
- K. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
- L. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an infill parcel of land in an urbanized area and does not contain any sensitive wildlife or habitat environments.
- M. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
- N. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

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

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Conditional Use Permit No. 201300021, Parking Permit No. 201300009, and Vesting Tentative Tract Map No. 072216 and recommends approval of Zone Change No. 201300002 to the Board of Supervisors, subject to the attached conditions.

**ACTION DATE: July 30, 2014**

**VOTE: 3-0-0-2**

Vote by Commissioner Name:

Concurring: Valadez, Shell, Pedersen

Dissenting: None

Abstaining: None

Absent: Louie, Modugno

NP:jds

7/30/14

C:Valadez, Shell, Louie, Pedersen, Modugno, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-00317-(4)  
CONDITIONAL USE PERMIT NO. 201300021  
PARKING PERMIT NO. 201300009  
VESTING TENTATIVE TRACT MAP NO. 072216**

**PROJECT DESCRIPTION**

The project is a new residential condominium development consisting of 91 detached dwelling units, a community park and other recreational amenities subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 072216. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$800.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **four annual** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,256.25** (\$2,181.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,104.75** (\$3,029.75 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."

**PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT**

22. The following Residential Planned Development (RPD) conditions shall apply:
- a. When recreational buildings are proposed, the distance between buildings (including dwelling units) shall not be less than 10 feet for one-story and two-story structures, plus two additional feet for each story above the second.
  - b. Open space shall comprise not less than 30 percent of the overall project net area; provided however, that where the applicant submits evidence to the satisfaction of the Planning Director that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development within the intent of this section, the Planning Director may modify said requirements. Open space considered being within private side and rear yard areas of a dwelling unit shall not be included in the required open space calculation.
  - c. Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building-coverage limitation.
  - d. The Director of Regional Planning ("Planning Director") shall approve a progress schedule indicating the development of open-space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the Planning Director, be coordinated between phases as approved in subdivision 11 of this subsection B. The Planning Director may modify, without a hearing, this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.
  - e. A plan for landscaping all open areas, where appropriate, shall be submitted to and approved by the Planning Director.
  - f. Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the satisfaction of the Planning Director that the proposed development will provide as well or better for planned unit development within the intent of this

section, the Planning Director may approve a division of open space encompassing more than one phase.

- g. Where a division of open space will encompass more than one phase, the applicant shall provide the Planning Director with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application, as stipulated in Sections 22.20.460.B.12 and B.13.

23. The following Development Program (DP) conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
- b. No existing building or structure which under the program is to be demolished shall be used.
- c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
- d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
- e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

24. Combined retaining wall/fence heights up to eight feet are authorized in the rear yard areas along the northerly project boundary adjacent to the SCUHS campus property.

#### **PERMIT SPECIFIC CONDITIONS - PARKING PERMIT**

25. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two covered spaces per each dwelling unit (2:1) and one uncovered space per each four dwelling units (1:4). The permittee shall also provide a minimum of one van-accessible parking space adjacent to the community park. The development has 91 dwelling units which would require not less than 182 covered resident spaces and 23 uncovered guest spaces be provided based on the applicable ratios mentioned. If the permittee changes the project so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the development substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

26. Reduced guest parking stall widths of eight feet are authorized throughout the development.

#### PERMIT SPECIFIC CONDITIONS – LAND DIVISIONS

27. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
28. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated December 10, 2013), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.
29. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 91 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
30. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.
32. The subdivider shall provide at least 50 feet of street frontage for multi-family residential Lots 4 through 10 as indicated on the approved tentative map.
33. A request for a waiver of street frontage for multi-family residential Lots 1 through 3 and 11 through 17 is authorized.
34. The subdivider shall label the "private driveway and fire lane" on the final map.
35. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway/fire lane paving design and

widths as depicted on the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.

36. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of street frontage (First Avenue and Candlelight Drive frontage, and also including A, B, and C Court within the subdivision), and, shall plant or cause to plant such trees to the effect that they provide a shading canopy along the public and common sidewalks and walkways within and adjacent to the development.
37. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.
38. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
39. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community park (Lots 20 and 21), community garden (Lot 19), tot lot (Lot 24), private driveways/fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.
40. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveway/fire lane for access into and out of the subdivision.
41. Permission is granted to construct model homes on the subject site prior to final map approval. Prior to final map approval, the subdivider may elect to file a site plan review (Revised Exhibit "A") to Regional Planning for review and approval.
42. Permission is granted to record multiple final maps. If multiple final maps are utilized, the boundaries of each individual unit ("phase") final maps shall be to the satisfaction of the Department of Public Works and Regional Planning. Each final map to record shall comply on its own, or in combination with, previously recorded maps, with the open space, parking, and lot area requirements of the Project. Prior to the approval of each final map, submit the following:
  - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected

boundaries and phasing of all future final maps; and

- b. A summary table indicating the number and type of all lots shown, and the type and amount of open space and recreation area shown, on the current and previous final maps.

