

PC RESOLUTION NO. 17-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING TENTATIVE PARCEL MAP (PARCELMAP 6122-2016) TO MERGE THE PARCELS ON THE CASA COLINA HOSPITAL CAMPUS AND THE PROPERTIES AT 267, 279, AND 291 E. BONITA AVENUE, 2815 MELBOURNE AVENUE AND THE FIRST PUBLIC ALLEY NORTH OF BONITA WEST OF MELBOURNE TO BE VACATED FOR THE PROJECT.

WHEREAS, the applicant, Casa Colina Hospital, has submitted an application for a Tentative Parcel Map (PARCELMAP 6122-2016) to merge the parcels on the Casa Colina Hospital Campus and the properties at 267, 279, and 291 E. Bonita Avenue, 2815 Melbourne Avenue, and the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project;

WHEREAS, the applicant has concurrently submitted a Change of Zone (ZONE 4972-2016) and Specific Plan Amendment (SPA 4920-2016) to change the zoning classification from R-1-7,500 to the Pomona Corridors Specific Plan Residential Transition Zone for the properties at 267, 279, and 291 E. Bonita Avenue and 2815 through 2873 Melbourne Avenue including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project; and Development Plan Review (DPR 6124-2016) to develop a surface parking lot on the 30,675 square foot lot consisting of 267-291 E. Bonita Avenue, 2815 Melbourne Avenue and the vacated alley;

WHEREAS, the subject properties are located within the R-1-7,500 Zoning District;

WHEREAS, the subject properties are designated "Transit Oriented District: Neighborhood" by the City's General Plan;

WHEREAS, the proposed Tentative Parcel Map (PARCELMAP 6122-2016) proposes to consolidate four existing parcels (AINs 8366-002-001, 002, 003 & 004) with the existing parcel and one alleyway into a single parcel for the Casa Colina campus for a total of 20.2 acres.

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on July 12, 2017 concerning the requested Tentative Parcel Map (PARCELMAP 6122-2016), Specific Plan Amendment (SPA 4920-2016), Change of Zone (ZONE 4972-2016), and Development Plan Review (DPR 6124-2016);

WHEREAS, the applicant is requesting approval of Tentative Parcel Map (PARCELMAP 6122-2016) for the consolidation of five parcels into one (APN: 8366-001-032) to comprehensively consolidate the boundaries of the subject site for the construction of a parking lot which is an allowed use under the Pomona Corridors Specific Plan; and

WHEREAS, the Planning Commission of the City of Pomona has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California, as follows:

SECTION 1. The Planning Commission exercising their independent judgment has determined that pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), that the project is Categorically Exempt under Section 15332, (In-Fill Development Projects) of CEQA, in that the proposed project is consistent with the City's General Plan and Zoning Ordinance; the proposed project site is less than five (5) acres; the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. Pursuant to Section 66474 of the California Government Code (Subdivision Map Act) and the City's Subdivision Ordinance, the Planning Commission must make seven findings in order to recommend City Council approval of Tentative Parcel Map 74494 (PARCELMAP 6122-2016). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. *The proposed tentative parcel map is consistent with the General Plan and applicable specific plan.*

The proposed surface parking lot conforms to the General Plan with the "Transit Oriented District: Neighborhood" land use designation in the T3 Transect zone as shown on the General Plan Land Use Diagram. The proposed surface parking lot will create a low intensity, landscaped use, which is an appropriate transitional development plan adjacent to the single family homes in the neighborhood.

2. *The design or improvement of the proposed subdivision is consistent with the General Plan and applicable specific plan.*

The proposed surface parking lot design conforms to the General Plan with the "Transit Oriented District: Neighborhood" land use designation in the T3 Transect zone as shown on the General Plan Land Use Diagram with deviations from standard as recommended to allow trees without a spreading canopy, to allow construction without pedestrian paths, and with conditions of approval requiring more trees and more lighting than originally proposed and consideration of providing sustainability features. The proposed surface parking lot will create a low intensity, landscaped use, which is an appropriate transitional development plan adjacent

to the single family homes in the neighborhood. It will continue the attractive development pattern established in the existing adjacent parking lot which meets the overall intent of the General Plan and Specific Plan that new development should be attractive and compatible with existing development.

3. *The subject property is physically suitable for the type of development.*

The site is physically suitable for the development in that the proposed parking lot is on flat land served by all necessary public utilities.

