

Regional Planning Commission Transmittal Checklist

Hearing Date
02/29/2012
Agenda Item No.
6

Project Number: 99104-(2)
Case(s): Conditional Use Permit No. 201100003
Planner: Tyler Montgomery

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan
- Exhibit Map
- Landscaping Plans
- Other

Reviewed By:  _____



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER 99-104
RCUP 201100003

PUBLIC HEARING DATE 2/29/2012	AGENDA ITEM 6
RPC CONSENT DATE	CONTINUE TO

APPLICANT Wassim & Faten Zaky	OWNER Wassim & Faten Zaky	REPRESENTATIVE Carolyn Ingram Seitz
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PROJECT DESCRIPTION
 The applicant requests a conditional use permit ("CUP") to continue the operation and maintenance of an 18-room motel (Tiki Motel) in the C-3-CRS (Unlimited Commercial—Commercial-Residential) zone and an adjacent 19-unit apartment complex in the C-3-CRS zone and the R-2 (Two Family Residence) zone. The motel provides 18 on-site parking spaces, and the apartment building provides 43 parking spaces, 29 of which are located across a public alley to the west.

REQUIRED ENTITLEMENTS
To continue the operation of an 18-room motel and an adjacent 19-unit apartment building

LOCATION/ADDRESS
 7223-7301 Santa Fe Ave., Walnut Park

SITE DESCRIPTION
 The site plan depicts the existing motel, with 18 rooms contained in two two-story buildings with a maximum height of 20 feet. Ten rooms, a manager's office, storage room, and a covered driveway are contained in the eastern building, while eight additional rooms are contained in the western building. A self-contained parking lot with 18 uncovered spaces is located on the site, taking access from Santa Fe Avenue to the east. A one-story apartment building is located ten feet to the north of the motel structures, containing seven studio apartments. A two-story apartment building is located 28 feet further of the studio apartments and contains 12 one-bedroom units, with a maximum height of 30 feet. Another self-contained parking lot, which also takes access from Santa Fe Avenue, is located between and to the west of the apartment buildings and contains 14 uncovered guest parking spaces. Immediately to the west of the motel, across a public alley, is an additional parking lot containing 29 covered parking spaces for apartment residents. This parking lot takes access from Marbrisa Avenue to the west.

ACCESS Santa Fe Avenue to the east, and Marbrisa Avenue to the west	ZONED DISTRICT Walnut Park
ASSESSORS PARCEL NUMBERS 6025-029-012; 6025-029-025; 6025-029-033; 6025-029-034; 6025-029-035	COMMUNITY Florence-Firestone
SIZE 1.2 Acres	COMMUNITY STANDARDS DISTRICT Florence-Firestone

	EXISTING LAND USE	EXISTING ZONING
Project Site	Motel, apartments, parking lot	C-3-CRS (Unlimited Commercial—Commercial-Residential), R-2 (Two Family Residence)
North	Car wash, gas station, shops, offices	C-3-CRS, C-3 (Unlimited Commercial), City of Huntington Park
East	Restaurant, office, single-family residences, multi-family residences	C-3-CRS, R-3 (Limited Multiple Residence)
South	Apartments, auto repair, shops	C-3-CRS, R-2
West	Single-family residences, multi-family residences, towing and impound lot, La Alameda Shopping Center	R-2, C-3-CRS, C-3

GENERAL PLAN/COMMUNITY PLAN Countywide Land Use Plan	LAND USE DESIGNATION C (Major Commercial)	MAXIMUM DENSITY N/A
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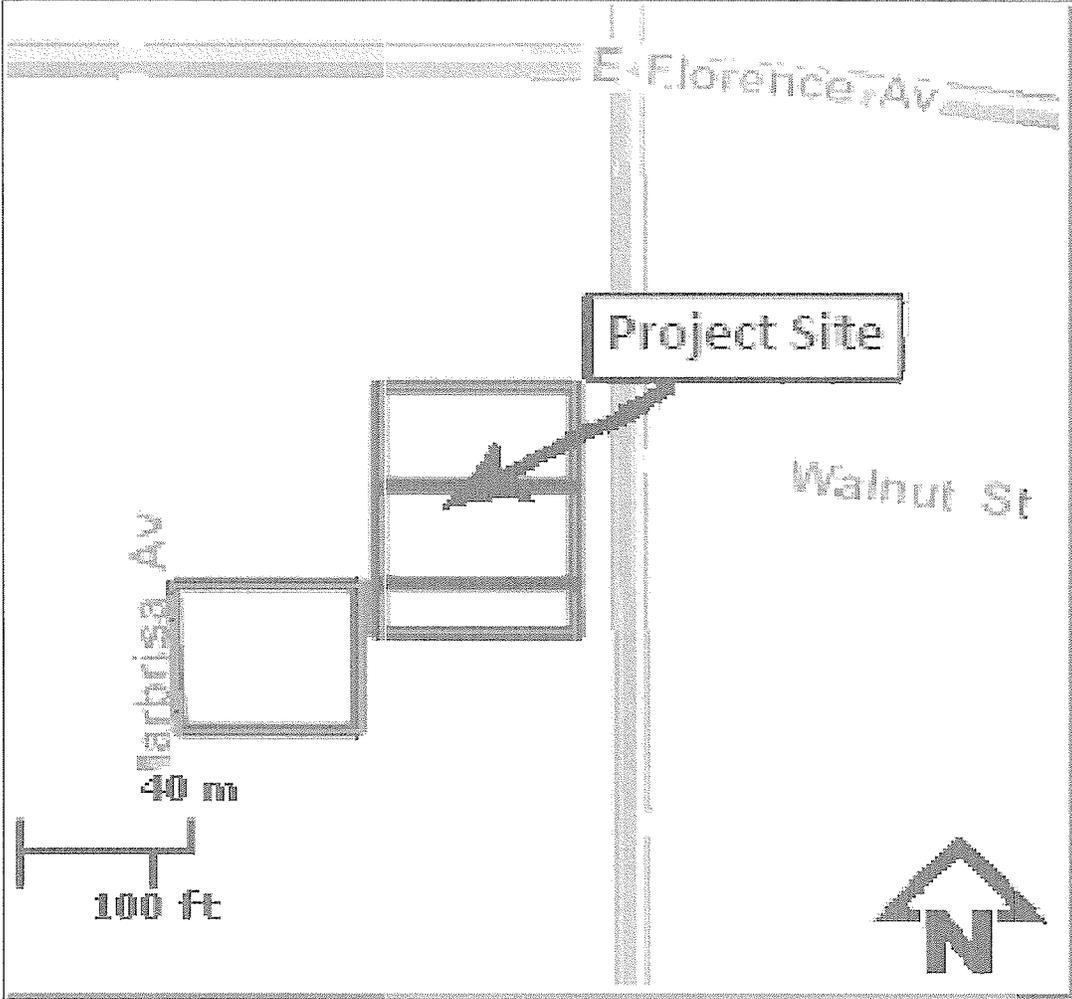
ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Tyler Montgomery		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION



STAFF ANALYSIS
PROJECT NUMBER 99104-(2)
CONDITIONAL USE PERMIT NO. 201100003

PROJECT DESCRIPTION

The applicant requests a conditional use permit (“CUP”) to continue the operation and maintenance of an 18-room motel (Tiki Motel) in the C-3-CRS (Unlimited Commercial—Commercial-Residential) zone and an adjacent 19-unit apartment complex in the C-3-CRS zone and the R-2 (Two Family Residence) zone. The motel provides 18 on-site parking spaces, and the apartment building provides 43 parking spaces, 29 of which are located across a public alley to the west.

