



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 19, 2013

21st Century Capital Investment Group, LLC  
8535 Reseda Blvd. Suite 100A  
Northridge, CA 91324  
Attn: Bijan R. Vaziri

**REGARDING: PROJECT NO. R2010-01085-(1)  
CONDITIONAL USE PERMIT NO. 201000114  
PARKING PERMIT NO. 20100007  
4182 SERVICE STREET, EAST LOS ANGELES (APN 5226-017-029)**

Hearing Officer Mitch Glaser, by his action of **February 19, 2013**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

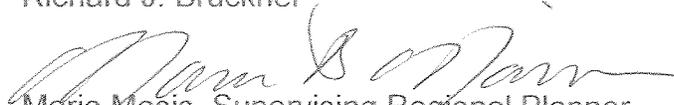
The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **March 5, 2013**. **Appeals must be delivered in person.**

**Appeals:** **To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, CA  
90012; (213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Maral Tashjian of the Zoning Permits East Section at (213) 974-6435, or by email at [mtashjian@planning.lacounty.gov](mailto:mtashjian@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner



Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance  
c: DPW (Building and Safety); Zoning Enforcement

MM:MT

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2010-01085-(1)  
CONDITIONAL USE PERMIT NO. 201000114  
PARKING PERMIT NO. 20100007**

1. **ENTITLEMENT(S) REQUESTED.** The applicant, 21<sup>st</sup> Century Capital Investments, is requesting a Conditional Use Permit (CUP) and Parking Permit to authorize the retroactive approval of an unpermitted second dwelling unit, the construction of a third dwelling unit in a hillside area, modification of setback standards, a waiver to the Community Standard District development standards, and a waiver to the requirement for covered parking pursuant to County Code Sections 22.56.215 and 22.56.1020 in the R-3 (Limited Multiple Residence) Zone.
2. **HEARING DATE.** February 19, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** The applicant's representative, Bijan Viziri presented testimony in favor of the request and answered questions presented by the Hearing Officer. The Hearing Officer asked the applicant to confirm that the garage and uncovered parking spaces off of Wooline Drive are accessible to the two existing dwelling units by a proposed stairwell. The Hearing Officer also requested that the conditions of approval specify that each dwelling unit be assigned one pair of tandem parking spaces and that the applicant submit an exhibit for the proposed fence design within 60 days of approval. There being no further testimony, the Hearing Officer closed the public hearing and approved the project subject to the conditions recommended by staff and agreed to by the applicant's representative.
4. **PROJECT DESCRIPTION.** The proposed project consists of the construction of a third dwelling unit (Unit #3), three-car garage, and suspended driveway/drive deck. Proposed grading for the new construction includes 47 cubic yards of cut and 60 cubic yards of fill, for a total of 107 cubic yards. Thirteen cubic yards of fill would be imported from off-site.  
  
The project also includes the retroactive approval of unpermitted modifications and additions to the existing two dwelling units on the property (Unit #1 and #2).
5. **LOCATION.** The project site is located at 4182 Service Street, East Los Angeles (APN No. 5226-017-029) in the City Terrace Zoned District, in the East Los Angeles Community Standards District area.
6. **SITE PLAN DESCRIPTION.** The site plan depicts a rectangular hillside parcel with frontages on Service Street to the north and Wooline Drive to the south. The property is developed with an existing 1,822 square-foot, two-story duplex (Unit #1 and #2) on the northern portion of the property, which is accessed from Service Street. Unit #1, at 710 square feet, contains one bedroom and one bathroom and is located on the ground floor. Unit #2, at 1,112 square feet, contains three bedrooms and one bathroom and is located on the second floor.

Proposed Unit #3 is located on the southern portion of the property and would be accessed from Wooline Drive via a suspended driveway/drive deck. Access to Wooline Drive currently does not exist. The drive deck would connect to a 640 square foot garage which is located on the second floor of the proposed structure. The living quarters, a 1,140 square foot space containing two bedrooms and one bathroom would be located directly below the garage.