4. *The subject property is physically suitable for the density of development.*

The proposed parking lot creates no new density.

5. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project will comply with the policies and regulations of the Pomona City Code and General Plan and with all local or regional plans, policies, regulations, and any requirements by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Further, the subject site consists of previously developed land within an urban environment and not habitat to any fish or wildlife. Based on these factors, the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat.

6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The design of the proposed project and the type of improvements are not likely to cause harm to public health because no new structures are proposed and the parking lot shall be constructed to conform to all City standards, with deviations as noted, and with appropriate conditions of approval. The adopted City standards relating to the Uniform Building Code and Grading Code are designed to protect the public health and welfare and have been approved by the City.

7. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or type of improvements will not conflict with other easements acquired by the public at large. The project will result in new residences and there are no records of easements acquired by the public at large, for access through the property.

SECTION 4. Based upon the above findings, the Planning Commission hereby recommends approves Tentative Parcel Map (PARCELMAP 6122-2016), subject to the following conditions:

1. The subject property shall be subdivided in a manner consistent with the tentative parcel map as reviewed by the Planning Commission on July 12, 2017 as revised and conditioned by the requirements contained in this resolution of approval. Any major modifications to the approved tentative parcel map shall be reviewed and approved by the Planning Commission as part of a modification to the approved tentative parcel map. Any minor modifications that do not affect the overall intent of the approved tentative parcel map, may be reviewed and approved by the Development Services Manager.
2. This approval shall lapse and become void if the privilege authorized by the Planning Commission is not utilized and recordation by the County of the final map is not obtained within two (2) years from the date of Planning Commission approval. The Planning Commission may extend this period for one year upon receipt of written request by the applicant at least thirty days before the expiration date.
3. Tentative Parcel Map (PARCELMAP 6122-2016) shall be contingent upon approval of Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 6114-2016), and Development Plan Review (DPR 6124-2016) as outlined in Section 2.0.5 of the Pomona Corridors Specific Plan.
4. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
5. The applicant shall include all conditions of approval from Tentative Tract Map (PARCELMAP 6122-2016) related to the project which shall be placed on the title sheet of construction plans prior to plan check submittal.

6. Approval of Tentative Parcel Map (PARCELMAP 6122-2016) is strictly for the consolidation of five parcels into one lot.
7. In case of violation of any of the conditions of approval, mitigation measures or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval, mitigation measures and/or City law, including, but not limited to, revocation of the herein Tentative Parcel Map.
8. The landscaping for the site shall be revised to include additional street trees along Melbourne Avenue; wider planters along Melbourne Avenue; denser landscaping to benefit the privacy of the residents of the neighborhood; and consideration of a design feature in the planter near the intersection of Bonita and Melbourne to enhance the aesthetics of the site, to the satisfaction of the Development Services Manager or designee.

SECTION 5. The Planning Commission hereby approves Tentative Parcel Map (PARCELMAP 6122-2016) to merge the parcels on the Casa Colina Hospital Campus and the properties at 267, 279, and 291 E. Bonita Avenue and 2815 Melbourne Avenue, including the first public alley north of Bonita Avenue west of Melbourne Avenue to be vacated for the project.

SECTION 6. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 12TH DAY OF JULY, 2017



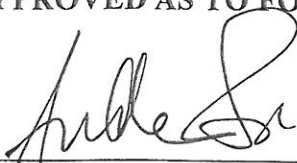
CAROLYN HEMMING
PLANNING COMMISSION CHAIRPERSON

ATTEST:



BRAD JOHNSON
PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:



ANDREW JARED
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF POMONA)

AYES: Grajeda, Arias, Juarez, Ursua, and Brown.

NOES: None.

ABSTAIN: None.

ABSENT: Hemming and Ramos.

"Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by California Code of Civil Procedure Section 1094.6"



January 31, 2018

City of Pomona
Community Development Department
Development Services Division
505 S. Garey Ave.
Pomona, CA 91769

Attention: Emily Stadnicki, Development Services Manager

Re: Conditions Agreement

Dear Ms. Stanicki

This letter is to confirm our commitment to comply with the added conditions outlined in the email from Jeff Hamilton on January 30, 2018. Copies of that email and its various attachments are enclosed.

If we can be of further assistance, please advise.

Sincerely,

A handwritten signature in blue ink, appearing to read "F. Loverso".