REQUIRED ENTITLEMENTS

Per Section 22.28.210 of the Los Angeles County (“County”) Code, motels and apartment houses require a CUP to operate within the C-3 zone. Building permits indicate that the existing seven-unit apartment building was constructed in 1955, the 12-unit apartment building was constructed in 1958, and the motel was constructed in 1964. The subject motel and apartment buildings were permitted uses in the C-3 zone at the time of their construction. However, Ordinance No. 10826, which was adopted by the Board of Supervisors and effective on February 8, 1974, reclassified motels and apartment houses as conditionally permitted uses in the C-3 zone. At this time, both uses became legally nonconforming, as they did not have a valid CUP.

Section 22.56.1540 of the County Code specifies amortization periods for nonconforming uses. For this particular construction type, the use amortizes 20 years from the effective date of the ordinance or 35 years from the date of construction—whichever is longer. Therefore, the apartment complex amortized in 1994, and the motel amortized in 1999. At this time, a CUP was required in order for these uses to continue. CUP No. 99104, approved in 2000, subsequently authorized the continued operation of the motel and apartment building. At this time, 29 additional covered parking spaces, across the public alley to the west and zoned R-2, were provided for the apartment building. Because apartment houses are permitted in the R-2 zone with a CUP, these parking spaces were made a part of the permit. This permit expired in 2010, and the applicant currently requests a new CUP to continue the operation of both facilities.

Because both the motel and apartment complex share an owner, and because required parking for the apartment complex is provided in the western parking lot—which also has the same owner and is separated from the apartments by the motel—the authorization of both facilities has been combined into a single CUP.

LOCATION

The motel is located at 7301 Santa Fe Avenue, the apartment complex is located at 7223 Santa Fe Avenue, and the adjacent parking lot is located at 7308 Marbrisa

Avenue. All are located in the Walnut Park Zoned District and within the Florence-Firestone Community Standards District ("CSD") of unincorporated Los Angeles County.

PHYSICAL FEATURES

The project site is composed of five separate parcels, all of which are rectangular and relatively level, with a total area of 1.2 acres. The 19-unit apartment complex is located on the northeasterly parcel, while the 18-room motel is located on two parcels immediately to the south. The western parking area is located on two additional parcels located across a public alley immediately to the west of the motel. All of these parcels are developed, and there is approximately 4,550 square feet of landscaping on the site in total. The maximum height of the motel is 20 feet above grade, and the maximum height of the apartment complex is 30 feet above grade.

EXISTING ZONING

Subject Property

The motel and apartment structures are located in the C-3-CRS (Unlimited Commercial—Commercial-Residential) zone, and the portion of the apartment parking area located across the public alley to the west is zoned R-2 (Two Family Residence).

Surrounding Properties

Surrounding properties within 500 feet are zoned as follows:

North: C-3-CRS, C-3 (Unlimited Commercial), City of Huntington Park

South: C-3-CRS, R-2

East: C-3-CRS, R-3 (Limited Multiple Residence)

West: R-2, C-3-CRS, C-3

EXISTING LAND USES

Subject Property

The project site contains an 18-unit motel, a 19-unit apartment complex, and a 29-space parking lot

Surrounding Properties

Land uses within 500 feet consist of the following:

North: Car wash, gas station, retail shops, offices

South: Apartments, auto repair, retail shops

East: Restaurant, office, single-family residences, multi-family residences

West: Single-family residences, multi-family residences, towing and impound lot,
La Alameda Shopping Center

ZONING PERMIT HISTORY

CUP No. 2002 and Variance No. 778

Authorized the operation of a video game arcade with less than the required number of on-site parking spaces in what is now the motel's storage room

Approved June 23, 1982 (expired without being used)

CUP No. 99104

Authorized the continued operation and maintenance of the existing motel and apartment complex with a minimum of 57 on-site parking spaces
Approved February 16, 2000; Expired February 16, 2010

SITE PLAN DESCRIPTION

The site plan depicts the existing motel, with 18 rooms contained in two two-story buildings with a maximum height of 20 feet. Ten rooms, a manager's office, storage room, and a covered driveway are contained in the eastern building, while eight additional rooms are contained in the western building. A self-contained parking lot with 18 uncovered spaces is located on the site, taking access from Santa Fe Avenue to the east.

A one-story apartment building is located ten feet to the north of the motel structures, containing seven studio apartments. A two-story apartment building is located 28 feet further of the studio apartments and contains 12 one-bedroom units, with a maximum height of 30 feet. Another self-contained parking lot, which also takes access from Santa Fe Avenue, is located between and to the west of the apartment buildings and contains 14 uncovered guest parking spaces. Immediately to the west of the motel, across a public alley, is an additional parking lot containing 29 covered parking spaces for apartment residents. This parking lot takes access from Marbrisa Avenue to the west. Section 22.52.1083 of the County Code states that parking spaces "separated only by an alley from the use shall be considered to be located on the same lot or parcel." Therefore, this parking area is considered part of the apartment complex.

Approximately 4,550 square feet of landscaping is located on the project site, about 1,210 of which is located within the western parking lot. The site plan indicates the locations of a 30-square-foot roof sign and an existing double-sided pole sign, although it does not depict elevations. Should the project be approved, staff recommends adding a condition requiring the submittal of accurate elevations before final approval of the site plans. Using photogrammetry and figures provided by the applicant, staff has determined that the pole sign is approximately 18 feet high and 50 square feet (five feet by 10 feet) in area.