7. **EXISTING ZONING.** The subject property is zoned R-3 (Limited Multiple Residence), in the City Terrace Zoned District. Surrounding properties are zoned as follows:

North: C-3 (Unlimited Commercial), R-3  
South: R-2 (Two-Family Residence), R-1 (Single-Family Residence)  
East: C-3, R-3, R-2, R-1  
West: R-3, C-3

8. **EXISTING LAND USES.** The subject property is developed with two dwelling units. Surrounding properties are developed as follows:

North: Single- and Multi-family Residential, Commercial  
South: Single- and Multi-family Residential  
East: Single- and Multi-family Residential, Commercial  
West: Single- and Multi-family Residential, Commercial

9. **PREVIOUS CASES/ZONING HISTORY.** Plot Plan No. 201000165 to legalize one bedroom in an existing dwelling unit, one new dwelling unit, and garage was withdrawn by the applicant. The proposed project was modified and resubmitted under Conditional Use Permit No. 201000114 and Parking Permit No. 20100007.

Staff requested that the applicant provide building permits for the existing unpermitted construction to Unit #1 and #2. According to the applicant, applications have been submitted to Building and Safety, however the building permits are pending the approval of this Conditional Use Permit (CUP No. 201000114). A condition of approval is included that requires the applicant to acquire all necessary building permits for all existing unpermitted construction at the site.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the MD (Medium Density Residential, 30 du/ac) land use category of the East Los Angeles Community Plan. This land use designation is intended for areas suited for apartments and other multi-family housing, generally not exceeding three stories in height. The maximum density is 30 dwelling units per net acre. At 0.12 acre, the maximum permitted density is three (3) dwelling units. The proposed third dwelling unit is therefore within the maximum permitted density of the underlying land use category.

The following policies of the Community Plan are applicable to the proposed project:

- Preserve the integrity of hillside areas through low density development, regulating the intensity of development through a careful review process. (Land Use, pg. 2)

The applicant has applied for a conditional use permit in compliance with the Hillside Management Ordinance.

- Hillside developments should be designed to maximize view opportunities and minimize geological and soil hazards. Additionally, this type of development should be compatible with the surrounding natural environment and minimize the amount of land alteration. (Land Use, pg. 3)

The proposed structure is 16 feet high above grade along Woolline Drive. The local community plan permits up to 35 feet in height in the Medium Density Residential land use category, therefore the proposed structure is below, and is consistent with the height standards of the local community plan. The proposed structure is typical to the development in the area, and would not degrade the existing visual character or quality of the site, and or the view of the hillside, because of height, bulk, pattern, scale, or character.

- Encourage infill development in residential neighborhoods which is compatible with the density of existing development. (Land Use, pg. 2)

The proposed addition of a third dwelling unit qualifies as "infill development", is consistent with the permitted density designation for the area, and is compatible with the character and density of the surrounding community.

- Limit new development to the densities designated on the Land Use Plan map by establishing zones and standards which correspond to the Land Use Plan map. (Land Use, pg. 2)

The proposed density does not exceed the permitted density of the underlying land use category and zone.

- New development should be designed so as to minimize landslide hazards. (Safety, pg. 4)

The project site is located within an urbanized hillside area and is partially located within a mapped landslide area. The Department of Public Works has reviewed and conditionally approved the proposed project and may require the preparation of a geology or geotechnical report to address any potential concerns related to potential landslides prior to issuance of any building permits.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**  
Pursuant to Section 22.20, Part 4 of the County Code, establishments in the R-3 (Limited Multiple Residence) Zone are subject to the following development standards:

- **Density.** Pursuant to Section 22.20.310, properties in the R-3 zone shall not exceed 30 units per net acre. At 0.12 acre, the maximum permitted density for the subject property is up to three (3) dwelling units. The applicant's proposal of three (3) dwelling units does not exceed the permitted density of the underlying zoning.
- **Setback Standards (Yards).** Pursuant to Section 22.20.320, properties in the R-3 zone are required to have front yards with a depth of no less than 15 feet, interior side yards with a depth of no less than five feet, and rear yards with a depth of no less than 15 feet.