Dr. Felice Loverso, President & CEO

Copy Robert S. Barnes
Gary Andreasen



MEMORANDUM

Date: June 28, 2017

To: Community Development Department/Planning Division

From: Public Works Department/Transportation & Development Division

Project Application No.: ZONE 4972-2016, SPA 4920-2016, DPR 6124-2016, Tentative Parcel Map PARCELMAP 6122-2016, PM 74494, GPC 6123-2016

Project Applicant/Address: Casa Colina Hospital / 255, 267, 279, 291 Bonita Ave.

Project Description: Change of Zone from R-1-7,500 to PCSP Residential Transition Zone
Specific Plan Amendment to expand the boundaries of the PCSP area to include the subject sites and to allow surface parking lots in the Pomona Corridors Specific Plan area
Development Plan Review for the development of a surface parking lot in the PCSP Transition zone
Tentative Parcel Map for the consolidation of five lots into one
General Plan Conformity for the vacation of an existing alley

The following conditions and public improvements, as well as all applicable plan check fees, permit fees and bond deposits shall be complied with, completed and paid for by the Developer in accordance with the City standards, fee schedules and applicable laws¹.

All the required plans, studies and calculations shall be performed by a registered civil engineer or other registered/licensed professional as required, and submitted for review and approval of the City Engineer.

Land development requirements

1. Tentative Parcel Map shall conform to the requirements of the Subdivision Map Act and to City Ordinance No. 2779.
2. The tentative parcel map shall be recorded and developed as one parcel map, but may be developed in phases.
3. All existing and proposed easements for water/sewer lines, ingress/egress, footings and traveled ways must be clearly shown on the map; all easements proposed to be vacated, including the approximately 168-foot long existing public alley located west of Melbourne

¹ Applicable Codes to include but not be limited to: California Subdivision Map Act, all applicable City of Pomona ordinances and resolutions, City of Pomona Water Code, City of Pomona Standard Drawings and Fee Schedule, Construction Standard Specifications for Public Works Construction, Los Angeles County Department of Public Health requirements, California Code of Regulations, Title 22, California Department of Transportation Highway Design Manual.

Ave. and north of Bonita Ave., need to be performed as part of the final parcel map. Prior to recordation, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of property. Any omission or misrepresentation of these documents may require the parcel map to be resubmitted for further consideration.

Provide copies of all recorded instruments referenced in the easements section pertaining to the project's legal description.

4. Prior to the parcel map approval the Title Company must submit a Final Subdivision Guarantee to the Engineering Department.
5. All subdivisions must have centerline ties and survey property monuments set by a licensed Land Surveyor or a qualified Professional Civil Engineer as shown on the recorded subdivision. All final monuments shall be set by the Engineer of record within one year of the parcel map recordation; adequate monumentation bond is required prior to the final parcel map recordation.
6. Prior to the issuance of any building permits, the parcel map shall be recorded to reflect the new lot lines. Mylar copies of the map with the Los Angeles County Recorder's Office official stamp must be submitted to the Engineering Department.
7. Prior to the map recordation, developer shall post security guaranteeing the construction of all public improvements for the proposed subdivision.

Improvement plans requirements

8. Applicant/Developer shall submit the **grading, drainage and erosion control plans** for review and approval by the Public Works, Planning and Building and Safety Departments.
 - a. The scale used for the plans needs to be large enough (1"= 10' is preferred) to clearly show all the details; the plans shall be submitted on 24" x 36" sheet size with a standard City title block.
 - b. One-foot topographic contours of the site must extend a minimum of 15 feet beyond the boundary lines.
 - c. The plans shall include sufficient cross sections to show all block wall locations, parkway width and all permanent facilities that might require maintenance and access easements.
 - d. Drainage configurations on the existing adjacent properties shall not be altered, redirected or modified in any way.
9. Prior to issuance of the grading permit the Applicant/Developer shall submit written notifications of adjacent property owners regarding the direct and indirect impact associated with the proposed construction. The notification shall include a statement confirming that the existing public services (sewer, water, storm drain) to adjacent property owners will not be affected by the proposed development. The proposed development shall accept the conveyance of the existing offsite drainage.
10. Prior to the issuance of the grading permit the applicant/developer shall provide non-interference letters from all applicable utility agencies for all utility easements located

within the areas subject to grading activities. All such documents shall be subject to review and approval by the City Engineer.

