Regional Planning Commission Transmittal Checklist

Hearing Date
August 18, 2010
Agenda Item No.
8

Project Number: TR068503 – (2)
Tentative Tract Map No. 068503
Case(s): Conditional Use Permit Case No. 200700039
Environmental Assessment Case No. 200700036
Planner: Donald Kress

- ☒ 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 (Negative Declaration)
- ☐ Correspondence
- ☒ Photographs of site
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☒ Tentative Parcel Map
- ☒ Exhibit "A" Map
- ☒ GIS-Net Map
- ☒ Conditional Use Permit Burden of Proof

Reviewed By: _____

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT NO. TR068503 - (2)
TENTATIVE TRACT MAP NO. 068503
CONDITIONAL USE PERMIT CASE NO. 200700039
ENVIRONMENTAL ASSESSMENT CASE NO. 200700036

RPC MEETING DATE	CONTINUE TO
August 18, 2010	
AGENDA ITEM No. 8	
PUBLIC HEARING DATE August 18, 2010	

APPLICANT	OWNER	REPRESENTATIVE
Melvin Morris	Melvin Morris	Felix Madariaga, PE

REQUEST

TENTATIVE TRACT MAP: To create one multi-family lot with 14 attached condominium units in two buildings of seven units each on 0.90 gross acres.
CONDITIONAL USE PERMIT: For residential use in a commercial zone.

LOCATION/ADDRESS
12650 Western Avenue, West Athens-Westmont

ACCESS
Western Avenue

ZONED DISTRICT
West Athens-Westmont

COMMUNITY
West Athens-Westmont

EXISTING ZONING
C-2 (Neighborhood Business)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
0.90 acres gross/0.56 net acres	Vacant	Rectangular	Flat

SURROUNDING LAND USES & ZONING

North: Commercial; multi-family residences; single-family residences /C-2, R-1 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area);

East: Single-family residences;/R-1

South: Single-family residences; commercial; City of Gardena/R-1, C-2, C-M (Commercial Manufacturing),

West: Chester Washington golf course/A-1 (Light Agricultural—5,000 Square Feet Minimum Required Lot Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
West Athens-Westmont Community Plan	C-2 (Commercial)	N/A	N/A

ENVIRONMENTAL STATUS:
Negative Declaration

DESCRIPTION OF SITE PLAN

The tentative tract map and Exhibit "A" dated April 26, 2010, depicts one multi-family lot with 14 attached condominium units in two buildings of seven units each. The parcel will have a net area of 24,518 square feet. The property is vacant except for a billboard, which will be removed. The residences will take access from a 28-foot wide common private driveway and fire lane, which takes access from Western Avenue, a 100-foot wide Major Highway on the Los Angeles County Master Plan of Highways. The project proposes three guest parking spaces and one guest handicapped parking space. A proposed six-foot high masonry wall along the northerly and easterly boundary lines will remain. A three-and-one-half foot high wall is proposed along the southerly and westerly property lines and for the southerly 20 feet of the easterly property line and the westerly 15 feet of the northerly property line. Approximately 1,698 yards of cut grading and 1910 cubic yards of fill grading are proposed, for a total of 3,608 cubic yards of grading. Approximately 212 cubic yards of material will be imported.

KEY ISSUES

- The project is in the West Athens-Westmont Community Standards District ("CSD).

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

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

(O) = Opponents (F) = In Favor

PROJECT No. TR068503 - (2)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___Sect 191.2

☒ Street improvements __ Paving _X_ Curbs and Gutters _X_ Street Lights

_X_ Street Trees ____ Inverted Shoulder _X_ Sidewalks ___ Off Site Paving ___ft.

☐ Water Mains and Hydrants

☐ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

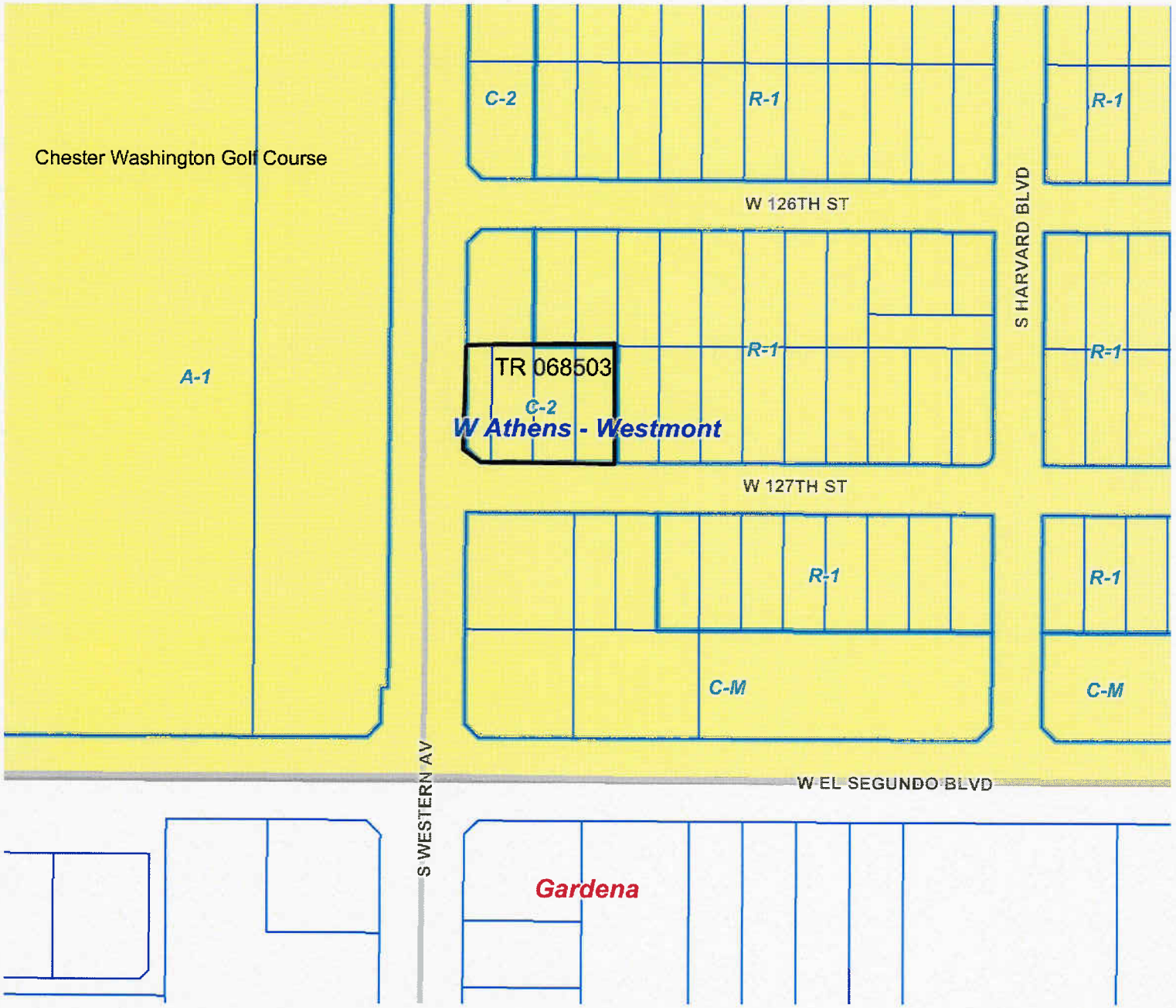
Prepared by: Donald Kress

SEE 732 MAP
© 2007 Rand McNally & Company
REDONDO BEACH
LAWNDALE
HAWTHORNE
ORRANCE
ARDENA
90247
90250
90260
90249
90503
90504
90278
90277
90260
90250
90249
SEE 703 MAP
SEE 734 MAP
763
733
LOS ANGELES CO.