#### PROJECT SPECIFIC CONDITIONS

43. Lot 21 (community park, public-accessible portion) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 45<sup>th</sup> dwelling unit located within the project. A park site plan (Revised Exhibit "A") shall be submitted to Regional Planning for review and approval prior to the issuance of the 45<sup>th</sup> dwelling unit building permit.
44. Prior to final map recordation, an easement or easements granting public access shall be provided to Regional Planning for review and approval, and depicted on the final map, for the following areas:
  - a. The community park (southerly portion), designated as Lot 21 as depicted on the tentative map;
  - b. The pedestrian common walkways located within Lots 18, 20, 21, 22, 23 and 25 as depicted on the tentative map
45. Front yard wall and fence heights along Candlelight Drive and "A" Court, "B" Court and "C" Court shall not exceed 42 inches.
46. Wall and fence heights surrounding the community park, community garden and tot lot shall not exceed 42 inches, except for those portions that are needed to enclose the proposed swimming pool for safety reasons, or are abutting the side yard and/or back yard spaces of any dwelling unit.
47. All pedestrian common walkways throughout the development and the project entrance street ("A" Court) shall remain un-gated.

#### Attachments:

Mitigation Monitoring and Reporting Program  
Subdivision Committee Reports for the tentative map dated 12-10-13

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 / ENV NO. 201300031

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.



Applicant  
*Jane Jackson*  
Staff

6/27/14

Date

6-27-14

Date

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	<p>a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted at the corner of Candlelight Drive and First Avenue that will sufficiently recreate the existing view of "nine tall evergreen trees" located in that portion of the project site.</p> <p>b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection after installation.</p>	Approval of a tree planting plan (Revised Exhibit "A").	Prior to final map approval.	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	<p>Prior to issuance of any building permit for the Candlelight Residential Project, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.</p>	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Regional Planning
1.3	Aesthetics	<p>Prior to the final release of performance bonds for onsite improvements, a final photometric survey shall be prepared by an electrical engineer, licensed landscape architect, or licensed professional designer, indicating that a field test has been performed after dark and the light rays are confined to the premises. The survey shall be submitted to the County of Los Angeles Director of Regional Planning, or designee, for review and approval.</p>	Approval of a final photometric survey.	Prior to final bond release.	Applicant and subsequent owner(s)	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 / ENV NO. 201300031**

3.1	Air Quality	<p>Prior to issuance of any building permits, the applicant shall include in the site plan and construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following:</p> <ul style="list-style-type: none"> <li>   Apply soil stabilizers or moisten inactive areas.</li> <li>   Prepare and implement a high wind dust control plan;</li> <li>   Stabilize previously distributed areas if subsequent construction is delayed;</li> <li>   Water exposed surfaces as needed for dust suppression (typically 3 times/day);</li> <li>   Cover all stock piles with tarps at the end of each day or as needed;</li> <li>   Provide water spray during loading and unloading of earthen materials;</li> <li>   Minimize in-out traffic from construction zone.</li> <li>   Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and</li> <li>   Sweep streets daily if visible soil material is carried out from the construction site</li> </ul>	<p>Approval of construction plans with a note requiring that during construction activities, fugitive dust control measures are applied.</p>	<p>Prior to issuance of a building permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Works/Building and Safety</p>
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 - August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 66), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
<p>4.1</p> <p>Biological Resources</p>	<p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no earlier than 3 days prior to the initiation of project activities to detect active nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Regional Planning</p>
<p>5.1</p> <p>Cultural Resources</p>	<p>Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Regional Planning</p>

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

5.2 Cultural Resources	Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.3 Cultural Resources	<p>If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall reburial the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).</p>	<p>If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.</p>	<p>During grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>County Coroner, or designee.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 / ENV NO. 201300031**

7.1	Geology / Soils	<p>Mitigation shall be implemented in the form of strict compliance with all recommendations specified in Sections 4.1 through 4.13 in the Preliminary Geotechnical Subsurface Evaluation (LGC 2012). The geotechnical recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.</p>	<p>Prior to issuance of permits, the plans shall include notes indicating that all recommendations specified in Sections 4.1 through 4.13 in the Preliminary Geotechnical Subsurface Evaluation (LGC 2012) shall be implemented.</p>	<p>Prior to issuance of a grading permit and during grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Works/Building and Safety</p>
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

<p>13.1 Noise</p>	<p>During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>• Construction activities shall be limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction shall not be permitted on any national holiday or on any Sunday.</li> <li>• All construction equipment shall use properly operating mufflers.</li> <li>• Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means.</li> <li>• A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.</li> </ul>	<p>Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.</p>	<p>Prior to issuance of a grading permit and during grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Health and Public Works/Building and Safety</p>
<p>13.2 Noise</p>	<p>During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern site boundary shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that large bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern site boundary.</p> <p>If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractor's expense.</p>	<p>Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the required equipment buffering.</p>	<p>Prior to issuance of a grading permit and construction activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Works/Building and Safety</p>

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 / ENV NO. 201300031**

17.1	Transportation / Traffic	Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay the project's fair share contribution to offset its Year 2017 cumulative impacts at the intersections of Leffingwell Road/Lambert Road, 1st Avenue/Candlelight Drive, and Tigrina Avenue/Imperial Highway, which is presently estimated to be \$228,250.00.	Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay \$228,250.00 to the County for intersection improvements.	Prior to the Issuance of Certificate of Use and Occupancy.	Applicant and subsequent owner(s)	Public Works/Building and Safety
10	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning

\* In the "i" column, the number before the decimal should always correspond with the chapter number in the initial study.