ENVIRONMENTAL DETERMINATION

This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The facility is located in an existing structure and qualifies for a Class 1, Existing Facilities, categorical exemption, as no changes to the existing structures are being proposed and there is no expansion of the existing use.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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, library posting, and DRP website posting. The applicant's representative has also submitted photographs and a certificate of posting indicating that the notice was posted on the property beginning January 27, 2012.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Los Angeles County Fire Department

The Los Angeles County Fire Department issued a letter clearing the project for public hearing on September 21, 2011 (attached). According to this letter, the project meets all applicable access and fire flow standards. The department also stated that, upon any expansion or improvement of structures on the site, they would require the permittee to install a new fire hydrant along the lot frontage and possibly make other fire prevention and access improvements. While no expansion of the number of motel or apartment units would be allowed under the CUP, other improvements that would require such improvements could be approved through a Revised Exhibit "A." These Fire Department requirements shall be added as a draft condition of approval to this permit.

Department of Public Works

The Department of Public Works issued an email clearing the project for public hearing on February 3, 2011 (attached). This department did not recommend any conditions of approval, as no changes to the existing facilities are proposed.

Department of Public Health

The Environmental Health Section of the Department of Public Health ("DPH") issued a letter, dated March 4, 2011, stating that the department has no objection to the continued maintenance of the apartment complex and motel so long as it continues to comply with DPH regulations.

Department of Parks and Recreation

Parks and Recreation issued a letter, dated February 28, 2011, stating that the project would not have an impact on park facilities.

Sheriff's Department

Lieutenant John Babbitt of the Sheriff's Century Station was consulted regarding the project. Despite being consulted several times by fax and telephone, staff has yet to receive any comments for or against the project. Should any comments be received prior to the public hearing, they will be distributed in an update memo.

PUBLIC COMMENTS

Staff received one phone call in favor of the project from a resident of the apartment complex at 7223 Santa Fe Avenue. No other public comments were received.

Burden of Proof

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached to this document. It is staff's opinion that the applicant has satisfied this burden.

STAFF EVALUATION

General Plan Consistency

The project site is designated as "C—Major Commercial" in the Countywide Land Use Plan. This designation allows primarily for local and regional commercial uses, although residential uses are also permitted upon issuance of a permit. Therefore, the project is compatible because the motel is a regionally serving commercial use and the apartment is consistent with the intent of the plan design because it provides housing for the local area and requires a CUP for authorization.

Zoning Ordinance and Development Standards Compliance

Because the motel and apartment complex were legally constructed between 1955 and 1964, the structures are not required to comply with current development standards for the C-3 zone (County Code Sec. 22.28.220), as no exterior alterations are proposed for structures at the facility. Both the existing pole sign and the outdoor advertising sign (billboard) on the property's northeast corner were legally constructed in 1967 and 1983, respectively, and thus are subject to the same treatment. Incidentally, the facility complies with all applicable standards of the C-3 zone, with the exception of the current requirement that at least ten percent of the project area be landscaped (4,550 square

feet of landscaping is approximately eight percent of 1.2 acres) and the prohibition of billboards. The C-3 zone also does not have specific setback or height requirements.

The project site would also comply with current parking standards. Parking regulations for motels and apartment houses are described in Sections 22.52.1170 and 22.52.1180 of the County Code, respectively. An 18-room motel requires 18 parking spaces, and exactly 18 parking spaces are provided in the parking lot adjacent to the motel structures. In addition, the 19-unit apartment complex would require 25 covered parking spaces for residents and five uncovered parking spaces for guests. There are 14 uncovered parking spaces in the parking area immediately adjacent to the apartment buildings, as well as 29 covered parking spaces in the parking lot across the alley to the west. Sec. 22.52.1083 of the County Code states that parking spaces “separated only by an alley from the use shall be considered to be located on the same lot or parcel.” Therefore, the project complies with current on-site parking standards.

Florence-Firestone Community Standards District Compliance

The Florence-Firestone CSD (County Code Sec. 22.44.138) sets additional development standards for the Roseberry Park Area, in which the project site is located. This includes a prohibition of roof signs, such as the one located above motel’s covered driveway. Photographs of the site taken in late 1999—during the previous CUP process—show that the sign was not in place at that time. Because no building permits were issued for the site between 2000 and 2012, staff concludes that this sign was not legally established before the adoption of the CSD in 2004. Therefore, the sign is required to be removed. Should this permit be approved, any future signs may be authorized through the Revised Exhibit “A” process and must comply with all applicable County standards. All other applicable standards of the CSD would be met by the project as it currently exists.

Neighborhood Impact/Land Use Compatibility

The continued maintenance of the apartment complex is unlikely to affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, and would not constitute a hazard to public health or safety. The current facility has been in existence for nearly 50 years without significant zoning enforcement issues, and the property is relatively neat and well maintained, with the exception of some graffiti. A condition of approval would require removal of graffiti within 24 hours of occurrence. The existing facility has also been reviewed and cleared by County Fire, Public Health, Parks and Recreation, and Public Works. The adjacency of commercial and residential uses is also consistent with the Roseberry Park neighborhood, in which such situations are common. The existence of the –CRS (Commercial-Residential) zoning overlay indicates the recognition of such mix of use and the County’s intent for this land use pattern to continue. Therefore, the proposed use would be compatible with the surrounding area.

The proposed residence would comply with all applicable development standards of the Los Angeles County Planning and Zoning Code. It would also be well served by Santa

Fe Avenue to the east, a four-lane through road without major level-of-service issues, and Marbrisa Avenue, a two-lane side street to the west, which would provide access to the western parking lot. The number of parking spaces on the site is adequate to accommodate residents and visitors. Therefore, the project would not affect the surrounding area and is consistent and compatible with the surrounding uses.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Commission. Fees of \$1,400 would cover the cost of **seven (7)** biennial (every other year) zoning enforcement inspections.

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 201100003, subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission close the public hearing, determine that the project is exempt from the California Environmental Quality Act pursuant to a Class 1 categorical exemption, and **APPROVE** Conditional Use Permit subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:

- Draft Findings
- Draft Conditions of Approval
- Applicant's Burden of Proof statements
- Fire clearance letter
- Public Works clearance letter
- Public Health clearance letter
- Parks and Recreation clearance letter
- Site photographs
- Site plan

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER 99104-(2)
CONDITIONAL USE PERMIT NUMBER 201100003

REGIONAL PLANNING COMMISSION HEARING DATE:
FEBRUARY 29, 2012

SYNOPSIS:

Pursuant to Section 22.28.210 of the Los Angeles County Planning and Zoning Code (Title 22), The applicant requests a conditional use permit ("CUP") to continue the operation and maintenance of an 18-room motel in the C-3-CRS (Unlimited Commercial—Commercial-Residential) zone and an adjacent 19-unit apartment complex in the C-3-CRS zone and the R-2 (Two Family Residence) zone.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. Pursuant to Section 22.28.210 of the Los Angeles County ("County") Code, motels and apartment houses require a CUP to operate within the C-3 zone. Building permits indicate that the existing seven-unit apartment building was constructed in 1955, the 12-unit apartment building was constructed in 1958, and the motel was constructed in 1964. The subject motel and apartment buildings were permitted uses in the C-3 zone at the time of their construction. However, Ordinance No. 10826, which was adopted by the Board of Supervisors and effective on February 8, 1974, reclassified motels and apartment houses as conditionally permitted uses in the C-3 zone. At this time, both uses became legally nonconforming, as they did not have a valid CUP.
2. Section 22.56.1540 of the County Code specifies amortization periods for nonconforming uses. For this particular construction type, the use amortizes 20 years from the effective date of the ordinance or 35 years from the date of construction—whichever is longer. Therefore, the apartment complex amortized in 1994, and the motel amortized in 1999. At this time, a CUP was required in order for these uses to continue. CUP No. 99104, approved in 2000, subsequently authorized the continued operation of the motel and apartment building. At this time, 29 additional covered parking spaces, across the public alley to the west and zoned R-2, were provided for the apartment building. Because apartment houses are permitted in the R-2 zone with a CUP, these parking spaces were made a part of the permit. This permit expired in 2010, and the applicant currently requests a new CUP to continue the operation of both facilities.
3. The motel is located at 7301 Santa Fe Avenue, the apartment complex is located at

7223 Santa Fe Avenue, and the adjacent parking lot is located at 7308 Marbrisa Avenue. All are located in the Walnut Park Zoned District and within the Florence-Firestone Community Standards District ("CSD") of unincorporated Los Angeles County.

4. The project site is composed of five separate parcels, all of which are rectangular and relatively level, with a total area of 1.2 acres. The 19-unit apartment complex is located on the northeasterly parcel, while the 18-room motel is located on two parcels immediately to the south. The western parking area is located on two additional parcels located across a public alley immediately to the west of the motel. All of these parcels are developed, and there is approximately 4,550 square feet of landscaping on the site in total. The maximum height of the motel is 20 feet above grade, and the maximum height of the apartment complex is 30 feet above grade.
5. The motel and apartment structures are located in the C-3-CRS (Unlimited Commercial—Commercial-Residential) zone, and the portion of the apartment parking area located across the public alley to the west is zoned R-2 (Two Family Residence). With a conditional use permit, each use is allowed in its respective zones as identified.
6. Surrounding properties within the 500-foot radius of the project are zoned as follows:
 - North: C-3-CRS, C-3 (Unlimited Commercial), City of Huntington Park
 - South: C-3-CRS, R-2
 - East: C-3-CRS, R-3 (Limited Multiple Residence)
 - West: R-2, C-3-CRS, C-3
7. Land uses within 500 feet of the subject property consist of the following uses:
 - North: Car wash, gas station, shops, offices
 - South: Apartments, auto repair, shops
 - East: Restaurant, office, single-family residences, multi-family residences
 - West: Single-family residences, multi-family residences, towing and impound lot, La Alameda Shopping Center
8. The site plan depicts the existing motel, with 18 rooms contained in two two-story buildings with a maximum height of 20 feet. Ten rooms, a manager's office, storage room, and a covered driveway are contained in the eastern building, while eight additional rooms are contained in the western building. A self-contained parking lot with 18 uncovered spaces is located on the site, taking access from Santa Fe Avenue to the east. There is also an existing 30-square-foot roof sign and an existing double-sided pole sign. A one-story apartment building is located ten feet to the north of the motel structures, containing seven studio apartments. A two-story apartment building is located 28 feet further of the studio apartments and contains 12 one-bedroom units, with a maximum height of 30 feet. Another self-contained parking lot, which also takes access from Santa Fe Avenue, is located between and to the west of the apartment buildings and contains 14 uncovered guest parking

spaces. Immediately to the west of the motel, across a public alley, is an additional parking lot containing 29 covered parking spaces for apartment residents. This parking lot takes access from Marbrisa Avenue to the west. Section 22.52.1083 of the County Code states that parking spaces “separated only by an alley from the use shall be considered to be located on the same lot or parcel.” Therefore, this parking area is considered part of the apartment complex. Approximately 4,550 square feet of landscaping is located on the project site, about 1,210 of which is located within the western parking lot.

9. This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The facility is located in an existing structure and qualifies for a Class 1, Existing Facilities, categorical exemption, as no changes to the existing structures are being proposed.
10. 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, library posting and DRP website posting. The applicant’s representative has also submitted photographs and a certificate of posting indicating that the notice was posted on the property beginning January 27, 2012. Staff received one phone call in favor of the project from a resident of the apartment complex at 7223 Santa Fe Avenue. No other public comments were received.
11. The Los Angeles County departments of Fire, Public Works, Public Health, and Parks and Recreation were all consulted regarding the project and cleared it for a public hearing. The Fire Department also stated that, upon any expansion or improvement of structures on the site, it would require the permittee to install a new fire hydrant along the lot frontage and possibly make other fire prevention and access improvements.
12. The project site is designated as “C—Major Commercial” in the Countywide Land Use Plan. This designation allows primarily for local and regional commercial uses, although residential uses are also permitted upon issuance of a permit. Therefore, the project is compatible because the motel is a regionally serving commercial use and the apartment is consistent with the intent of the plan design because it provides housing for the local area and requires a CUP for authorization.
13. Because the motel and apartment complex were legally constructed between 1955 and 1964, the structures are not required to comply with current development standards for the C-3 zone (County Code Sec. 22.28.220), as no exterior alterations are proposed for structures at the facility. Both the existing pole sign and the outdoor advertising sign (billboard) on the property’s northeast corner were legally constructed in 1967 and 1983, respectively, and thus are subject to the same treatment. Incidentally, the facility complies with all applicable standards of the C-3 zone, with the exception of the current requirement that at least ten percent of the

project area be landscaped (4,550 square feet of landscaping is approximately eight percent of 1.2 acres) and the prohibition of billboards. The C-3 zone also does not have specific setback or height requirements.