gisNET department of regional planning

TR 068503 12650 Western Avenue 1:2500 scale 5 August 2010 D.C. Kress, case planner

Printed On: Aug 5, 2010



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide 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 (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-(U)
- Zone R-4-(U)
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

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gisNET department of regional planning

TR 068503 12650 Western Avenue 1:2500 scale Aerial imagery taken in 2008

Printed On: Aug 5, 2010

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- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-(X)
- Zone R-4-(X)
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
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PROJECT NO. TR068503 - (2)
TENTATIVE TRACT MAP NO. 068503
CONDITIONAL USE PERMIT NO. 200700039
ENVIRONMENTAL ASSESSMENT CASE NO. 2007000036
STAFF ANALYSIS
FOR AUGUST 18, 2010 REGIONAL PLANNING COMMISSION
PUBLIC HEARING

PROJECT OVERVIEW

The subdivider, Melvin Morris, proposes to create one multi-family lot with 14 attached condominium units in two buildings on approximately 0.90 gross acres, within the C-2 (Neighborhood Business) Zone. The proposal requires approval of Tentative Tract Map No. 068503 ("TR 068503") and Conditional Use Permit Case ("CUP") No. 200700039 to allow residential use in a commercial zone.

The subject property is located at 12650 Western Avenue, within the West Athens-Westmont Community Standards District ("CSD") within the West Athens-Westmont Zoned District.

A Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 12650 Western Avenue, within the West Athens-Westmont CSD within the West Athens-Westmont Zoned District.

Physical Features: The subject property is approximately 0.90 gross acres (0.56 net acres) in size and comprised of four lots. It is currently vacant except for a billboard to be removed. An existing six-foot high masonry wall along the easterly and northerly property lines will remain. The property is rectangular in shape with flat terrain.

Access: Access to the parcels will be from Western Avenue, a 100 foot wide Major Highway, as depicted on the Los Angeles County Master Plan of Highways.

Services: Domestic water service will be provided by the Golden State Water Company. Domestic sewer service will be provided by the Los Angeles County Sanitation District No. 5. The project is within the boundaries of the Los Angeles Unified School District.

ENTITLEMENTS REQUESTED

Tentative Tract Map: The applicant requests approval of TR 068503 to create one multi-family lot with 14 attached condominium units in two buildings (seven units each) on approximately 0.90 gross acres.

Conditional Use Permit: The applicant requests approval of CUP 200700039 to authorize a residential use in a commercial zone.

EXISTING ZONING

Subject Property: The subject property is zoned C-2 (Neighborhood Commercial).

Surrounding Zoning:
NORTH: C-2, R-1 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area)
EAST: R-1
SOUTH: R-1, C-2, C-M (Commercial Manufacturing), City of Gardena
WEST: A-1 (Light Agricultural—5,000 Square Feet Minimum Required Lot Area)

EXISTING LAND USES

Subject Property: The subject property consists of four lots, which are vacant except for a billboard to be removed.

Surrounding Properties:
NORTH: Commercial; multi-family residences; single-family residences.
EAST: Single-family residences
SOUTH: Single-family residences; commercial; City of Gardena
WEST: Chester Washington Golf Course

PREVIOUS CASE/ZONING HISTORY

The C-2 zone became effective on January 17, 1991, following the adoption of Ordinance No. 900178 Z on December 18, 1990.

The West Athens-Westmont CSD became effective on August 30, 1990, following the adoption of Ordinance No. 90-0102 on July 31, 1990.

Previous cases on the subject property include:

Plot Plan No. 49701: For a daycare/preschool. Applied for on February 19, 2004. This plot plan was not finalized.

Plot Plan No. RP 200400644: For an 8,561 square foot, one-story retail shopping center parking. Approved on January 20, 2005. This approval expired without the shopping center being constructed.

PROJECT DESCRIPTION

The tentative tract map and Exhibit "A" dated April 26, 2010, depicts one multi-family lot with 14 attached condominium units in two buildings of seven units each. The lot will have a net area of 24,518 square feet. The property is vacant except for a billboard, which will be removed. The residences will take access from a 28-foot wide common private driveway and fire lane, which takes access from Western Avenue, a 100-foot wide Major Highway on the Los Angeles County Master Plan of Highways. The project would provide two covered parking spaces for each of the condominium units within a private garage in each unit, for a total of 28 parking spaces for residents of the condominium units. The project also proposes a total of four guest parking spaces, which include and one guest handicapped parking space. A proposed six-foot high

masonry wall along the northerly and easterly boundary lines will remain. A three-and-one-half foot high wall is proposed along the southerly and westerly property lines and for the southerly 20 feet of the easterly property line and the westerly 15 feet of the northerly property line. Approximately 1,698 yards of cut grading and 1910 cubic yards of fill grading is proposed, for a total of 3,608 cubic yards of grading. Approximately 212 cubic yards of graded material will be imported. Most of this grading is for removal and recompaction.

Approximately 30 percent of the net lot area (0.17 acres) will be landscaped. The lot also includes two infiltration/retention and drainage facilities. A 10-foot wide sidewalk is depicted along the property frontages along Western Avenue and 127th Street.

The floor plan and elevation drawings of the proposed buildings depict two two-story buildings of seven condominium units each. Each unit has a two-car garage on the first level, accessed from the private driveway and fire lane between the buildings. The southerly building faces 127th Street. Each unit in the southerly building has a front door facing 127th Street, with a landscaped area and a 42-inch high wall between the building and the sidewalk, with gates in the wall for access to the individual units. The northerly building faces the adjacent commercial lot to the north, with a concrete walk and a landscaped area between the building and the wall along the northerly property line.

POLICIES AND GOALS OF THE WEST ATHENS-WESTMONT COMMUNITY PLAN

The subject property is depicted within Category C-2 (Community Commercial) on the Land Use Policy Map of the West Athens-Westmont Community Plan ("Community Plan"). However, the proposed residential development is supported by policies and goals of the community plan, including:

Land Use Policies--General (these policies are not numbered): Allow for the development of residential, commercial, recreational, and public and supportive land uses, at varying densities and intensities.

Housing Goal 5: To encourage infill and help improve the community form and appearance.

Economic Goal 7: To incorporate safety and aesthetic design standards in development and redevelopment projects.

Problem Identified in the Community Plan: Commercial uses in strip configurations negatively impact some residential neighborhoods due to traffic, lack of parking, fumes, and noise.

WEST ATHENS-WESTMONT CSD

Pursuant to Section 22.44.129 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD at the building permit stage. These development standards include:

- Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height, or as otherwise specified herein; said heights may be modified subject to a variance.

The building elevation drawings depict the maximum height of the propose buildings as slightly higher than 26 feet above finished grade. The proposed buildings are in compliance with the CSD.

CONDITIONAL USE PERMIT

The applicant requests approval of CUP Case No. 200700039 to authorize a residential use in a commercial zone, pursuant to County Code Section 22.28.160.

The applicant has supplied a burden of proof to support his request. Staff is of the opinion that the applicant has met the required burden of proof.

ENVIRONMENTAL DOCUMENTATION

Staff has determined that a Negative Declaration is the appropriate environmental document pursuant to CEQA and the Los Angeles County Environmental Guidelines, because the project will not have a significant adverse effect on the environment.