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) All lots shall have street frontage unless the Department of Regional Planning is prepared to waive such requirement to the Advisory Agency.
- (2) An approved Drainage Concept and a Water Quality Plan. Please see attached Storm Drain and Hydrology review sheet for comments and requirements. The drainage concept and Water Quality Plan shall be submitted directly to Public Works.
- (3) As previously requested, an approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required.
- (4) Please see attached Road review sheet (Comments 2 and 3) for comments and requirements.
- (5) An approved sewer area study. Sewer Area Study PC12188AS currently in plan check and must be approved. Please see attached Sewer review sheet (Comment 1) for comments and requirements.

*HW*  
Prepared by John Chin  
Tr72216L-rev3 doc  
<http://planning.lacounty.gov/case/view/r2013-00317/>

Phone (626) 458-4918

Date 01-06-2014



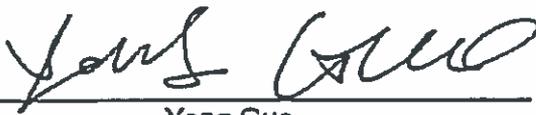
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

TRACT NO. 072216

TENTATIVE MAP DATED 12/10/2013  
EXHIBIT MAP 12/10/2013

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

1. A Water Quality Plan\* (as part of the Drainage Concept) is required prior to tentative approval of the map when any of the following conditions exist:
- Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area.
  - Street and/or road construction of 10,000 square feet or more of surface area.
- \* Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85<sup>th</sup> percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page: [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/index.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml)
2. Prior to tentative map approval for drainage, submit a Drainage Concept 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, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to retention or detention devices may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of retention or detention devices. Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
3. The latest Drainage Concept/Hydrology Study was reviewed on 11/20/2013 and was not approved. (The Drainage Concept cannot be approved before all drainage-related planning issues have been resolved (e.g. street frontage requirements, secondary access, etc.))

Reviewed by  Date 12/30/2013 Phone (626) 458-4915

Yong Guo

TENTATIVE MAP DATED 12-10-2013  
EXHIBIT MAP DATED 12-10-2013

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

1. As previously required, an approved traffic study is required prior to tentative map approval and is currently under review. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 458-4721 for additional information.
2. As previously required, we recommend adding a secondary means of access off First Avenue as far from the intersection to provide better traffic circulation and to avoid overloading Candlelight Drive.
3. All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. As previously requested, submit evidence of DRP's concurrence that street frontage can be waived and place a note on the tentative map requesting permission to waive street frontage requirements. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.

PC

Prepared by Patricia Constanza  
tr72216r-rev3

Phone (626) 458-4921

Date 12-23-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF THE PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SEWER

Page 1/1

TRACT MAP NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013  
EXHIBIT "A" MAP DATED 12-10-2013

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:

- Prior to tentative map approval the sewer area study PC 12188 AS currently in plan-check with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.

  
Prepared by Tony Khaikhali  
tr72216s-rev3 doc

Phone (626) 458-4921

Date 01-02-2014

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

Page 1/1

TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013  
EXHIBIT "A" MAP DATED 12-10-2013

- 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  John Chin

Phone (626) 458-4918

Date 01-06-2014

Tr72216L-rev3 doc  
<http://planning.lacounty.gov/case/view/r/2013-00317/>

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 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. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. 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.
12. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
13. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
14. The first unit of this subdivision shall be filed as Tract No. 072216-01, the second unit, Tract No. 072216-02, and the last unit, Tract No. 072216.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
16. The street frontage requirement for Lots #1 to #3, Lots #11 to #17, and Lot #20 needs to be waived by the Advisory Agency.
17. 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.

18. 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.
19. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
20. 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.

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
— Geologist  
— Soils Engineer  
1 GMED File  
1 Subdivision

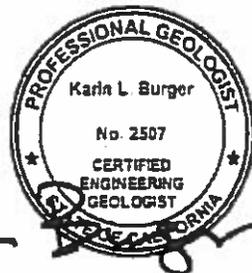
TENTATIVE TRACT MAP 72216  
SUBDIVIDER Brookfield Residential  
ENGINEER Fusco Engineering, Inc  
GEOLOGIST —  
SOILS ENGINEER —

TENTATIVE MAP DATED Dec 10 2013 Exhibit (rev)  
LOCATION Whittier  
GRADING BY SUBDIVIDER [ Y ] (Y or N) (20,995 c.y)  
REPORT DATE —  
REPORT DATE —

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12/30/13 is attached.