Since the property is 40 feet wide, it qualifies for an exception for narrow lots (Section 22.48.100) which would permit a reduction in the required interior side yard setback to a minimum of 4 feet. The proposed suspended drive deck structure and adjoining stairwell are located within the required yard setbacks. Due to the topography of the site, and the necessity for the structures within these setback areas, the applicant is requesting a modification to setback standards to accommodate the request.

- **Parking.** Per Section 22.52.1180, Part A, the proposed project requires five covered parking spaces and one uncovered parking space; a total of six parking spaces. The proposed project provides a three-car garage and three uncovered parking spaces. Per Section 22.52.1180, Part C, uncovered parking spaces may be developed where specifically allowed by an approved parking permit. Hence the applicant has applied for a parking permit to allow a deficiency in covered parking.

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

- **Fences.** A six-foot tall chain link fence exists along the property boundary fronting Wooline Drive. The CSD requires that fences up to six feet in height be wrought iron style fences, therefore a condition of approval is included to install a wrought iron style fence in place of the chain link fence. The spacing between the wrought iron bars shall be of an appropriate width for the safety of pedestrians.
- **Building height.** The maximum building height permitted in the R-3 zone in the CSD is 35 feet. The existing and proposed building heights are less than thirty feet, and therefore the proposed project is consistent with this requirement.
- **Landscaping.** Due to the topography of the property and the need for a suspended driveway, the project cannot meet the 50 percent minimum front yard

landscaping requirement and therefore a waiver to this requirement is included in this entitlement request. A condition of approval is included to require the planting of trees or other vegetation on either side of the drive deck, that would grow to a height visible from the street level.

Pursuant to Section 22.56.215 of the County Code, a conditional use permit (CUP) is required when a property contains any area with a natural slope of 25 percent or more in an urban hillside management area and is proposed to be developed with residential uses at a density exceeding the midpoint of the range of densities established by an adopted areawide, community or specific plan. The proposed project exceeds the midpoint density, therefore the applicant is requesting a CUP for the construction of the third dwelling unit.

- Application Requirements. Pursuant to Section 22.56.215, Part D.2.a., an application for a hillside management CUP must include a geology and soil reports indicating active or potentially active faults at and near the proposed site and the stability of the area within the various slope categories used in this section. The applicant did not submit this document to Regional Planning staff or to staff from the Department of Public Works, and therefore the requirement is included in the conditions of approval (Department of Public Works letter dated December 18, 2012).

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project site is located in an urbanized hillside area in the unincorporated community of East Los Angeles. The site is surrounded by single and multi-family residences to the south and a commercial strip that runs along City Terrace Drive (an existing Secondary Highway – Los Angeles County Master Plan of Highways) to the north. The San Bernardino 10 Freeway is located less than a mile to the north.

The proposed project is consistent with the permitted density designation for the area, and is compatible with the character and density of the surrounding uses. The proposed project, as conditioned, would be compatible with the surrounding uses and would not be detrimental to the health, safety and welfare of the surrounding community.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The following departments sent correspondence recommending approval for the project with conditions:
  - Public Works, letter dated December 18, 2012
  - Fire, letter dated March 1, 2012
  - Parks and Recreation, letter dated February 16, 2012
  - Public Health, letter dated November 19, 2010
14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was

appropriately notified of the public hearing by mail, newspaper and property posting.

15. **PUBLIC COMMENTS.** No comments were received from the public.

#### CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The project site is located within the MD (Medium Density Residential, 30 du/ac) land use category of the East Los Angeles Community Plan. This land use designation is intended for areas suited for apartments and other multi-family housing, generally not exceeding three stories in height. The maximum density is 30 dwelling units per net acre. At 0.12 acre, the maximum permitted density is three (3) dwelling units.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The proposed project, as conditioned, is consistent with the permitted density designation for the area, and is compatible with the character and density of the surrounding uses.