14. The project site would also comply with current parking standards. Parking regulations for motels and apartment houses are described in Sections 22.52.1170 and 22.52.1180 of the County Code, respectively. An 18-room motel requires 18 parking spaces, and exactly 18 parking spaces are provided in the parking lot adjacent to the motel structures. In addition, the 19-unit apartment complex would require 25 covered parking spaces for residents and five uncovered parking spaces for guests. There are 14 uncovered parking spaces in the parking area immediately adjacent to the apartment buildings, as well as 29 covered parking spaces in the parking lot across the alley to the west. Sec. 22.52.1083 of the County Code states that parking spaces “separated only by an alley from the use shall be considered to be located on the same lot or parcel.” Therefore, the project complies with current on-site parking standards.
15. The Florence-Firestone CSD (County Code Sec. 22.44.138) sets additional development standards for the Roseberry Park Area, in which the project site is located. This includes a prohibition of roof signs, such as the one located above motel’s covered driveway. Photographs of the site taken in late 1999—during the previous CUP process—show that the sign was not in place at that time. Because no building permits were issued for the site between 2000 and 2012, staff concludes that this sign was not legally established before the adoption of the CSD in 2004. Therefore, the sign is required to be removed. Should this permit be approved, any future signs may be authorized through the Revised Exhibit “A” process and must comply with all applicable County standards. All other applicable standards of the CSD would be met by the project as it currently exists.
16. The continued maintenance of the apartment complex with the addition of one dwelling unit is unlikely to affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, and would not constitute a hazard to public health or safety. The current facility has been in existence for nearly 50 years without significant zoning enforcement issues, and the property is relatively neat and well maintained, with the exception of some graffiti. The existing facility has also been reviewed and cleared by County Fire, Public Health, Parks and Recreation, and Public Works. The adjacency of commercial and residential uses is also consistent with the Roseberry Park neighborhood, in which such situations are common. The existence of the – CRS (Commercial-Residential) zoning overlay seems to indicate that it is the County’s intent for this land use pattern to continue. Therefore, the proposed use would be compatible with the surrounding area.
17. The proposed residence would comply with all applicable development standards of the Los Angeles County Planning and Zoning Code. It would also be well served by

Santa Fe Avenue to the east, a four-lane through road without major level-of-service issues, and Marbrisa Avenue, a two-lane side street to the west, which would provide access to the western parking lot. The number of parking spaces on the site is adequate to accommodate residents and visitors. Therefore, the project would not affect the surrounding area and is consistent and compatible with the surrounding uses.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area; and
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare; and
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features as is required in order to integrate said use with the uses in the surrounding area; and
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission determines that the project is categorically exempt from the California Environmental Quality Act (CEQA). The project meets the criteria for a Class 1 – Existing Facilities categorical exemption as set forth in Section 15301 of the State CEQA Guidelines and the County Environmental Reporting Procedures and Guidelines, Appendix G as the project does not include any new construction or expansion of existing facilities.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100003 is **APPROVED**, subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Commission Services, BOS

MK:TM
02/16/12

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 99104-(2)
CONDITIONAL USE PERMIT NO. 201100003**

PROJECT DESCRIPTION

Pursuant to Section 22.28.210 of the Los Angeles County Planning and Zoning Code (Title 22), The applicant requests a conditional use permit ("CUP") to continue the operation and maintenance of an 18-room motel in the C-3-CRS (Unlimited Commercial—Commercial-Residential) zone and an adjacent 19-unit apartment complex in the C-3-CRS zone and the R-2 (Two Family Residence) zone. The facilities are located at 7223 and 7301 Santa Fe Avenue and 7308 Marbrisa Avenue in the Walnut Park Zoned District. The project is approved as depicted on the approved Exhibit "A", subject to all of 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 and cannot be used 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 conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 4, 5, and 6 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 notify the permittee of any claim, action, or proceeding and the County shall fully 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 fully 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 \$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 the 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 in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before expiration date.
7. 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.
8. 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. In addition, upon any transfer or lease of the subject 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.
9. **This grant shall terminate on March 1, 2027.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new permit application with Regional Planning prior to the expiration of this permit, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date for this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

10. 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 \$1,400.00.** This 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 **seven (7) biennial** (one every other year) 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 condition 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.

11. 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, 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.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.

13. All development pursuant to this grant shall conform to the requirements of the County Department of Public Works, the County Fire Department and Fire Warden, and the County Department of Public Health. As required by the County Fire Department in its letter dated September 21, 2011 and hereto attached, upon any expansion or improvement of structures on the site requiring a Revised Exhibit "A", the permittee shall install a new fire hydrant along Santa Fe Avenue and/or make other fire prevention and access improvements required by said department to the satisfaction of said department.

14. 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.

PERMIT-SPECIFIC CONDITIONS

15. A maximum of 18 motel rooms shall be provided.
16. A maximum of 19 apartment dwelling units shall be provided.
17. A minimum of 18 delineated parking spaces shall be continuously maintained within the motel parking lot; a minimum of 43 delineated parking spaces shall be continuously maintained within the apartment complex parking areas, a minimum of 29 of which shall be covered. All parking spaces shall be in compliance with the development standards of Part 11 of Title 22 of the Los Angeles County Code
18. The existing motel roof sign shall be removed within 60 days of the date of final approval of the CUP. Any new or additional signage shall be in compliance with Part 10 of Chapter 22.52, Title 22 of the Los Angeles County Code and with the Florence-Firestone Community Standards District (County Code Sec. 22.44.138), and prior to the installation of any such signage, the permittee shall obtain an approved Revised Exhibit "A" depicting such signage.
16. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". A revised Exhibit "A" depicting the elevations of the project site, including the dimensions of all signage, shall be submitted to Regional Planning within 60 days of the date of final approval of the CUP. The written authorization of the property owner is necessary.
17. Within 90 days following the approval date of this grant, the permittee shall submit to the Director for review and approval a covenant running with the land for the benefit of the County showing that the permittee agrees to hold the following parcels as one parcel: Assessor Parcel Numbers 6025-029-012; 6025-029-025; 6025-029-033; 6025-029-034; and 6025-029-035. Once said covenant is approved, it shall be recorded in the office of the Registrar-Recorder/County Clerk and shall remain in effect for the life of this grant or as long as otherwise provided for in said covenant.
18. The on-site motel manager shall have duplicate room keys available at all times for emergency service personnel.

19. A copy of these conditions shall be kept in the motel office and shall be made available to all enforcement personnel upon demand.
20. Prices for motel accommodations shall be posted in the office of the motel.
21. Motel rooms shall not be rented for more than the number of persons designated by the motel management based upon the type and number of beds in each room and the number of occupants indicated on the registry card.
22. Motel rooms shall not be rented for a lesser period than the equivalent of one night's stay and rent for each room shall not be collected more frequently than once daily. There shall be no hourly rentals.
23. The applicant shall maintain a trash enclosure on the property consistent with the requirements of Title 22 (Zoning Ordinance) of the County Code.
24. Outside storage or display shall not be permitted on the subject property.
25. At the time of motel room registration, guests shall be required to present a valid photo identification. Additionally, a photo copy of the identification shall be made at check in; and a vehicle description shall be taken at check in.
26. The consumption of alcoholic beverages shall be prohibited in public areas of the motel.
27. No loitering shall be permitted on-site.
28. The permittee shall maintain the subject property in a neat and orderly fashion and shall ensure that all areas of the premises over which the permittee has control are maintained free of litter at all times.
29. There shall be no access from the alley to the motel.
30. Irrigation shall be required for all landscaped areas of the site. Said irrigation shall be continuously maintained in working condition at all times for the life of this grant.
31. The permittee shall provide and continuously have on file with the Department of Regional Planning a contact name and phone number for the current owner of the property in the event that communication by the Department is warranted relative to these conditions.
32. Permittee shall obtain and maintain a valid business license.
33. There shall be no neon accent lighting permitted on the exterior of the structures.