Reviewed by Karin Burger Date December 30, 2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office: \_\_\_\_\_  
PCA: LX001129  
Sheet 1 of 1

Tentative Tract Map: 72215  
Location: Whittier  
Developer/Owner: Brookfield Residential  
Engineer/Architect: Fusco Engineering, Inc.  
Soils Engineer: \_\_\_\_\_  
Geologist: \_\_\_\_\_

DISTRIBUTION:

\_\_\_\_ Drainage  
\_\_\_\_ Grading  
\_\_\_\_ Geo/Soils Central File  
\_\_\_\_ District Engineer  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
\_\_\_\_ Engineer/Architect

Review of:

Tentative Tract/Parcel Map Dated by Regional Planning 12/10/13 (Revision and Exhibit)  
Previous Review Sheet Dated 8/15/13

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://adpw.org/qmed/permits/docs/manual.pdf>.



Prepared by \_\_\_\_\_ Date 12/30/13  
Erick del Bosque

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
2. Any proposed walls including retaining walls located within the 20 feet front yard shall be limited to 36" maximum.
3. We have no objection for the proposal final map and construction phasing; any changes and revisions shall be subject to Public Works and Regional Planning approval.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

 Name Tony Hui Date 01/07/2014 Phone (626) 458-4921

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

1. Provide standard property line return radii of 27 feet at the intersection of Candlelight Drive and First Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
3. Construct new driveway entrance to meet ADA requirements on Candlelight Drive to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.
4. Repair any damaged improvements during construction to the satisfaction of Public Works.
5. Reconstruct the curb ramp at the intersection of First Avenue and Candlelight Drive to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.
6. Construct full-width sidewalk and curb ramp at all returns.
7. Plant street trees along the property frontage on First Avenue and Candlelight Drive 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.
8. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.
9. Execute a covenant for private maintenance of curb/parkway drains; if any and the greenscape along the property frontages to the satisfaction of Public Works.
10. 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.
11. Comply with the mitigation measures identified in the attached \_\_\_\_\_

memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

12. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on First Avenue and Candlelight Drive to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
  - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given 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 on gated private and future street(s).
13. Permission is granted to record multiple final map phases as shown in the approved Exhibit map.

PC

Prepared by Patricia Constanza  
tr72216r-rev3

Phone (626) 458-4921

Date 12-23-2013

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

Page 1/1

TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013  
EXHIBIT "A" MAP DATED 12-10-2013

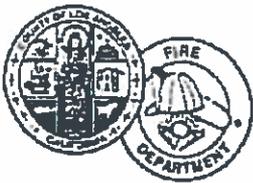
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement 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.
3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by  Tony Khalkhali  
tr72216w-rev3 doc

Phone (626) 458-4921

Date 01-02-2014



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 72216 Map Date: December 10, 2013

C.U.P. Vicinity

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
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.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: The Fire Department recommends approval of this project, including the proposed phasing, as presently submitted with the conditions of approval as indicated on the Additional Page.

By Inspector: Juan C. Padilla Date January 27, 2014

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 72216

Map Date: December 10, 2013

Revised Report

- Checkboxes for fire hydrant requirements: flow rates, installation, testing, and upgrade status.

Comments: See additional sheet for specific holds and conditions.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Juan C. Padilla