Therefore, the requested use at the location proposed 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.

18. As conditioned, the proposed project is in compliance with the development standards in the Zoning Code.

Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The project site is accessed from Wooline Drive and Service Street, two fully improved collector streets.

Therefore, 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.

### PARKING PERMIT SPECIFIC FINDINGS

20. No reduction in required parking is proposed; only a reduction in the number of covered parking spaces.

Therefore, the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

21. As conditioned, the proposed project is in compliance with the development standards in the Zoning Code.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in the Zoning Code.

### ENVIRONMENTAL DETERMINATION

22. Staff prepared an Initial Study that concluded that there is no evidence that the project may have a significant impact on the environment.

Therefore, the Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

23. **TERM LIMIT.** Due to the residential nature of the project, no term limit is proposed.

24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed 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 yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit No. 201000114 as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**WITH RESPECT TO THE PARKING PERMIT:**

- E. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and
- F. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in the Zoning Code.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Parking Permit No. 20100007 as set forth in Section 22.56.1020 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

1. The Hearing Officer, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201000114 and Parking Permit No. 20100007 is Approved subject to the attached conditions.

**ACTION DATE:** February 19, 2013

MM:MT  
2/7/2013

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2010-01085-(1)  
CONDITIONAL USE PERMIT NO. 201000114  
PARKING PERMIT NO. 20100007**

**PROJECT DESCRIPTION**

The project is for the retroactive approval of an unpermitted second dwelling unit, the construction of a third dwelling unit in a hillside area, modification of setback standards, and a waiver to the Community Standard District development standards, and a parking permit to waive the requirement for covered parking, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, and 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$800.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **four (4) annual** inspections. Inspections shall be unannounced.

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

11. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
12. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,231.25 (\$2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
18. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

19. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
20. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

21. The permittee shall provide parking as required by the County Code, calculated at the residential parking ratio. The proposed project would require not less than six (6) spaces (5 covered, 1 uncovered) be provided based on the applicable ratio. This grant authorizes a reduction in the number of required covered parking spaces to **three (3) covered spaces, and three (3) uncovered spaces**. A pair of tandem parking spaces shall be assigned to each dwelling unit.

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

**PROJECT SITE SPECIFIC CONDITIONS**

22. This grant shall authorize the retroactive approval of an unpermitted second dwelling unit, the construction of a third dwelling unit in a hillside area, modification of setback standards, and a waiver to the Community Standard District's fifty percent minimum front yard landscaping requirement.
23. All fencing installed along Woolline Drive shall be of a wrought iron style fence, and designed in a safe manner for pedestrians. The permittee shall submit a fence design exhibit, per Condition No. 19, to the satisfaction of Regional Planning.
24. The permittee shall acquire all necessary building permits for all existing unpermitted construction at the site.
25. The permittee shall plant trees or vegetation on either side of the suspended drive deck, which will grow to a height visible from the street level.
26. The proposed dwelling unit shall be connected to public water and public sewer.
27. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 18, 2012.
28. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated March 1, 2012.

Attachments:

Fire Department Letter dated March 1, 2012

Public Works Department Letter dated December 18, 2012



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

December 18, 2012

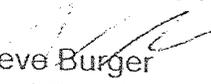
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Maria Masis  
Zoning Permits East Area Section  
Department of Regional Planning

Attention Maral Tashjian

FROM:   
Steve Burger  
Land Development Division  
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201000114  
PROJECT NO. R2010-01085  
4182 SERVICE ROAD  
ASSESSOR'S MAP BOOK NO. 5226, PAGE 17, PARCEL NO. 29  
UNINCORPORATED COUNTY AREA OF CITY TERRACE

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the CUP in the unincorporated County area of City Terrace, located at 4182 Service Street. The project is located in an R-3 Zone with an existing 1638-square-foot, 2-unit building. The CUP is to legalize unit 2 and to construct a third unit on-site in a hillside management (slopes steeper than 25 percent) area. The project will create six additional off-street parking stalls within the front yard setback.