34. The permittee shall maintain a video camera and display monitor in the motel office that records and displays the activities at the registration desk. The tapes shall be kept for at least a one-month period and shall be surrendered to the Los Angeles County Sheriff's Department upon request.
35. All gates on the property shall comply with County Fire Department Regulation 5.
36. The use of amplified sound equipment audible outside the building is prohibited.
37. The resident manager or other responsible person shall be available 24 hours a day, seven days a week to respond to any problems on the site.
38. The permittee shall post a current telephone number for the resident manager or other responsible person on a sign at the motel office so that neighbors, residents, or other interested persons may inform the manager or other responsible person of any complaints or if any activities of this facility are a disturbance to them. The sign shall also contain contact information for Regional Planning-Zoning Enforcement.
39. Repair of vehicles is prohibited on the site.
40. No abandoned or inoperable vehicles shall be permitted on the premises. The permittee shall cause any such vehicle to be promptly removed from the premises.
41. The permittee shall provide adequate lighting above the entrances of the premises, in the parking area and in the room entrance areas. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises.
42. Telephone numbers of local law enforcement shall be posted inside and outside the motel lobby area.
43. The property and its landscaping shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage.
44. Outdoor lighting shall be installed and maintained in all parking areas. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

Attachment: Fire Department letter, dated September 21, 2011

MK:TM
02/16/12



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

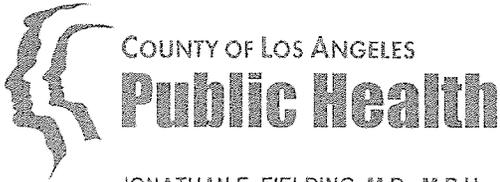
DATE: September 21, 2011
TO: Department of Regional Planning
Permits and Variances
PROJECT #: CUP 99104
LOCATION: 7223, 7301 Santa Fe Ave and 7308-7314 Marbrisa Ave

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Verify __ existing public fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments** The Fire Department has CLEARED this project for public hearing.
:
- Water:** Per the fire flow test perform by Golden State Water Company on 08-05-11, the existing water system is capable to supply with required fire flow for fire protection purposes.
The existing public fire hydrants exceeds the required lot frontage coverage but due to no new construction being proposed on this permit, the Fire Department will accept the distance with a condition to install a new fire hydrant when new construction is proposed (see Special Requirements for details)
- Access:** Access as shown on the site plan is adequate since no new construction is proposed. Additional access maybe required when new additions or new construction is proposed within the property.
- Special Requirements:** - When new additions, new construction, or any type of building improvement is proposed in the future, a new public fire hydrant along the lot frontage will be required. Construction plans shall be submitted to the Fire Department for review and determine the exact fire hydrant location and fire flow requirements. Additional fire protection systems, such as a sprinkler system, may also be required.
- All existing gates shall comply with the Fire Department's Regulation 5.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Juan C. Padilla*

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



COUNTY OF LOS ANGELES

Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina

First District

Mark Ridley-Thomas

Second District

Zev Yaroslavsky

Third District

Don Knabe

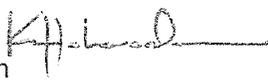
Fourth District

Michael D. Antonovich

Fifth District

March 4, 2011

TO: Phillip Estes, AICP
Principal Regional Planner
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. 99-104
CUP 2010-00003
LOCATION: 7308 MARBRISA AVENUE, WALNUT PARK

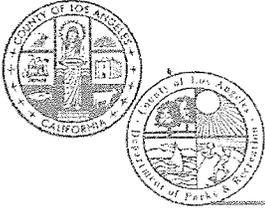
- Environmental Health recommends approval of this CUP.
- Environmental Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided regarding a CUP renewal to continue operation of a motel and apartment complex located in the C-3-CRS and R-2 zones, Florence-Firestone CSD, Roseberry Park Area CSD, Walnut Park Zoned District.

The Department recommends approval of this CUP with the condition that the project shall remain in compliance with all Public Health requirements, regulations and ordinances relating to multiple family dwellings and hotels.

If you should have any questions regarding the above condition, please feel free to contact me at (626) 430-5382.

KH:kh



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

February 28, 2011

Sent via e-mail: pestes@planning.lacounty.gov

TO: Phillip Estes, AICP
Department of Regional Planning

FROM: Joan Rupert, Section Head 
Environmental and Regulatory Permitting Section

SUBJECT: **PROJECT CONSULTATION REQUEST**
TIKI MOTEL
RCUP 201100003
RENVT 201100005
PROJECT NO. 99-104
LOCATION: 7223 & 7301 SANTA FE AVE., FLORENCE- FIRESTONE

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project will not affect any Departmental facilities.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact Ms. Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

JY: JR Project Consultation for Tiki Motel, Florence- Firestone

c: Parks and Recreation (N. E. Garcia, L. Hensley, J. Yom)

99-104



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Applicant is seeking permission to continue the use, maintenance and enjoyment of an existing motel and apartments. the long history of use at this location for both the motel and apartments and the maintenance of the properties demonstrates that there has been no adverse effects on the public health, safety or general welfare. the continued use will serve a need in the local community and will not adversely effect property values. both uses contribute to the economic vitality of the area.

- B. That 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 site is adequate to accommodate all ordinance requirements for the continued use of both the motel and the adjacent apartments. no new construction is proposed or anticipated.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

all streets, highways and other public services are in and adequate to accommodate the continuation of the existing uses.

Estes, Phillip

From: Duong, Toan [TDUONG@dpw.lacounty.gov]
Sent: Thursday, February 03, 2011 1:17 PM
To: Estes, Phillip
Cc: Yanez, Jarrett; Cruz, Ruben; Amir Ibrahim; Narag, Andy
Subject: RE: E-consultation request (99-104)

Phillip,
With no history of violations and no new construction, DPW has no comment on this project.

Jarrett,
Please close as N/C.

Thanks.

From: Estes, Phillip [mailto:pestes@planning.lacounty.gov]
Sent: Tuesday, February 01, 2011 1:55 PM
To: Estes, Phillip; Duong, Toan; Jaramillo, Lettie; Ken Habaradas; jrupert@parks.lacounty.gov
Cc: jbarber@parks.lacounty.gov
Subject: RE: E-consultation request (99-104)

Please review the associated application and plans at <http://planning.lacounty.gov/review>.