COUNTY DEPARTMENTS, AGENCY COMMENTS, AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"). The Subdivision Committee has reviewed the tentative tract map and Exhibit "A" dated April 26, 2010 and recommends the attached conditions, which are set forth in reports prepared by these departments for the Subdivision Committee Meeting of June 3, 2010 an incorporated by reference in and attached to the draft conditions of approval for this project.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On July 15, 2010 approximately 80 notices of public hearing were mailed to property owners within a 500-foot radius of the subject property, as well as those on the courtesy mailing list. The public hearing notice was published in the Daily Breeze on July 17, 2010, and La Opinion on July 19, 2010. Project materials, including the tentative tract map, land use map and recommended conditions were delivered to the Woodcrest Library, 1340 West 106th Street, Los Angeles, CA 90044 on July 16, 2010. The subject property was posted with hearing notices fronting Western Avenue and 127th Street prior to July 19, 2010. Public hearing materials were also posted on Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

No correspondence has been received at the time of writing of this report.

STAFF EVALUATION

The project proposes a residential use in an area that has a commercial land use plan designation and is zoned commercial. However, the subject property is not suitable for a commercial use which would generate significant traffic. Access to the subject property from Western Avenue, a Major Highway, is only from the north-bound lane. The subject property can

be accessed from 127th Street, but it would not be appropriate to have access to a busy commercial use from 127th Street, as this would create a significant increase in traffic on this residential street.

The subject property is adjacent to an established single-family neighborhood on the east side and part of the north side, and there is no buffer between the subject property and the single-family neighborhood other than an existing masonry wall. The Community Plan notes that commercial uses can negatively impact some residential areas due to traffic, lack of parking, fumes, and noise. The proposed residential use avoids the potential negative impacts associated with a commercial use by placing a residential use on the site adjacent to the existing residential neighborhoods. As such, the project would operate similarly to the surrounding residential neighborhood with regard to traffic, noise, and fumes. Additionally, because the project would include the Code-required parking as well as guest parking space on-site, the project will not impact parking in the area, given that the use will be in character with the surrounding area, and will operate similarly.

Across Western Avenue from the subject property is the Chester Washington Golf Course, an open space use. Both this golf course and the adjacent single-family neighborhood are "quiet" uses. The proposed residential use is more compatible with these surrounding uses than a commercial use would be.

The subject property is surrounded by developed properties but the subject property itself is vacant, and has been so for several decades. Development of the subject property with the proposed residential development is consistent with Housing Goal No. 5 of the Community Plan, which encourages infill development.

The proposed density of 16 dwelling units per acre ("du/ac") is consistent with the 17 du/ac density identified by the Community Plan for two-family residences. This density is appropriate for residential development situated between the edge of a single-family residential neighborhood and a Major Highway.

As development standards in the C-2 Zone do not fully address a residential use, it is reasonable to apply development standards from the R-3 Zone to the project, as these standards are intended to include multiple-unit dwellings of up to medium density. The R-3 (Limited Multiple Residence) zone development standards will apply to the project, including:

- Maximum building height: 35 feet;
- Maximum dwelling density: 30 units per acre;
- Guest parking ratio: one uncovered guest space for every four residential units;
- Minimum front yard depth: 15 feet;
- Minimum reversed corner side yard width: 7.5 feet;
- Minimum side yard width: 5 feet; and
- Minimum rear yard width: 15 feet

The project will be conditioned to require an amended Exhibit Map to be submitted and approved prior to final map approval depicting:

- additional landscaping, including three additional trees and one tree at the end of the private driveway and fire lane;
- relocation of the wall along 127th Street further back from the sidewalk;
- guest parking as required by the development standards of the R-3 zone; and
- relocation of the trash receptacle to a less conspicuous location

These changes are recommended in order for the project to be consistent with Economic Goal

No. 7 of the Community Plan, which requires the incorporation of safety and aesthetic design standards in development projects.

The tentative tract map is subject to the Los Angeles County Low-Impact Development Ordinance. All future development will be subject to the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances requirements prior to building permit issuance

Staff recommends three trees be planted along the 127th Street side of the lot and one tree at the easterly end of the private driveway and fire lane in addition to the one tree required by County Code section 21.32.195, for a total of five trees. Even though the project proposes only one lot, the project proposes fourteen detached residential units. Additional trees will consistency with neighborhood character, and will also provide for passive cooling when the trees are mature.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Regional Planning Commission close the public hearing, approve the Negative Declaration, and approve Conditional Use Permit Case No. 200700039 and Tentative Tract Map No. 068503 subject to the attached recommended conditions of the Subdivision Committee.

RECOMMENDED MOTION: I move that the Regional Planning Commission close the public hearing and adopt the Negative Declaration.

RECOMMENDED MOTION: I move that the Regional Planning Commission approve Conditional Use Permit Case No. 200700039 and Tentative Tract Map No. 068503 subject to the attached findings and the recommended conditions of the Subdivision Committee.

Attachments:

- Factual
- Thomas Bros. Guide Page
- GIS-NET Map
- Aerial Photograph
- Draft Findings
- Draft Conditions
- Environmental Documentation
- Tentative Tract Map No. 068503 and Exhibit Map, dated April 26, 2010
- Land Use Map
- Conditional Use Permit Burden of Proof
- Site Photographs

SMT:dck
8/05/ 2010

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR068503-(2)
CONDITIONAL USE PERMIT NO. 200700039

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") Case No. 200700039 on August 18, 2010. CUP Case No. 200700039 was heard concurrently with Tentative Tract Map No. 068503 ("TR 068503").

2. The project proposes development of a multifamily residential use in the C-2 zone, which requires a CUP pursuant to Section 22.28.160 of the Los Angeles County Code ("County Code"). TR 068503 is a related proposal for a residential development of one multi-family lot with 14 attached condominiums in two seven-unit buildings on approximately 0.90 gross acres.

3. The tentative tract map and Exhibit "A" dated April 26, 2010, depicts one multi-family lot with 14 attached condominium units in two buildings of seven units each. The lot will have a net area of 24,518 square feet. The property is vacant except for a billboard, which will be removed. The residences will take access from a 28-foot wide common private driveway and fire lane, which takes access from Western Avenue, a 100-foot wide Major Highway on the Los Angeles County Master Plan of Highways. The project would provide two covered parking spaces for each of the condominium units within a private garage in each unit, for a total of 28 parking spaces for residents of the condominium units. The project also proposes a total of four guest parking spaces, which include and one guest handicapped parking space. A proposed six-foot high masonry wall along the northerly and easterly boundary lines will remain. A three-and-one-half foot high wall is proposed along the southerly and westerly property lines and for the southerly 20 feet of the easterly property line and the westerly 15 feet of the northerly property line. Approximately 1,698 yards of cut grading and 1910 cubic yards of fill grading is proposed, for a total of 3,608 cubic yards of grading. Approximately 212 cubic yards of graded material will be imported.

4. The subject site is located at 12650 Western Avenue, within the West Athens-Westmont Community Standards District ("CSD"), within the boundaries of the West Athens-Westmont Zoned District.

5. The rectangular property is approximately 0.90 gross acres (0.56 net acres) in size with flat topography. The site is vacant except for one billboard which will be removed. An existing six-foot high masonry wall along the easterly and northerly property line will remain.

6. The project is adequately served by improved highways of sufficient width to carry the kind and quantity of traffic generated by the multifamily residential development given that access to the proposed project is provided by Western Avenue, a 100-foot wide Major Highway, as depicted on the Los Angeles County Master Plan of Highways.

7. The project is adequately served by public facilities given that domestic water service will be provided by the Golden State Water Company, and domestic sewer service will be provided by the Los Angeles County Sanitation District No. 5.