11. Prior to issuance of the grading permit the Applicant/Developer shall submit a **soils and geologic report** to address the soil's stability and geological conditions of the site.
12. Applicant/Developer shall submit **public street improvement plans** to include the following:
 - a. Removal of two (2) Melbourne Ave. driveway approaches, as no longer being necessary, and construction of new curb, gutter, sidewalk and landscaped parkway.
 - b. New sidewalk, curb and gutter along the property frontages to replace all existing damaged, cracked and uplifted sections.
 - c. Overlay paving of Melbourne Ave. in compliance with the City paving standards, as follows: along the lot frontage, from gutter to street centerline or over the entire street width, based on wet and/or dry utility cuts.
 - d. Parkway drains per City standards.
 - e. Street Lights: upgrade one (1) existing street light located at the corner of Bonita and Melbourne Avenues with LED luminaire, per City standards.
 - f. Existing sewer, water and storm drain infrastructure.
 - g. Unobstructed visibility shall be ensured at all intersections and driveways along the project boundaries.
 - h. Undergrounding of all existing and proposed utility lines per City of Pomona Municipal Code Section 62-31(b).
 - i. Note: It is the owner's and the contractor's responsibility to repair all damage to the existing public improvements due to the proposed construction activities and to address all repairs requested by the Public Works Inspector based on the inspector's review of the current condition of the said public improvements.
 - j. Note: The parkway landscaped area shall be maintained by the property owner, as required by the City's Municipal Code Section 46-496.
 - k. The demolition or relocation of all public improvements (street lights, signs, trees, vaults, catch basins, hydrants, etc.) due to the proposed project construction must be coordinated and agreed upon by the appropriate City departments, shall be designed per City standards and applicable ADA requirements, and must be reviewed and approved by the Engineering Division of the Public Works Department.
13. Applicant/Developer shall identify the existence of all City utilities that may be in conflict with the development and submit protection measures to the City Engineer for those City utilities.
14. If future placement of permanent structures conflicts with location of existing public utilities (water, sewer and storm drain), then improvement plans proposing the relocation or abandonment of identified utilities must be submitted, reviewed and accepted by the Public Works Department. No public utility infrastructure shall be removed or modified as part of the onsite demolition plan approved by the Building and Safety Department.

15. Applicant/Developer shall prepare a detailed **hydrology study** based on a 50-year storm event and a hydraulic analysis of the existing and proposed drainage conveyance capacity. The Developer is responsible to comply with the approved hydrology/hydraulic study recommendations necessary to meet minimum Federal, State, County and City requirements. The hydrology/hydraulic study shall be approved prior to the approval of the grading plan.
16. Prior to issuance of the grading permit Applicant/Developer shall develop and obtain the City approval of the final Standard Urban **Stormwater Mitigation Plan (SUSMP)** for the proposed project. The SUSMP shall be prepared in accordance with the City of Pomona's Low Impact Development (LID) Ordinance, the City of Pomona's Green Streets Policy and the Los Angeles Region NPDES MS4 Permit No. CAS004001, Order No. R4-2012-0175 which includes:
 - a. Site Design BMPs;
 - b. Source Control BMPs; and
 - c. Treatment Control BMPs.

Applicant/Developer shall utilize the County of Los Angeles Department of Public Works Low Impact Development Standards Manual (Published February 2014) as a guidance document for the design of applicable Best Management Practices (BMPs) proposed for the project.

Post-construction Structural and/or Treatment Control BMPs, shall be designed to mitigate (infiltrate or harvest and use) storm water run-off from the 85th percentile 24-hour rain event or 0.75-inch, 24-hour rain event, whichever is greater. The comparison must be provided in the SUSMP.

Applicant/Developer Utilize the County of Los Angeles Department of Public Works' HydroCalc program described in the LID Manual to calculate these design flows and volumes.

The program download can be found at <http://dpw.lacounty.gov/wrd/publication/>.

Applicant/Developer shall implement Good Housekeeping Best Management Practices (BMPs) for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and throughout occupancy.