Date January 27, 2014

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS  
ADDITIONAL PAGE

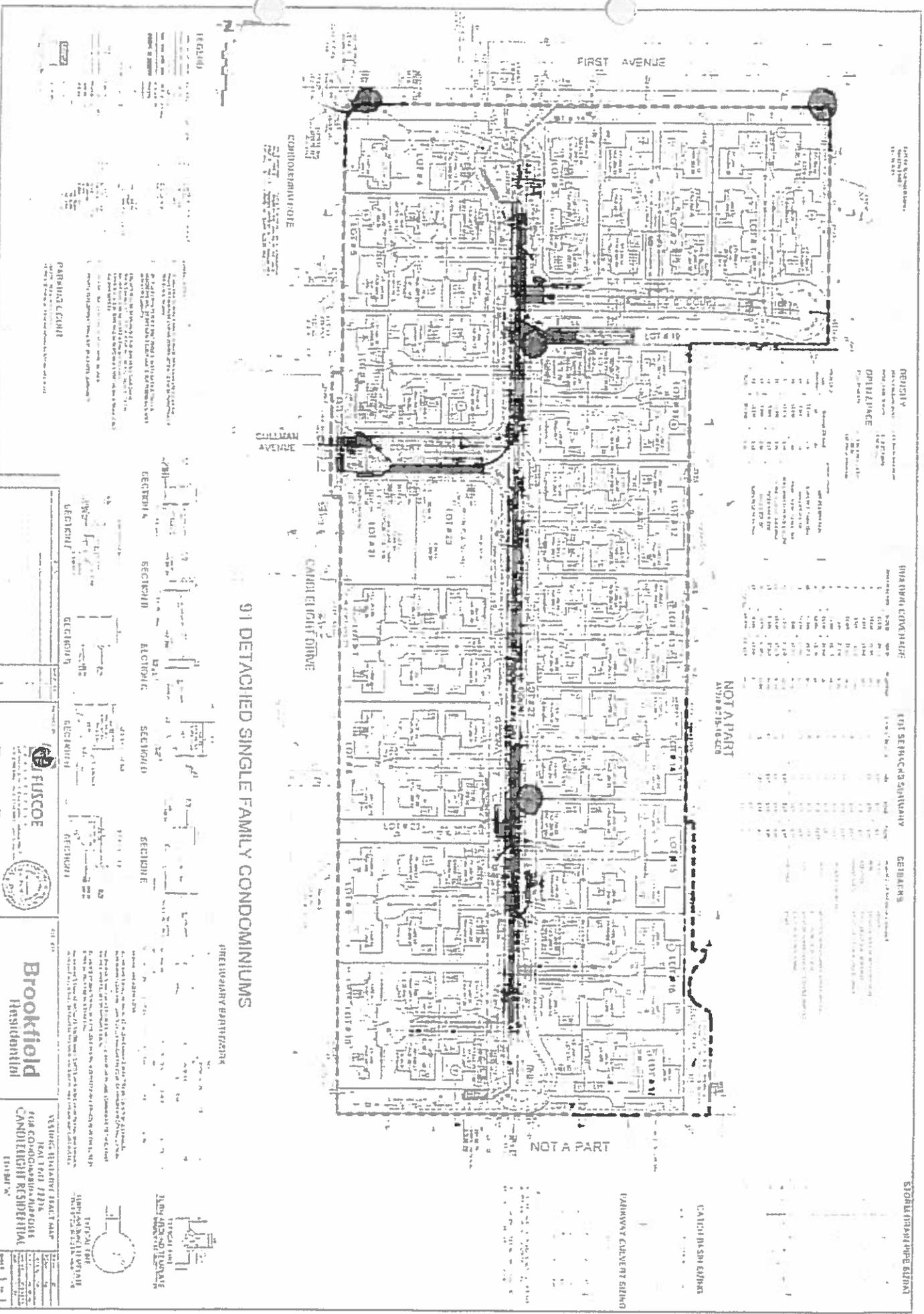
Subdivision No: TR 72216 Map Date: December 10, 2013

**TENTATIVE/EXHIBIT MAP – CONDITIONS OF APPROVAL**

- 1 The proposed Private Street for this development shall be designed to comply with the approved Private Drives and Traffic Calming Design Guidelines as approved by the Department of Public Works and the Fire Department.
- 2 The Access Drive cross section as shown on the cover page is labeled as Fire Lane. Each Access Drive shall be labeled as Private Driveway and Fire Lane on the Final Map. Approved No Parking/Fire Lane signage and/or stripping within the Access Drive is required prior to occupancy.
- 3 Prior to installation of the required 5 public fire hydrants, submit 3 copies of the Water Improvement Plans prepared by Suburban Water Systems to the Fire Department for review and approval.
- 4 No parking is allowed within 15 feet of either side of a fire hydrant (CVC 22514). Approved red curb stripping will be required prior to occupancy. Due to the location of the required fire hydrant(s), the proposed parking maybe effected.
- 5 All required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

By Inspector: Joan C. Padilla Date: January 27, 2014

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



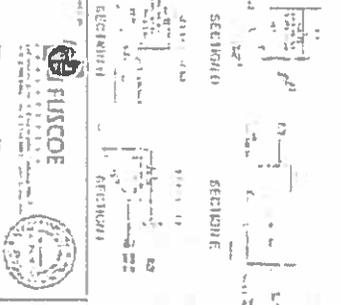
**91 DETACHED SINGLE FAMILY CONDOMINIUMS**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/14	ISSUED FOR PERMITS
2	10/1/14	ISSUED FOR PERMITS
3	10/1/14	ISSUED FOR PERMITS
4	10/1/14	ISSUED FOR PERMITS
5	10/1/14	ISSUED FOR PERMITS
6	10/1/14	ISSUED FOR PERMITS
7	10/1/14	ISSUED FOR PERMITS
8	10/1/14	ISSUED FOR PERMITS
9	10/1/14	ISSUED FOR PERMITS
10	10/1/14	ISSUED FOR PERMITS

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. ALL EXCAVATIONS SHALL BE PROTECTED AND REINFORCED AS REQUIRED.
8. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND WATER MANAGEMENT THROUGHOUT CONSTRUCTION.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK AND MATERIALS USED.