8. Approximately 1,698 cubic yards of cut grading and 1,910 yards of fill grading is proposed, for a total of 3,608 cubic yards of grading. The additional 212 cubic yards of fill grading will be imported.

9. The project site is currently zoned C-2 (Neighborhood Commercial), which became effective on January 17, 1991, following the adoption of Ordinance No. 900178 Z on December 18, 1990.

10. Surrounding zoning to the north is C-2, R-1 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area); A-1 (Light Agricultural—5,000 Square Feet Minimum Required Lot Area); to the east is R-1; to the south is R-1, C-2, C-M (Commercial Manufacturing), A-1, City of Gardena; and to the west is A-1.

11. The subject property consists of four lots, which are vacant except for a billboard to be removed. Surrounding land uses to the north include commercial, multi-family residence, and single-family residence; to the east include single-family residence; to the south include single-family residence, commercial, and City of Gardena; and to the west include the Chester Washington Golf Course.

12. The subject property is depicted within Category C-2 (Commercial) on the Land Use Policy Map of the West Athens-Westmont Community Plan ("Community Plan"), which is part of the Los Angeles County General Plan ("General Plan").

13. The project is consistent with the applicable goals and policies of the Community Plan. A policy of the Community Plan is to allow for, among other things, the development of residential and supporting land uses, at varying densities and intensities. The project would allow for the development of a residential use within an area well-suited for residential development given it's proximity to existing residential neighborhoods at a density consistent with the surrounding community. The project would increase opportunities for quality housing in the community.

    The Community plan also encourages infill development to help improve the community form and appearance. Although the subject property is currently vacant (except for a billboard), the site is surrounded by developed property, including an existing residential neighborhood. The subject property provides an opportunity to develop an infill project on currently vacant property and establish a beneficial use on a currently underutilized site. With the removal of the existing billboard and the quality design of the project, development of this site with the proposed multifamily project would improve both the community form and the appearance of the area.

    The Community Plan also encourages projects to incorporate safety and aesthetic design standards into development and redevelopment projects. The 127th Street (southerly) side of the project will present a building with windows facing the street, front doors to the

units, sidewalks leading to the public sidewalk, and a 42-inch high fence with gates to the entrance sidewalks to the individual units, in order to maintain consistency with the adjacent single-family neighborhood. The Western Avenue (westerly) side of the project will present a building façade with some windows facing the street, a driveway entrance to the project, and a 42-inch high fence. The project will be surrounded by grassed yard and landscaping on the southerly, northerly, and easterly sides of the property. Five trees are required to be planted on the subject property.

The Community Plan also addresses potential issues associated with the development of commercial uses in proximity to residential uses. The Community Plan notes that commercial uses in strip configurations negatively impact some neighborhood because of traffic, fumes, and noise generated by the project and a lack of parking in the area for the use. The subject property is adjacent to an established single-family neighborhood on the east side and part of the north side, and there is no buffer between the subject property and the single-family neighborhood other than an existing masonry wall. The proposed residential use avoids these negative impacts of a commercial use, as traffic will be mainly residents and guests, adequate resident parking is provided, guest parking will be provided as required by the development standards of the R-3 (Limited Multiple Residence) zone of the County Code, no fumes will be generated by the residential use, and noise won't be greater than in a residential area.

14. SUMMARIZE CORRESPONDENCE

15. SUMMARIZE EVENTS AT THE PUBLIC HEARING

16. The project site is adequate in size and shape to accommodate the development features required to integrate the multifamily residential use with the uses in the surrounding area. The subject property is located within the C-2 (Neighborhood Business) Zone. As development standards in the C-2 Zone do not fully address a residential use, it is reasonable to apply development standards from the R-3 (Limited Multiple Residence) Zone to the project, as these standards are intended to apply to multiple-unit dwellings of up to medium density. These standards include maximum building height; maximum dwelling density; guest parking ratio; minimum front yard depth; minimum reversed corner side yard width; minimum side yard width; and minimum rear yard width. The proposed project as designed meets these standards

17. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. Based on the Initial Study, a Negative Declaration has been prepared for this project, as there are no significant impacts pursuant to CEQA reporting requirements.

18. The Commission finds that the project is subject to California Department of Fish and Game fees for the project's effect on fish and wildlife, pursuant to Section 711.4 of the California Fish and Game Code.

19. The location of the documents and other materials constituting the record of proceedings

upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California, 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the proposed use is consistent with the adopted general plan for the area;

B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and

C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

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

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 Section 22.56.040 of the Los Angeles County Code.

1. The Commission has reviewed and considered the Negative Declaration for this project and finds that it reflects the independent judgment of the Commission, finds that on the basis of the whole record before the Commission there is no substantial evidence the project will have a significant impact on the environment, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, the Commission approves Conditional Use Permit Number 200700039 subject to the attached conditions.

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08/05/2010

DRAFT CONDITIONS

This grant authorizes the construction and maintenance of 14 attached condominium units on approximately 0.90 gross acres on four existing lots in the C-2 (Neighborhood Business) Zone. The project includes two approximately 11,200 square foot, two-story buildings, each with seven attached condominium units, including two covered parking spaces for per unit and four guest parking in compliance with the R-3 (Limited Multiple Residence) zone of the Los Angeles County Code ("County Code"), subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 3, 4, 7, and 9 shall be effective immediately upon final approval of this grant by the County.

3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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.

4. 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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. This grant shall expire unless used within two years after the recordation of a final map for Tract Map No. 068503 ("TR 068503"). In the event that TR 068503 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. 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.

   If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of 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, whichever is greater.

9. Within three days after final approval by the County, the permittee shall remit processing fees (currently $2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

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

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12. All future development for this project shall meet the development standards of the R-3 zone at the time of building permit issuance, including :
    - Maximum building height: 35 feet;
    - Maximum dwelling density: 30 units per acre;
    - Guest parking ratio: one uncovered guest space for every four residential units;
    - Minimum front yard depth: 15 feet;
    - Minimum reversed corner side yard width: 7.5 feet;
    - Minimum side yard width: 5 feet; and
    - Minimum rear yard width: 15 feet

13. The permittee shall submit a revised Exhibit "A" to the Department of Regional Planning depicting additional landscaping, including three additional trees and one tree at the end of the private driveway and fire lane; relocation of the wall along 127th Street further back from the sidewalk; guest parking as required by the development standards of the R-3 zone; and relocation of the trash receptacle to a less conspicuous location, which must be approved by prior to approval of the final map for Tract Map No. 068503.

14. All structures shall conform to the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of 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.

16. 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 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

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08/05/2010

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DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR068503-(2)
TENTATIVE TRACT MAP NO. 068503

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Tract Map No. 068503 ("TR 068503") on August 18, 2010. TR 068503 was heard concurrently with Conditional Use Permit ("CUP") Case No. 200700039.

2. The project proposes development of a residential development of one multi-family lot with 14 attached condominiums in two seven-unit buildings on approximately 0.90 gross acres. CUP 200900037 is a related proposal for a multifamily residential use in the C-2 zone, which requires a CUP pursuant to Section 22.28.160 of the Los Angeles County Code ("County Code").