LOGIN: devreview
PASSWORD: !!Dr@

Please respond with comments via email within 30 days. If you have any questions, call (213) 974-6435 or email me at pestes@planning.lacounty.gov.

Thank you.

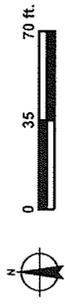
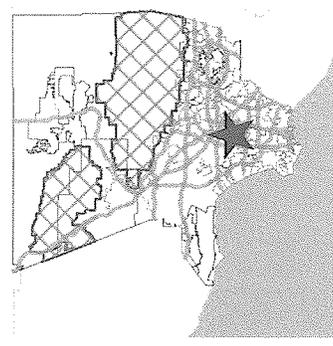
Phillip Estes, AICP
Principal Planner
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6438



- Legend**
- Zoning (Boundary)
 - Perot Boundary
 - Allotment Street
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Freeway - (F)
 - Interstate Highway - (I)
 - State Highway - (S)
 - Secondary Highway - (S)
 - Major Highway - (M)
 - Minor Highway - (M)
 - Railroad or Rapid Transit
 - Rapid Transit
 - Underground Rapid Transit
 - Significant Ridgetoplines
 - Classic CSD Primary
 - Classic CSD Secondary
 - SMMNA Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) Box
 - Zoning Index Map Grid
 - USGS Quad Name Grid
 - TB Internal Page Grid
 - Very High Fire Hazard Severity
 - Zone
 - Community Standards District (CSD)
 - CSD Area Specific Boundary
 - ESHA (Coast Only)
 - Significant Ecological Area
 - Section Line
 - Township and Range
 - National Forest (GNF)
 - Forest Oriented District (FOD)
 - Seaback District
 - Zoned District (ZD)
 - Supervisorial District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Fire Station
 - Sheriff Station
 - Inland Waterbody
 - Perennial
 - Intermittent
 - By

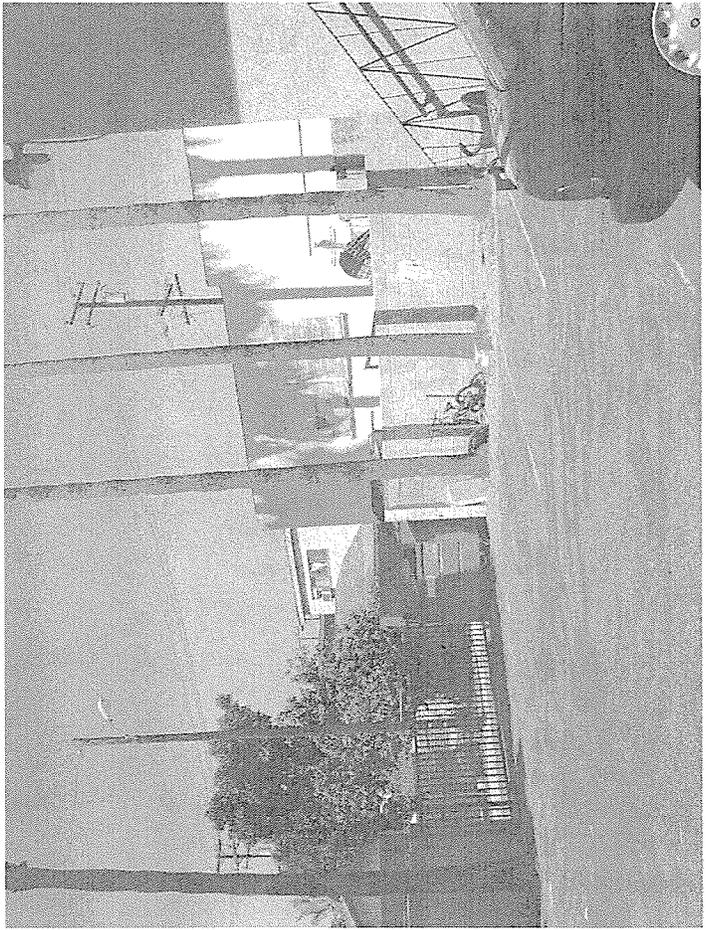
- Language Policy (Not in Comm/ Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
 - 2 - Low/Medium Density Residential (7 to 12 du/ac)
 - 3 - Medium Density Residential (13 to 22 du/ac)
 - 4 - High Density Residential
 - 5 - Major Commercial
 - 6 - Major Industrial
 - 7 - Open Space
 - 8 - Public and Semi-Public
 - 9 - Rural Communities
 - 10 - Non-Urban
 - 11 - Transportation Corridor

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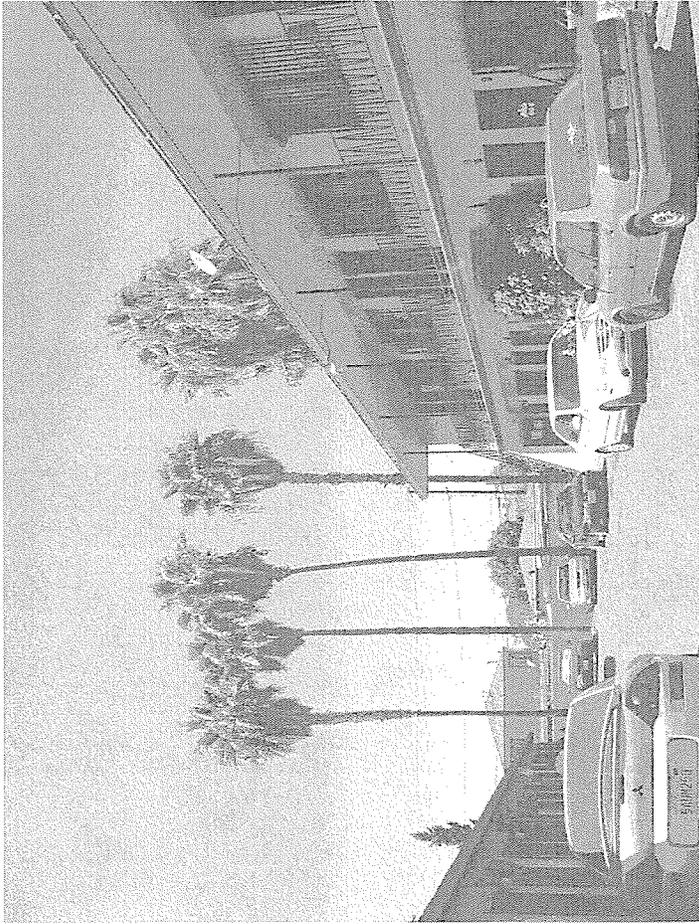