**DETAILS**

NO.	DESCRIPTION
1	FOUNDATION
2	CONCRETE
3	ROOFING
4	MECHANICAL
5	ELECTRICAL
6	PLUMBING
7	PAINTING
8	LANDSCAPING
9	FINISHES
10	OTHER

**NOT A PART**

**FIRE HYDRANT LOCATIONS**

**LEGEND**

- 1. FOUNDATION
- 2. CONCRETE
- 3. ROOFING
- 4. MECHANICAL
- 5. ELECTRICAL
- 6. PLUMBING
- 7. PAINTING
- 8. LANDSCAPING
- 9. FINISHES
- 10. OTHER

**APPROVALS**

**DATE**

**SCALE**

**PROJECT NO.**

**CLIENT**

**DESIGNER**

**DATE**

**FIRE HYDRANT LOCATIONS**



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



**PARK OBLIGATION REPORT**

Tentative Map #	72216	DRP Map Date: 12/10/2013	SCM Date: 01/23/2014	Report Date: 12/30/2013
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA		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	1.00
IN-LIEU FEES	\$253,359

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$253,359 in-lieu fees.

Trails:

No trails.

Comments:

\*\*\*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: James Barber  
James Barber, Land Acquisition & Development Section

Supv D 4th  
December 30, 2013 15:59:12  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	72216	DRP Map Date: 12/10/2013	SMC Date: 01/23/2014	Report Date: 12/30/2013
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: TENTATIVE

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

$$(P)\text{people} \times (0.003)\text{ Ratio} \times (U)\text{units} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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	3.68	0.0030	91	1.00
M.F. < 5 Units	3.61	0.0030	0	0.00
M.F. >= 5 Units	3.20	0.0030	0	0.00
Mobile Units	3.32	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				1.00

Park Planning Area = 2 SOUTH WHITTIER / EAST LA MIRADA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.00	\$253,359	\$253,359

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
1.00	0.00	0.00	1.00	\$253,359	\$253,359



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

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

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

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First District

**Mark Ridley-Thomas**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

December 27, 2013

Vesting Tentative Tract Map No. 072216

Vicinity: Whittier

Vesting Tentative Tract Map Date: December 10, 2013

The Los Angeles County Department of Public Health – Environmental Health Division approves **Vesting Tentative Tract Map 072216** based on the use of public water (Suburban Water Systems) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

**MICHELLE TSIEBOS, MPA, REHS** (M.T.)  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RESOLUTION  
PROJECT NO. R2013-00317-(4)  
ZONE CHANGE NO. 201300002**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201300002 On July 30, 2014:

**WHEREAS**, the Regional Planning Commission finds as follows:

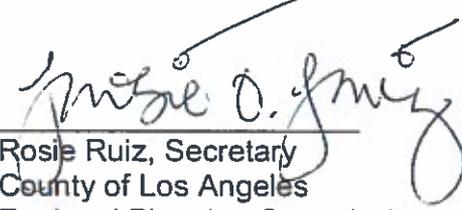
1. The project site is located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada, Southeast Whittier Zoned District.
2. The project is a request for a new residential condominium unit development of 91 detached dwelling units and associated recreational amenities including a ½ acre community park. The project requires the following entitlements:
  - a. A Vesting Map subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot;
  - b. A Conditional Use Permit (CUP) for the Residential Planned Development (RPD) and Development Program (DP) zones;
  - c. A Parking Permit for reduced guest parking stall widths of eight feet.
3. The project is consistent with the General Plan, as it is consistent with the land use designation for the property and implements General Plan Goals and Policies that support urban residential infill development with a high quality of design.
4. The project complies with applicable zoning regulations and standards, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, landscaping, parking and wall/fence heights.
5. The project proposes a detached residential land use within a predominantly detached residential family neighborhood. As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.
6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

7. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program).
2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated July 17, 2014, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on July 30, 2014.



Rosie Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**VOTE: 3-0-0-2**

Vote by Commissioner Name:

Concurring: Valadez, Shell, Pedersen

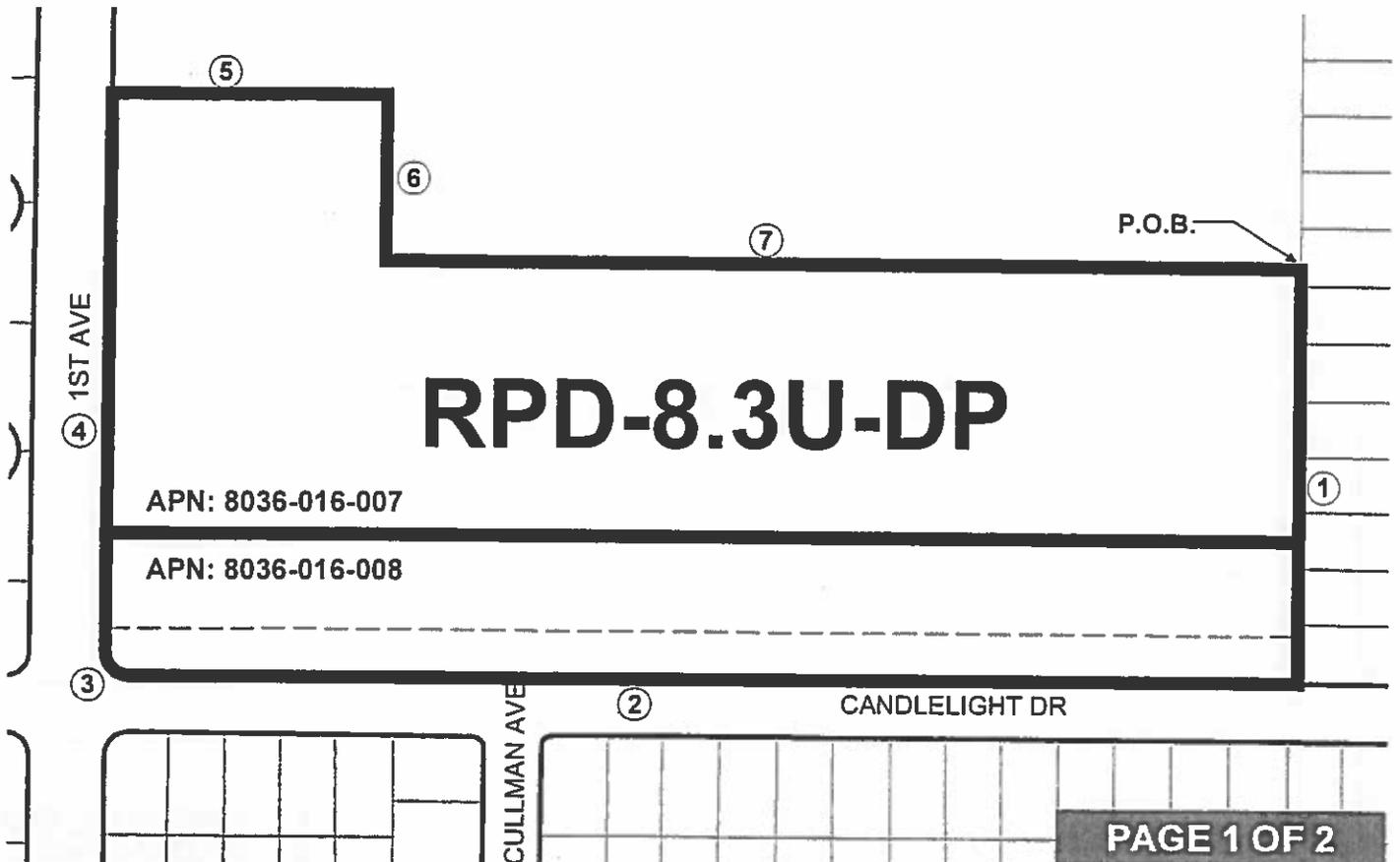
Dissenting: None

Abstaining: None

Absent: Louie, Modugno

NP:jds  
7/30/14

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

PARCEL 1:

THAT PORTION OF LOT 3 OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102 PAGES 57 AND 58 OF MAPS AND LOTS OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102, PAGES 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW'LY CORNER OF LOT 187 OF TRACT NO. 24969 AS SHOWN ON MAP RECORDED IN BOOK 679 OF MAPS, PAGES 77 TO 80, INCLUSIVE, OF SAID MAPS. SAID POINT BEING ON THE S'LY RIGHT-OF-WAY LINE OF AMBER VALLEY DRIVE, DISTANT 30' FROM THE CENTERLINE THEREOF; S.00°04'30"E. ALONG THE W'LY BOUNDARY LINE OF SAID TRACT NO. 24969, 904.02' TO THE TRUE POINT OF BEGINNING;

- ① S.00°04'30"E. 435.99' TO A POINT ON THE N'LY RIGHT-OF-WAY LINE TO CANDLELIGHT DRIVE, DISTANT 30' FROM THE CENTERLINE THEREOF;
- ② N.89°49'37"W. ALONG SAID N'LY RIGHT-OF-WAY LINE, 1240.53' TO A POINT ON A TANGENT 25' RADIUS CURVE CONCAVE NE'LY TO WHICH A RADIAL LINE BEARS S.00°10'23"W;
- ③ NW'LY ALONG SAID CURVE 39.30' THROUGH A CENTRAL ANGLE OF 90°04'05" TO WHICH A RADIAL LINE BEARS N.89°45'32"W., SAID POINT BEING ON THE E'LY RIGHT-OF-WAY LINE OF FIRST AVENUE, DISTANT 40' FROM THE CENTERLINE THEREOF;
- ④ N.00°14'28"E. ALONG SAID E'LY RIGHT-OF-WAY LINE, 587.59';
- ⑤ S.89°49'37"E., 292';
- ⑥ S.00°14'28"W.; 174.89'
- ⑦ S.89°43'26"E.; 971.16' TO A POINT ON THE W'LY BOUNDARY LINE OF SAID TRACT NO. 24969, SAID POINT BEING THE TRUE POINT OF BEGINNING; PARCELS 1 AND 2 ARE SHOWN AS PARCELS 1 AND 2 IN THAT CERTAIN