3. The tentative tract map and Exhibit "A" dated April 26, 2010, depict one multi-family lot with 14 attached condominium units in two buildings of seven units each. The lot will have a net area of 24,518 square feet. The property is vacant except for a billboard, which will be removed. The residences will take access from a 28-foot wide common private driveway and fire lane, which takes access from Western Avenue, a 100-foot wide Major Highway on the Los Angeles County Master Plan of Highways. The project would provide two covered parking spaces for each of the condominium units within a private garage in each unit, for a total of 28 parking spaces for residents of the condominium units. The project also proposes a total of four guest parking spaces, which include and one guest handicapped parking space. A proposed six-foot high masonry wall along the northerly and easterly boundary lines will remain. A three-and-one-half foot high wall is proposed along the southerly and westerly property lines and for the southerly 20 feet of the easterly property line and the westerly 15 feet of the northerly property line. Approximately 1,698 yards of cut grading and 1910 cubic yards of fill grading is proposed, for a total of 3,608 cubic yards of grading. Approximately 212 cubic yards of graded material will be imported. Most of this grading is for removal and recompaction.

4. The subject site is located at 12650 Western Avenue, within the West Athens-Westmont Community Standards District ("CSD"), within the boundaries of the West Athens-Westmont Zoned District.

5. The rectangular property is approximately 0.90 gross acres (0.56 net acres) in size with flat topography. The site is vacant except for one billboard which will be removed. An existing six-foot high masonry wall along the easterly and northerly property lines will remain.

6. The project is adequately served by improved highways of sufficient width to carry the kind and quantity of traffic generated by the multi-family residential development given that access to the proposed development is provided by Western Avenue, a 100-foot wide Major Highway, as depicted on the Los Angeles County Master Plan of Highways.

7. The project is adequately served by public facilities given that domestic water service will be provided by the Golden State Water Company, and domestic sewer service will be provided by the Los Angeles County Sanitation District No. 5.

8. The project site is currently zoned C-2 (Neighborhood Commercial), which became effective on January 17, 1991, following the adoption of Ordinance No. 900178 Z on December 18, 1990.

9. Surrounding zoning to the north is C-2, R-1 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area); A-1 (Light Agricultural—5,000 Square Feet Minimum Required Lot Area); to the east is R-1; to the south is R-1, C-2, C-M (Commercial Manufacturing), A-1, City of Gardena; and to the west is A-1.

10. The subject property consists of four lots, which are vacant except for a billboard to be removed. Surrounding land uses to the north include commercial, multi-family residence, and single-family residence; to the east include single-family residence; to the south include single-family residence, commercial, and City of Gardena; and to the west include the Chester Washington Golf Course.

11. The subject property is depicted within Category C-2 (Commercial) on the Land Use Policy Map of the West Athens-Westmont Community Plan ("Community Plan"), which is part of the Los Angeles County General Plan ("General Plan").

12. The proposed residential buildings comply with the building height limit of the CSD. The maximum height of any structure allowed by the CSD shall be 40 feet. The project must comply with the development standards of the R-3 (Limited Multiple Residence) zone, which allows a maximum building height of 35 feet. The height of the proposed buildings is slightly over 26 feet.

13. SUMMARIZE CORRESONDENCE

14. SUMMARIZE EVENTS AT THE HEARING.

15. The Commission finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the West Athens-Westmont Community Plan. The project allows for the development of residential, commercial, recreational, and public and supportive land uses, at varying densities and intensities; encourages infill and help improve the community form and appearance; and incorporates safety and aesthetic design standards in development. The project is consistent with the applicable goals and policies of the Community Plan. A policy of the Community Plan is to allow for, among other things, the development of residential and supporting land uses, at varying densities and intensities. The project would allow for the development of a residential use within an area well-suited for residential development given its proximity to existing residential neighborhoods at a density consistent with the surrounding community. The project would increase opportunities for quality housing in the community.

The Community plan also encourages infill development to help improve the community form and appearance. Although the subject property is currently vacant (except for a billboard), the site is surrounded by developed property, including an existing residential neighborhood. The subject property provides an opportunity to develop an infill project on currently vacant property and establish a beneficial use on a currently underutilized site. With the removal of the existing billboard and the quality design of the project, development of this site with the proposed multifamily project would improve both the community form and the appearance of the area.

The Community Plan also encourages projects to incorporate safety and aesthetic design standards into development and redevelopment projects. The 127th Street (southerly) side of the project will present a building with windows facing the street, front doors to the units, sidewalks leading to the public sidewalk, and a 42-inch high fence with gates to the entrance sidewalks to the individual units, in order to maintain consistency with the adjacent single-family neighborhood. The Western Avenue (westerly) side of the project will present a building façade with some windows facing the street, a driveway entrance to the project, and a 42-inch high fence. The project will be surrounded by grassed yard and landscaping on the southerly, northerly, and easterly sides of the property. Five trees are required to be planted on the subject property.

The Community Plan also addresses potential issues associated with the development of commercial uses in proximity to residential uses. The Community Plan notes that commercial uses in strip configurations negatively impact some neighborhood because of traffic, fumes, and noise generated by the project and a lack of parking in the area for the use. The subject property is adjacent to an established single-family neighborhood on the east side and part of the north side, and there is no buffer between the subject property and the single-family neighborhood other than an existing masonry wall. The proposed residential use avoids these negative impacts of a commercial use, as traffic will be mainly residents and guests, adequate resident parking is provided, guest parking will be provided as required by the development standards of the R-3 (Limited Multiple Residence) zone of the County Code, no fumes will be generated by the residential use, and noise won't be greater than in a residential area.

16. The tentative tract map is subject to the Los Angeles County Low-Impact Development Ordinance.

17. All development on the subject property shall be subject to the Los Angeles County Green Building and Drought-Tolerant Landscaping Ordinances requirements prior to building permit issuance.

18. The proposed development is compatible with surrounding land use patterns, as there are two multi-family residences within a commercial zone two blocks north of the subject property. The subject property is more suitable for development with a residential project than for a commercial use given the characteristics of the site and the surrounding neighborhood. The subject property is adjacent to an established single-family neighborhood on the east side and part of the north side, and there is no buffer between the subject property and the single-family neighborhood other than an existing masonry wall. Access to the subject property from Western Avenue, a Major Highway, is

only from the north-bound lane. The subject property can be accessed from 127th Street, but it would not be appropriate to have access to a busy commercial use from 127th Street, as this would create a significant increase in traffic on this residential street. The proposed residential use avoids the negative impacts of a commercial use, including traffic and parking congestion, fumes, and noise, on the subject site.

19. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, and will be served by public water facilities to meet anticipated domestic and fire protection needs.

20. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.

21. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. The lot is oriented east-west to take advantage of the prevailing westerly breezes, to provide passive heating by southern exposure of the southerly building and passive cooling by northern exposure of the northerly building.

22. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

23. Pursuant to Chapter 4, Article 3.5, of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

24. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.

25. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. Based on the Initial Study, a Negative Declaration has been prepared for this project, as there are no significant impacts pursuant to CEQA reporting requirements.

27. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their

habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

28. The Commission finds that the project is subject to California Department of Fish and Game fees for the project's effect on fish and wildlife, pursuant to Section 711.4 of the California Fish and Game Code.

29. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California, 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Has reviewed and considered the Negative Declaration for this project and finds that it reflects the independent judgment of the Commission, finds that on the basis of the whole record before the Commission there is no substantial evidence the project will have a significant impact on the environment, and adopts the Negative Declaration.

2. Approves Tentative Tract Map No. 068503 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

Tentative Tract Map 068503, as depicted on the tentative map and Exhibit "A" map dated April 26, 2010, is approved as one multi-family lot with fourteen attached condominium units in two seven-unit buildings on 0.90 gross acres (0.56 net acres), with access to the units being provided by a 28-foot wide private driveway and fire lane which takes access from Western Avenue, a 100-foot wide major highway on the Los Angeles County Master Plan of Highway.