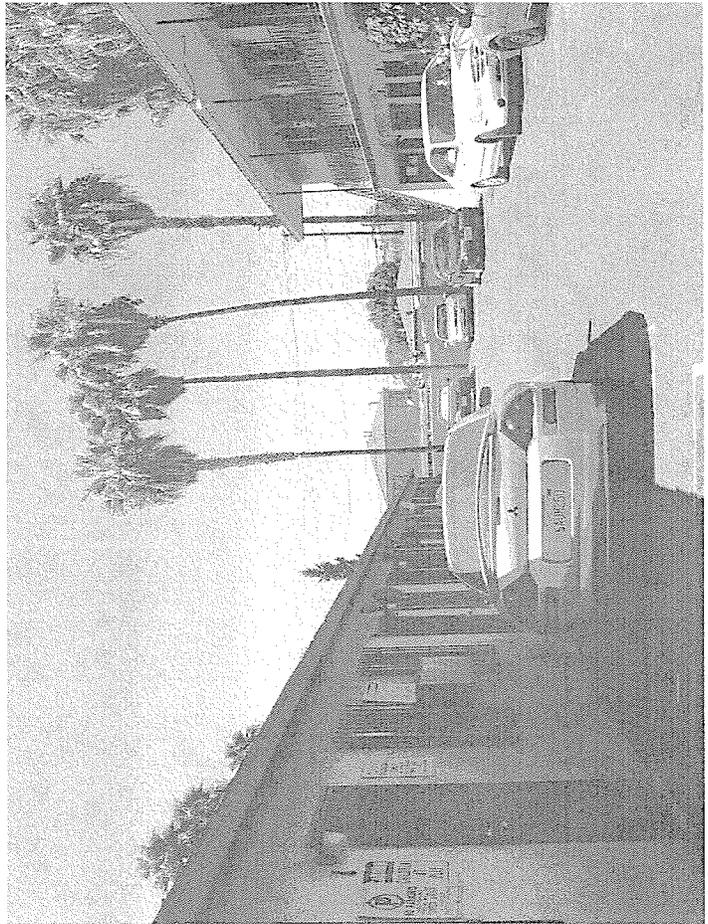
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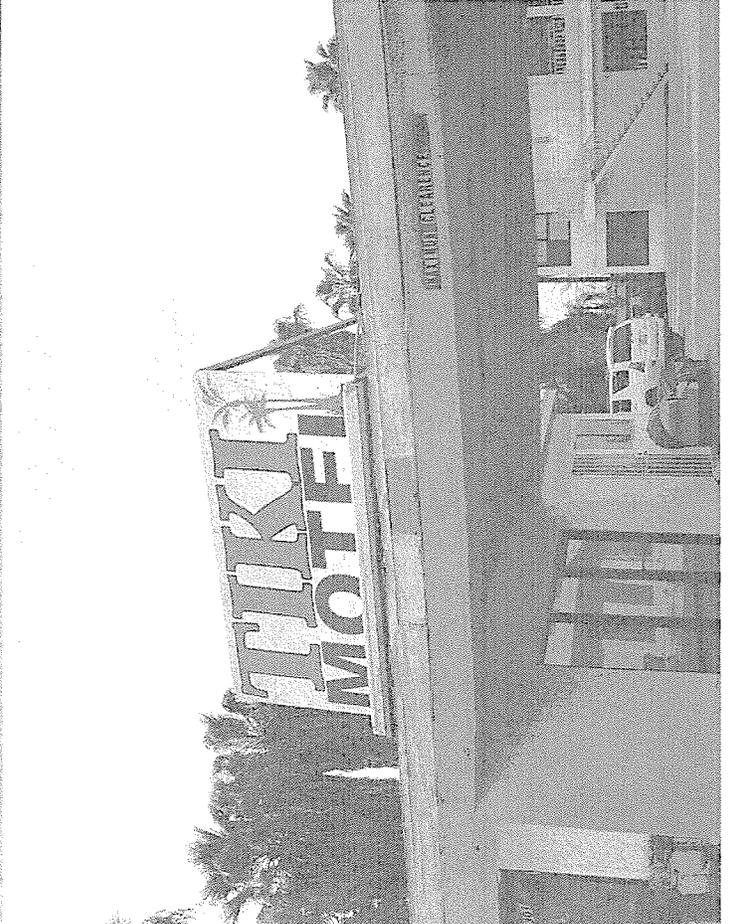
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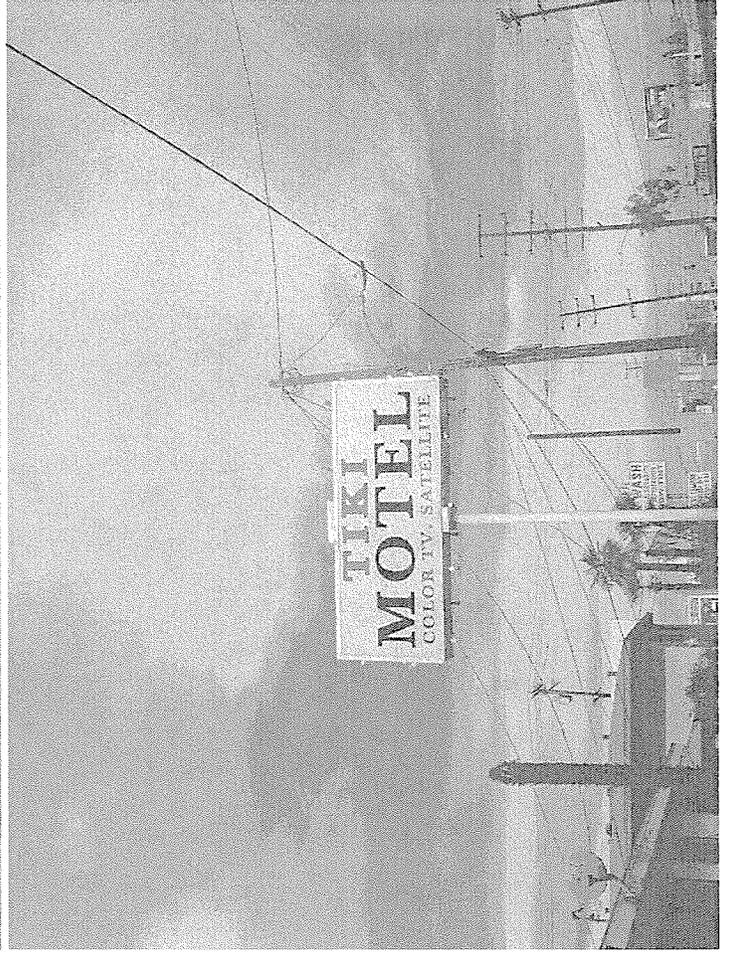
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9.



10.