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

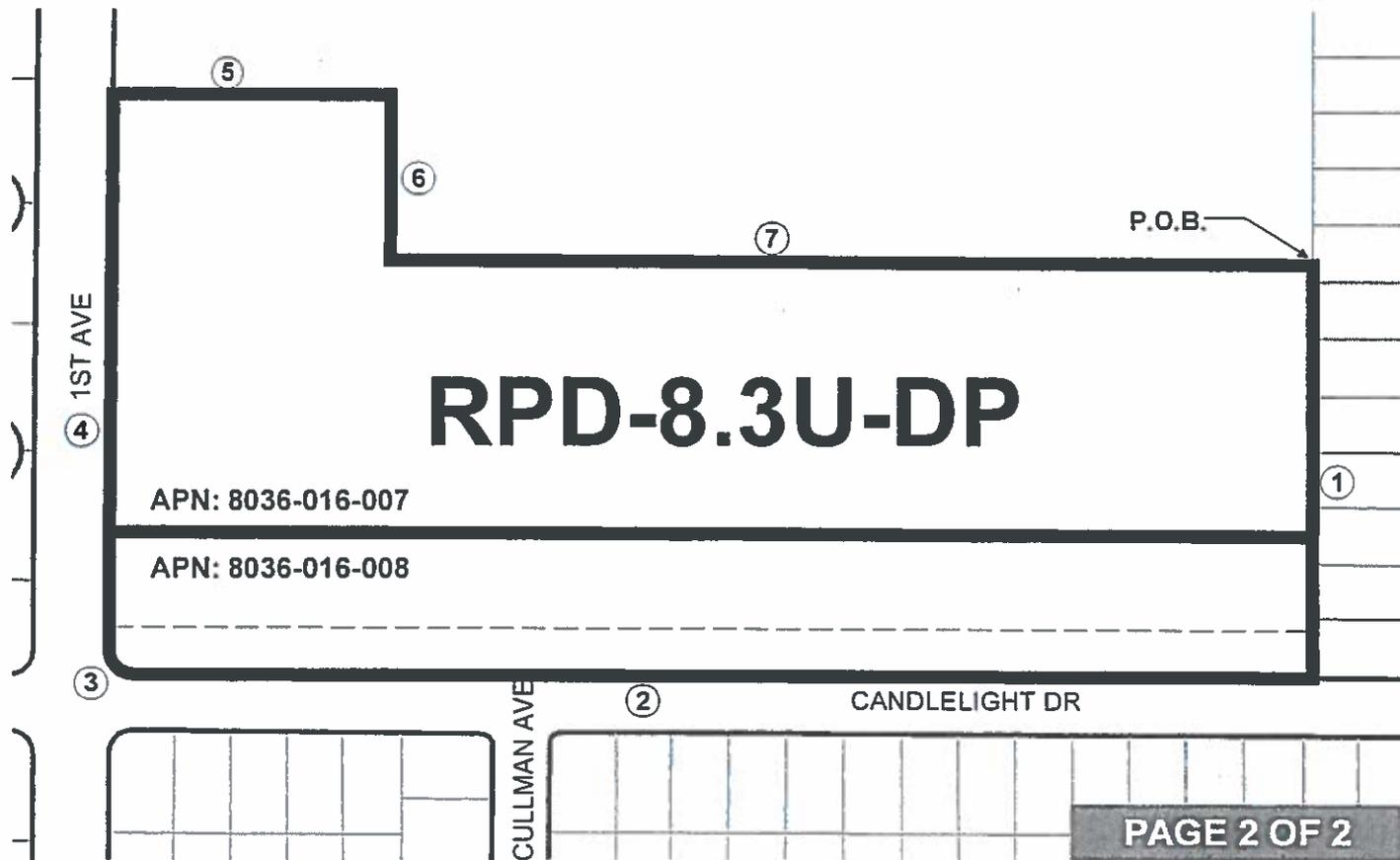


0 100 200  
 FEET

COUNTY ZONING MAP  
 081H289  
 081H293  
 084H289  
 084H293

# ZONING CASE: ZC7^1300002

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

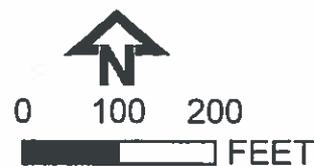


## LEGAL DESCRIPTION:

LOT LINE ADJUSTMENT NO. RLLA 201100020, APPROVED JANUARY 10, 2012 RECORDED AS INSTRUMENT NO. 11-1776445 ON DECEMBER 29, 2011 AND AS INSTRUMENT NO. 12-0564808 ON APRIL 12, 2012.  
APN: 8036-016-007, APN: 8036-016-008.

## LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP** NOT A PART



COUNTY ZONING MAP

081H289  
081H293  
084H289  
084H293