1. The subdivider shall conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code") including the development standards of the R-3 (Limited Multiple Residence) zone as specified in Conditional Use Permit No. 200700039, and the West Athens-Westmont Community Standards District ("CSD").

2. The tentative tract map is subject to the Los Angeles County Low-Impact Development Ordinance.

3. All future development on the proposed lots shall comply with the Los Angeles County Green Building Ordinance and Drought-Tolerant Landscaping Ordinance at building permit issuance.

4. The subdivider shall submit an amended Exhibit Map depicting additional landscaping, relocation of the wall along 127th Street further back from the sidewalk, guest parking as required by Part 11 of Section 22.52 of the Los Angeles County Code, and relocation of the trash receptacle for review and approval by the Hearing Officer prior to final map approval.

5. The subdivider shall place the following note on the final map to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Department of Public Works ("Public Works"): "Lot No. 1 of this map is approved as a condominium project for a total of 14 attached residential units in two buildings, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easement for the units."

6. The subdivider shall submit a draft copy of the Covenants, Conditions, and Restrictions ("CC&R's") to Regional Planning for review and approval prior to final map approval.

7. The subdivider shall label the driveway as "Private Driveway and Fire Lane" on the final map.

8. The subdivider shall post the driveway with "No Parking—Fire Lane" signs and provide for its continued enforcement in the CC&R's. The subdivider shall submit a copy of the draft document to be recorded to the Regional Planning for review and approval prior to final map approval.

9. The subdivider shall provide for the maintenance of any driveway required by the Los Angeles County Fire Department to be a fire lane by the Los Angeles County

Fire Department, through CC&R's. The subdivider shall submit a copy of the draft document to Regional Planning for review prior to final map approval.

10. The subdivider shall provide in the CC&R's a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. The subdivider shall submit a copy of the draft document to Regional Planning for review prior to final map approval.

11. The subdivider shall provide in the CC&R's a method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways to the satisfaction of Regional Planning. The subdivider shall submit a copy of the draft document to Regional Planning for review prior to final map approval.

12. The subdivider shall include in the CC&R's a provision that prohibits modifying or amending the required conditions without prior approval by Regional Planning and any other County department, as necessary. The subdivider shall submit a copy of the draft document to Regional Planning for review prior to final map approval.

13. The subdivider or successor in interest shall plant at least one trees of a non-invasive species in the front yard of the lot and at least four additional trees in the south side yard or rear yard of the lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Regional Planning, and a bond shall be posted with the Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

14. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in Planning Area No. 6 (Southwest), in the amount required by Chapter 22.72 at the time of payment (currently $812.00 per dwelling unit) and provide proof of payment to Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.

15. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment.

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16. Within three days after final approval by the County, the subdivider shall remit processing fees (currently $2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

17. The subdivider 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 approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.

18. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

    The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

19. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Fire, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning, prepared for the Subdivision Committee Meeting of June 3, 2010 and incorporated by reference in and attached to the draft conditions of approval for this project.

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 68503 (Rev.)

TENTATIVE MAP DATED 04-26-2010
EXHIBIT MAP DATED 04-26-2010

The following reports consisting of 11 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

8. Place standard condominium notes on the final map to the satisfaction of Public Works.

9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.

12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

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

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

HW

Prepared by Henry Wong Phone (626) 458-4910 Date 06-02-2010

tr68503L-rev3.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT MAP NO: 068503

TENTATIVE MAP DATE: 4/26/2010
EXHIBIT MAP DATE: 4/26/2010

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval of this map pertaining to drainage is recommended.

Prior to Building Permit Approval:

1. Comply with the requirements of the drainage concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan which was conceptually approved on 12/15/2009 to the satisfaction of Public Works.

Name CHRISTOPHER SHEPPARD Date 05/12/2010 Phone (626) 458-4921

Sheet 1 of 1

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

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

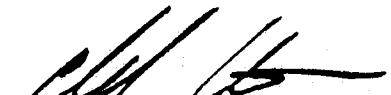
TENTATIVE TRACT MAP 68503
SUBDIVIDER Morris / Frisco
ENGINEER Madariaga and Associates
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 4/26/10 (Revision)
LOCATION Athens
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 5/26/10 is attached.

Prepared by  Reviewed by _____ Date 5/26/10

Charles Nestle

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 1.0
PCA LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative Tract Map	68503
Location	Athens
Developer/Owner	Morris/Frisco
Engineer/Architect	Madariaga and Associates
Soils Engineer	---
Geologist	---

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map & Exhibit Dated by Regional Planning **4/26/10 (rev.)**
Previous Review Sheet Dated 2/11/10

ACTION:

Tentative Map feasibility is recommended for approval.

Prepared by _____ Olga Cruz

Reviewed by _____ Yoshiya Morisaku

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/11
CIVIL
STATE OF CALIFORNIA

Date 5/26/10

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, including the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Soils Review\Olga\Sites\TR 68503, Athens, TTM-A_0510.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 68503 REV3

TENTATIVE MAP DATED 04-26-2010
EXHIBIT MAP DATED 04-26-2010

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:

   a. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   b. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

mok Name David Esfandi Date 05/28/02010 Phone (626) 458-4921

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

1. Dedicate the right to restrict vehicular access along the property frontage on Western Avenue.

2. Restrict access on Western Avenue at the driveway to right-turn ingress and egress only. No median opening will be allowed for left-turn purposes on Western Avenue at the driveway.

3. Provide property line return radii of 27 feet at the intersection of Western Avenue and 127th Street plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

4. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on Western Avenue and 127th Street during construction to the satisfaction of Public Works.

5. Construct new driveways to meet current ADA requirements to the satisfaction of Public Works.

6. Closed any unused driveways with standard curb, gutter and sidewalk along the property frontage to the satisfaction of Public Works.

7. Reconstruct the existing curb return at the intersection of Western Avenue and 127th Street to provide full width sidewalk and curb ramp to meet current ADA requirements to the satisfaction of Public Works.

8. The location of the proposed drainage device as shown on Western Avenue is not necessarily approved and subject to final review to the satisfaction of Public Works.

9. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

10. Plant street trees along the property frontage on Western Avenue and 127th Street to the satisfaction of Public Works. Existing trees on Western Avenue in the

dedicated right of way shall be removed and replaced if not acceptable as street trees.

11. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

12. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Western Avenue and 127th Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

    b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

10. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 68503 (Rev.)

TENTATIVE MAP DATED 04-26-2010
EXHIBIT MAP DATED 04-26-2010

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

1. The subdivider shall install separate house laterals to serve each building in the land division.

2. A sewer area study for the proposed subdivision (PC11995AS, dated 03-03-2008) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

HW

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 06-01-2010
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 68503 (Rev.)

TENTATIVE MAP DATED 04-26-2010
EXHIBIT MAP DATED 04-26-2010

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.

3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 06-01-2010

tr68503w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

2P - Donald

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68503 Map Date April 26, 2010 - Ex. A

C.U.P. _____ Vicinity Map 0602B

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **Vehicular access as shown on the Tentative Map is adequate.**

By Inspector: Juan C. Padilla Date June 2, 2010

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 68503 Tentative Map Date April 26, 2010 - Ex. A

Revised Report YES

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: ____

☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per Golden State Water Company Fire Flow test dated 10/02/09, the existing water system is adequate. An approved fire sprinkler system in each building is required per LA County Building and Fire Codes. Additional water system requirements, a fire hydrant or more restrictive fire sprinkler system, may be required during the architectural plan review process prior to building permit issuance.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date June 2, 2010

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **68503**	DRP Map Date: **04/26/2010**	SCM Date: **/ /**	Report Date: **06/03/2010**
Park Planning Area # **19**	**WEST ATHENS / WESTMONT**		Map Type: **REV. (REV RECD)**

Total Units **14** = Proposed Units **14** + Exempt Units **0**

Sections 21.24.340, 21.24.360, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	**0.14**
IN-LIEU FEES:	**$43,261**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $43,261 in-lieu fees.