17. Owner is responsible for the compliance with the special annual levy assessment derived from the current inclusion of the project site into the **City's Street Lighting District and Landscaping Maintenance District**. The Developer shall disclose to any future buyers that the property is within the City of Pomona Lighting and Landscaping District and is subject to annual special taxes.
18. The final improvement plans, as shown on the Mylar, shall be provided to the City in both hard copy and electronic in AutoCAD v. 2010. Following construction and prior to acceptance of the improvements by the City, the project engineer shall provide hand drafted "AS BUILT" corrections on the original approved Mylars of the final constructed improvements to the satisfaction of the City Engineer. A corrected "AS BUILT" plan shall also be provided to the City on disk in AutoCAD v. 2010 and .pdf formats.
19. The plans shall be submitted on 24" x 36" sheet size with a standard City title block, and must correctly identify the property owner, address, legal description, property lines, street

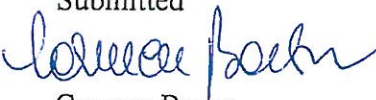
centerline, curb-lines, existing and proposed utilities (water, sewer, and storm drain), utility easements, and the public right-of-way areas with dimensions.

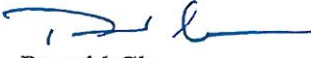
Public Works Improvements Permit


All work in the public right-of-way and City easements is subject to review, approval, and permitting requirements of Public Works Department.

20. **Prior to the recordation of the parcel map, Applicant/Developer shall post surety bonds for all public improvements, including but not limited to: streets, water, storm drains, and street lights.**
21. Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:
 - a. Commercial General Liability;
 - b. Automobile Liability;
 - c. Worker's Compensation as required by the State of California;

Note: The Commercial General Liability and the Automobile Liability policies shall include the City of Pomona as additional insured.
22. Permittee shall pay fees associated with and possess the City of Pomona Business License.
23. Changes and additions to the proposed work, including but not limited to detail plans for street improvement work, water plans and/or other work associated with this project and due to developer's or City's request shall require additional conditions to be completed by the applicant.

Submitted

Carmen Barsu
Engineering Associate

Reviewed and concurred

Ronald Chan
Senior Civil Engineer


Rene Guerrero, P.E.
City Engineer

THE CITY OF
POMONA
MEMORANDUM

DATE: November 29, 2016
TO: Nancy Lee, Planning Division
FROM: Raul Garibay/~~Nichole Horton~~, Water/Wastewater Operations Department
SUBJECT: 255-267 E. Bonita Avenue – PARCELMAP 6122-2016, GPC 6123-2016, DPR 6124-2016

ATLAS#: L-8

The City of Pomona, Water/Wastewater Operations Department (WWOD) has completed its review of the proposed parcel map. The following comments shall be reviewed and integrated where applicable:

1. **All existing public eight-inch (8") ACP water main, fire hydrants, and meters onsite shall be protected in place, and within a dedicated public utility easement.**
2. Required easements for the necessary water meters, fire services or other public services shall be captured on the final parcel map or through separate document.
3. WWOD reserves the right to review and comment on any new development within the proposed parcel map area.

If you have any questions regarding water/sewer requirements or these comments, please contact the WWOD at (909) 620-2212.

DEVELOPMENT PLAN REVIEW
BUILDING DEPARTMENT COMMENTS

ADDRESS: 267, 279, 291 E. Bonita Ave
Proposed project type: Change of zone, specific plan amendment, & variance.

DATE: 06/16/2016

Gil Petris – Building Official

All grading shall conform to the 2013 California Building Code (Thru 12/31/16), and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Pomona. The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.

Accessible parking required.

Building Department comments and conditions are subject to plan check. Comments are based on information provided.

2016 California Codes effective 1/1/17



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TPM 74494
Planner: Nancy Lee
Address: 267 (255)E. Bonita Street

MAP DATE: 12.07.2016 (FD)

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

TENTATIVE MAP HOLD

Provide documentation for the Pomona Specific Plan Amendment for the expansion to the boundaries of the hospital property.

Provide the Lot Consolidation Map of five lots into one.

FINAL MAP REQUIREMENTS

The Final Map shall be submitted to our office for review and approval prior recordation.

Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.

COMMENTS

The Land Development Unit has no additional requirements for the Zone Change.

The Land Development Unit has no additional requirements for the vacation of the existing Alley.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TPM 74494
Planner: Nancy Lee
Address: 267 (255)E. Bonita Street

MAP DATE: 12.07.2016 (FD)

CONDITION OF APPROVAL

Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

If any changes with the existing configuration, review and approval by the Los Angeles County Fire Department, Fire Prevention Engineering Section will be required for this project prior to Building Permit Issuance.

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