Public Works recommends approval of the CUP with the following conditions:

1. Road
  - 1.1 Construct driveway approaches to the site to the satisfaction of Public Works. Relocate any affected utilities/catch basins. Please note that should the construction of the driveway require modification to the existing retaining wall located on the north side of Woolwine Drive (south side of property), a separate review may be required to evaluate the structural impacts to the satisfaction of Public Works. Should it be determined that the modification to the wall causes adverse impacts, the applicant shall be responsible for modifying the driveway design to alleviate any concern.

- 1.2 Permission is granted to waive the additional right of way on Service Street (right of way to remain at 10 feet from centerline), along property frontage, due to title limitations and the existing pattern of the surrounding neighborhood.
- 1.3 Permission is granted to waive the additional right of way on Woolwine Drive (right of way to remain at 15 feet from centerline), along property frontage, due to title limitations and the existing pattern of the surrounding neighborhood.
- 1.4 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.5 Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading permit.
- 1.6 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Matthew Dubiel at (626) 458-4921 or [mdubiel@dpw.lacounty.gov](mailto:mdubiel@dpw.lacounty.gov).

## 2. Grading

- 2.1 Submit a grading plan to Public Works for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan (SUSMP) devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.
- 2.2 A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site SUSMP.
- 2.3 Obtain soil/geology approval (if applicable) of the grading plan from Public Works' Geotechnical and Materials Engineering Division.
- 2.4 Obtain and submit any jurisdictional permits (if required).
- 2.5 Obtain and submit drainage acceptance letters (if applicable) from all impacted off-site owners. In addition, should off-site grading be necessary, it shall be the sole responsibility of the applicant to obtain all of the necessary off-site easements to adequately construct the improvements shown on the approved site plan.

Grading Remark

Although this is not a denial or a formal comment from Public Works, the following grading remark applies and should be addressed by the applicant to the satisfaction of the Department of Regional Planning:

- a. Adjust the grading quantities on the CUP application to match those shown on the site plan.

For questions regarding the grading conditions, please contact Matthew Dubiel at (626) 458-4921 or [mdubiel@dpw.lacounty.gov](mailto:mdubiel@dpw.lacounty.gov).

3. Drainage

- 3.1 Prior to issuance of building permits, plans must be approved to provide for the proper distribution of drainage and comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, SUSMP, and Low-Impact Development requirements.

For questions regarding the drainage condition, please contact Lizbeth Calderon at (626) 458-4921 or [lcalderon@dpw.lacounty.gov](mailto:lcalderon@dpw.lacounty.gov).

5. Building and Safety

- 5.1 Submit plans to Public Works' Building and Safety Division, East Los Angeles District office, for review and permit issuance. Submittal shall include all unpermitted and proposed work including remodels and retaining walls.

For questions regarding the building and safety condition, please contact Clint Lee at (626) 458-6370 or [cllee@dpw.lacounty.gov](mailto:cllee@dpw.lacounty.gov).

6. Soils and Geology

- 6.1. Submit a soils engineering report prior to issuance of a building or grading permit.

For questions regarding the soils and geology condition please contact Jeremy Wan at (626) 458-4925 or [jwan@dpw.lacounty.gov](mailto:jwan@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

MW RC:tb



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040-3027

DATE: March 1, 2012

TO: Department of Regional Planning  
Zoning Permits – Maral Tashjian

PROJECT #: CUP R2010-01085

LOCATION: 4182 Service St, East Los Angeles

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 1250 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install    Public and/or    On-site and/or    Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** The Fire Department does not have any additional requirements for this project, and continues to recommend approval for this project as presently submitted.
- Location:** Per the fire flow test performed by California Water Service Company dated 07-01-11, the existing water system is adequate.
- Access:** No on-site access required.
- Special Requirements:**

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

Inspector: *Wally Collins*

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