Trails:

No trails.

Comments:

*****The In-Lieu Fee has been updated to $43,261 from $42, 473 to reflect the fee schedule at the time Map 68503 was advertised for public hearing in July 2010**

Advisory:

Advisory: the Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **68503**	DRP Map Date: **04/26/2010**	SMC Date: / /	Report Date: **06/03/2010**
Park Planning Area # **19**	**WEST ATHENS / WESTMONT**		Map Type: **REV. (REV RECD)**

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **14** = Proposed Units **14** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.56	0.0030	0	0.00
M.F. < 5 Units	3.25	0.0030	0	0.00
M.F. >= 5 Units	**3.22**	**0.0030**	**14**	**0.14**
Mobile Units	3.28	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.14**

Park Planning Area = **19** **WEST ATHENS / WESTMONT**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.14	$309,008	**$43,261**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.14	0.00	0.00	0.14	$309,008	**$43,261**

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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

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5280 • 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

June 1, 2010

Tract Map No. 068503

Vicinity: Los Angeles

Tentative Tract Map Date: April 26, 2010 (3rd Revision)

☒ Environmental Health recommends approval of this map.

☐ Environmental Health does NOT recommend approval of this map.

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 068503** on condition that potable water will be provided by the Golden State Water Company and sewage disposal will be provided by public sewer, as proposed. Any change to this condition shall render this approval null and void.

If you should have any other questions or require additional information, please contact me at (626) 430-5262.

Sincerely,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: *TR 068503/RENVT200700036*

1. DESCRIPTION:

The proposed project is a request for a tract map and a conditional use permit to allow the construction of 14 condominiums in two two-story buildings. Each of the condominium units will have an attached two-car garage and there will also be four open parking spaces. Other proposed improvements include an access driveway off Western Avenue, a concrete catch basin and gutter, a trash enclosure, a grass/play area, and landscaped areas. Approximately 50 cubic yards of grading is proposed and will be balanced on site. The development is connected to public water and sewer systems.

2. LOCATION:

12650 South Western Avenue, West Athens-Westmont

3. PROPONENT:

Felix Madariaga
404 South 3rd Street
Alhambra, CA 91801

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Anthony Curzi* AC

DATE: *June 2, 2008*

STAFF USE ONLY

PROJECT NUMBER: *TR068503*
CASES: *RENVT200700036*
RCUPT200700039

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *March 7, 2007* Staff Member: *Dean Edwards*

Thomas Guide: *733 H1* USGS Quad: *Inglewood*

Location: *12650 South Western Avenue, West Athens - Westmont*

Description of Project: *The proposed project is a request for a tract map and a conditional use permit to allow the construction of 14 condominiums in two two-story buildings. Each of the condominium unit will have an attached two-car garage and there will also be four open parking spaces. Other proposed improvements include an access driveway off of Western Avenue, a concrete catch basin and gutter, a trash enclosure, a grass/play area, and landscaped areas. Approximately 50 cubic yards of grading is proposed and will be balanced on site. The development will be connected to public water and sewer systems.*

Gross Acres: *0.58 acres*

Environmental Setting: *The project site is located south of the 105 Freeway, east of Western Avenue, west of Vermont Avenue and north of El Segundo Boulevard in the community of West Athens – Westmont. The surrounding land uses are commercial (clinic and storage), single family residential, religious (church) and recreational (golf course). The project site is primarily vacant except for its use as open storage area and is relatively flat and sparsely covered with ruderal vegetation.*

Zoning: *C-2 Neighborhood Commercial*

Community Standards District: *West Athens - Westmont*

General Plan: *1 Low Density Residential*

Community/Area wide Plan: *West Athens – Westmont Community Plan: C-2 Community Commercial*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
TR067377	*69 units on 6.86 acres; Pending; Last Activity 2/13/2007*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ LA Regional Water Quality Control Board
- ☐ Lahontan Regional Water Quality Control Board
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Santa Monica Mountains Conservancy
- ☐
- ☒ Los Angeles Unified School District
- ☐
- ☐ Local Native American Tribal Council
- ☐ Town Council
- ☒ Water District

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area
- ☐

County Reviewing Agencies

- ☒ Subdivision Committee
- ☐ DPW:
- ☒ Sanitation District
- ☐ Sheriff Department
- ☐ Fire Department Hazardous Materials Division
- ☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: *Dean Edwards* Anthony Curzi Date: 2/27/08

Approved by: *Paul McCarthy* Paul McCarthy Date: 2-27-08

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Source: The California Geological Survey.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *The project site is not located in a landslide zone.*
c.	☐	☒	☐	Is the project site located in an area having high slope instability? *The project site is not located in a landslide zone.*
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed use is residential.*
f.	☒	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *50 cubic yards of grading is proposed. The site is relatively flat.*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Source: Federal Emergency Management Agency.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off? The project site is relatively flat.
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☐	*Other factors (e.g., dam failure)?*

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Drainage Concept by DPW

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Source: Los Angeles County Fire Department.*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *14 residences are proposed*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☒ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ **MITIGATION MEASURES**

☐ Project Design

☒ **OTHER CONSIDERATIONS**

☐ Compatible Use

Project shall comply with all requirements of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *A school is located 0.24 miles north of the project site.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☐	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
				The proposed development will use public water service.
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
				The proposed development will use the public sewer system.
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
				10 or more dwelling units are subject to NPDES requirement
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☐ Environmental Protection,Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☐ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)
☒ National Pollutant Discharge Elimination System (NPDES) Permit

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design
☐ Industrial Waste Permit

☐ OTHER CONSIDERATIONS

☐ Compatible Use ☐ Septic Feasibility Study

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The proposed use is residential.*
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *Sources: General Plan & Malibu Land Use Plan.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Project Design

☐ ERB/SEATAC Review (Biota Report required)

☐ **OTHER CONSIDERATIONS**

☐ Oak Tree Permit

☐ Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☐ Native American Heritage Commission Sacred Land Files Search

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? *The project area is developed.*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The project area is developed.*
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *The project area is developed.*
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
				The project site is not near a scenic highway.
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
				The project site is not near a trail.
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
				The project area is developed.
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
				Another multi-family development is located north of the project site on 126th street.
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *14 residences are proposed.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with DPW Traffic & Lighting Division

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
☐ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
☒ California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially Significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ State of California Government Code – Section 53080 (School Facilities Fee)
☒ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES**

☐ Site Dedication

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The project site is served by Fire Station 159 which is located .93 miles from the project site and by the Lennox Sheriff's Station which is located 3.89 miles away.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *No wells are proposed.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12
☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Water Purveyor Will-serve Letter

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *There are no tanks proposed for the project site.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Phase 1 Environmental Assessment

☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *The West Athens – Westmont Community Plan land use designation for the project site is Community Commercial which allows both commercial and residential development.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The project site is zoned Neighborhood Commercial which allows residences with a conditional use permit.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF — SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or 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.

See ADDITIONAL PAGE 1 Sec. A

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.

See ADDITIONAL PAGE 2 Sec. B

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

See ADDITIONAL PAGE 2 Sec. C

CONDITIONAL USE PERMIT CASE

DEVELOPMENT - BURDEN OF PROOF

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission of the Hearing Officer, Commission, and/or Board the following facts:

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 the 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

The proposed project calls for only the development of a 14-unit condominium project on an existing vacant lot. The proposed use is complimentary and does not conflict to/with adjacent uses. The site is located within a fully developed matured urban neighborhood, adjacent to a residential area, with direct access to all services and amenities necessary for modern living. Directly or indirectly, such use will not create any situation(s) nor generate conditions that may adversely affect the health, peace, comfort or welfare of persons in the surrounding areas.

The proposed project calls for the development of a new owner-occupied planned unit development. Its design will enhance the values of surrounding properties. The proper maintenance of the 14-unit project will not fall upon a single individual, but on a homeowner's association composed of all households having title to each of the condominium dwellings. The association's power to make decisions and take action regarding the conditions of the units will be based on its CC & R's.

The proposed project is a residential project. The project's pre-development period (construction) is controlled by building codes and other County regulations. The project's post-development period (habitation) is controlled by its zoning codes, CC & R's and by health, safety, and other applicable County codes. These regulations will prevent the creation of situations and/or conditions that may be a menace to the public health, safety and general welfare. general welfare of its residents and neighbors are protected by health and other County codes.

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 required by Ordinance, or as is otherwise required in order to integrate said use with uses in surrounding area, and

The proposed project has been designed in accordance to all applicable development standards - as mandated by County zoning regulations. All yards, walls, fences, parking, loading facilities, landscaping,... requirements can be properly satisfied.

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 required

The proposed project site is located one block north of the intersection of Western Avenue and El Segundo Boulevard. Western Avenue with a right-of-way of 90 feet, is a four lane street and provides north-south access to the site. El Segundo Boulevard is a major collectors avenue, running east to west, with a one hundred feet right-of-way and six lanes. Both thoroughfares are fully improved and have more than enough capacity to accommodate the project's additional (estimated) 90 daily trips created by the proposed project.

Water, sewer, electrical, cable and telephone services are immediately available to the site. These existing services and utilities have more than ample capacity to serve the demand of the proposed 14-unit development.

D. That the nature of the improvements is such that the require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property, and

It is a constitutional right of every citizen to make the best use of the his /her land, as long as such use is in compliance with applicable regulations and do not adversely affect third parties. In this particular case, the proposed project calls for a residential development, on a vacant lot, that is allowed and controlled by zoning regulations and encouraged by the County's General Plan. The proposed is a conventional project not meant to, directly or indirectly, impact or impair the rights of any individual.

E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment of valuation of property of other persons located in the vicinity.

Both the County's General Plan and zoning regulations identify the most restrictive land uses (in many classifications) as open space for natural or recreational activities. The second most restrictive use is that of residential uses, followed by commercial and then industrial or manufacturing.

The proposed project is a residential use. Which is the second most restrictive land-use classification. These restrictions, as enforced by the County, will prevent the development from creating any situation(s) that could be considered materially detrimental to the public health, safety or general welfare, or to the use, enjoyment of valuation of property of other persons located in the vicinity..

TR 068503 12650 Western Avenue 16 July 2010 D.C. Kress, planner

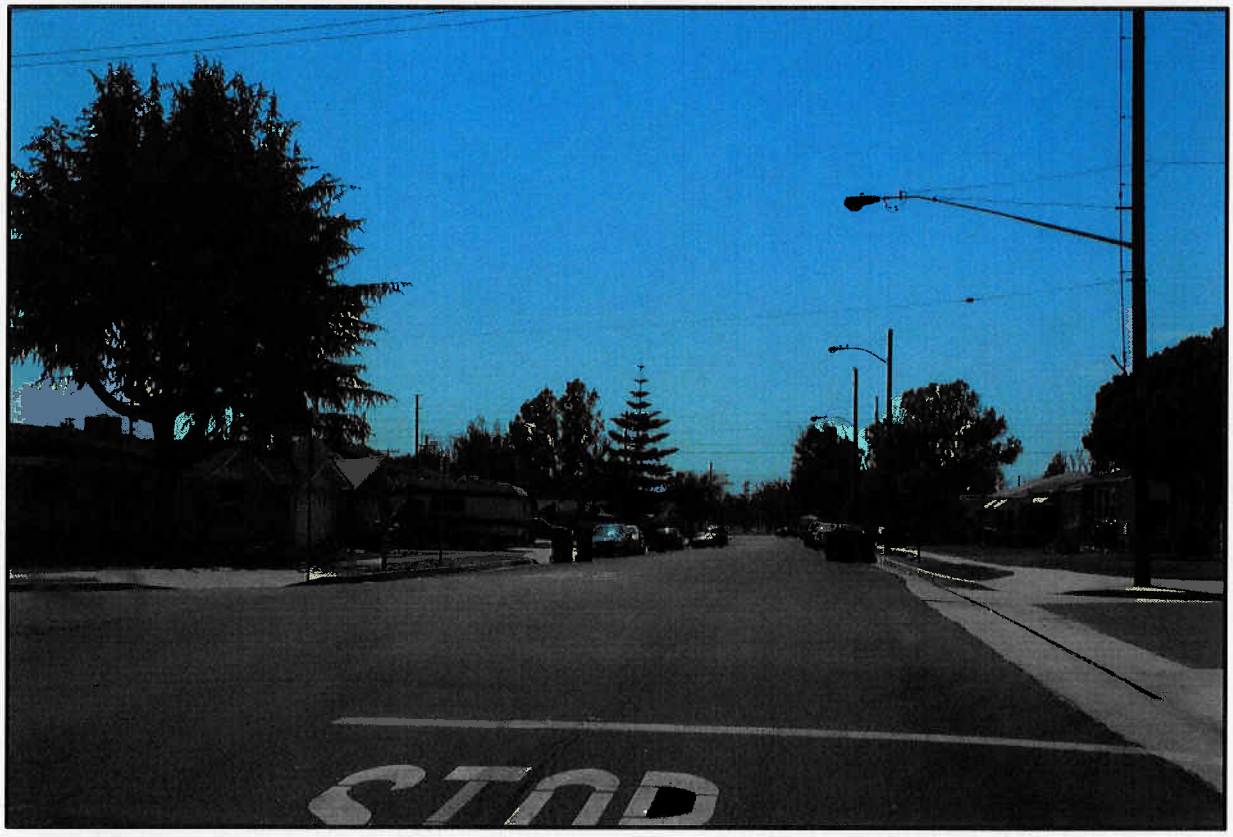
ABOVE: Facing northeast at the subject property from Western Avenue.
BELOW: Facing south along the westerly side of the subject property.

TR 068503 12650 Western Avenue 16 July 2010 D.C. Kress, planner

ABOVE Facing west along 127th Street. Subject property is on the right.
BELOW: Facing north across 127th Street at the easterly side of the subject property.
Note single-family residences along the eastern and northern property lines.

TR 068503 12650 Western Avenue 16 July 2010 D.C. Kress, planner

ABOVE Facing south across 126tth Street. These structures are along the northerly property line of the subject property The subject property is not visible in this photograph.
BELOW: Facing west along 127th Street at Harvard Avenue, depicting one-story, single-family residences along this street. Subject property is at the far end of the street, on the right.



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LEFT: Apartments on southeast corner of 125th Street and Western Avenue. North of subject property.

RIGHT: Vacant lot on northeast corner of 125th Street and Western Avenue. North of subject property.

LEFT: Apartments on southeast corner of 124th Street and Western Avenue, adjacent to vacant lot in photo above. North of subject property.