

Regional Planning Commission Transmittal Checklist

Hearing Date
06/17/2015
Agenda Item No.
7

Project Number: R2014-01386-(2)
Case(s): Tentative Tract Map No. PM072771
Administrative Housing Permit No. 201400006
Planner: Marie Pavlovic

- Project Summary
 - Property Location Map
 - Staff Analysis
 - Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
 - Draft Findings
 - Draft Conditions
 - Burden of Proof Statement(s)
 - Environmental Documentation (ND / MND / EIR)
 - Correspondence
 - Photographs
 - Aerial Image(s)
 - Land Use/Zoning Map
 - Tentative Tract / Parcel Map
 - Site Plan / Floor Plans / Elevations
 - Exhibit Map
 - Conceptual Landscaping Exhibit
 -
-
-
-

Reviewed By: Noosh-Pardar



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-01386

HEARING DATE

06/17/15

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. TR072771
Housing Permit No. 201400006

PROJECT SUMMARY

OWNER / APPLICANT

Mohammad Pournamdari & Aria Shafiee/Emilio Gutierrez

MAP/EXHIBIT DATE

02/24/15

PROJECT OVERVIEW

A subdivision request to create one multi-family lot to convert 17 apartment units to condominium units. The apartment development is located adjacent to the 405 Freeway and was approved under Plot Plan No. 201100856 and Housing Permit No. 201100003 on April 1, 2012. Building permits were pulled and the apartment complex is currently under construction.

LOCATION

5053 W. 109th Street (West of Redfern Avenue & 109th
Street West

ACCESS

West 109th Street

ASSESSORS PARCEL NUMBER(S)

4039-008-035

SITE AREA

0.59 net/0.69 gross acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Lennox

LAND USE DESIGNATION

I – Major Industrial

ZONE

R-3 (Limited Multiple Residence)

PROPOSED UNITS

17

MAX DENSITY/UNITS

12

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 (Existing Facilities) Categorical Exemption

KEY ISSUES

- Consistency with the Los Angeles County General Plan's Non-Industrial Uses Within Major Industrial Areas Findings of Compliance.
- Conformance with the following Section(s) of Title 21 and 22 of the Los Angeles County Code:
 - 21.24.380 (Condominiums and Community Apartment Projects)
 - 22.56.2730 (Administrative Housing Permit requirements)

CASE PLANNER:

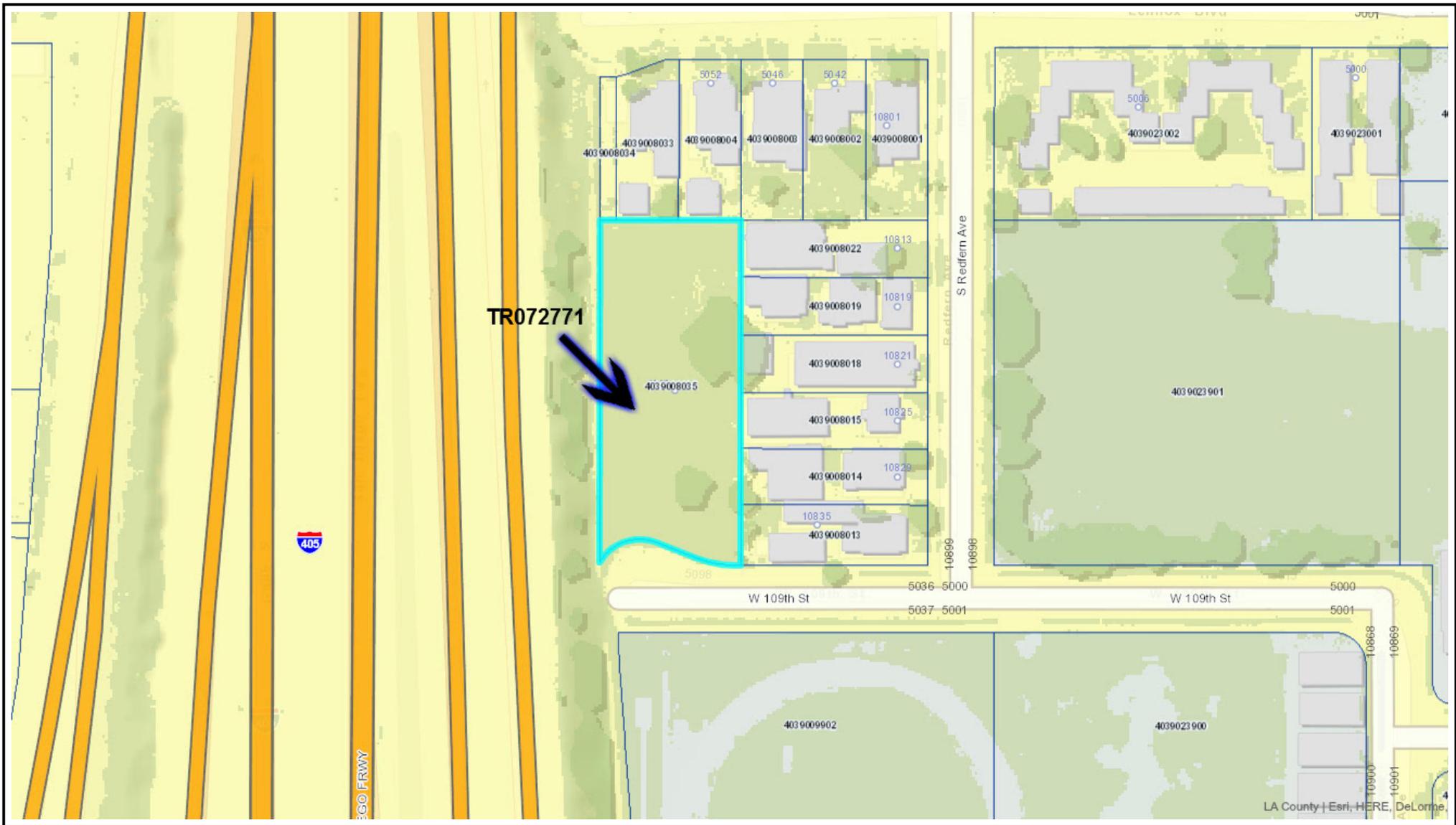
Marie Pavlovic

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Created in GIS-NET3 Property Location Map

Printed: Apr 30, 2015

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ENTITLEMENTS REQUESTED

- Vesting tentative tract map to convert 17 apartment units (currently under construction) to condominiums on 0.69 gross (0.59 net) acres, pursuant to County Code Section 21.38.010.
- Administrative Housing Permit, pursuant to County Code Sections 22.56.2690 and 22.52.1830, to receive a 35% density bonus (five units) in exchange for setting aside two units for very-low income households.

PROJECT DESCRIPTION

A subdivision request to convert 17 apartment units to condominium units. The apartment development is located adjacent to the 405 Freeway and was approved under Plot Plan No. 201100856 and Housing Permit No. 201100003 on April 1, 2012. Building permits were pulled and the apartment complex is currently under construction.

MAP DESCRIPTION The tentative tract map dated February 24, 2015 depicts four buildings with a private driveway and fire lane separating buildings 1 and 2 from buildings 3 and 4. Four uncovered guest parking spaces, two of which are ADA accessible, are shown in the center of the project site between the buildings. Pedestrian walkways that parallel the easterly and westerly property lines connect to 109th Street and provide pedestrian access to the rear yard.

EXISTING ZONING

The subject property is zoned R-3 (Limited Multiple Residence – 5,000 square feet minimum lot area).

Surrounding properties are zoned as follows:

North: R-2
South: R-3
East: R-A
West: R-3 & R-2

EXISTING LAND USES

The subject property is developed with 17 apartment units currently under construction.

Surrounding properties are developed as follows:

North: Education and Technical Training Center for Youths, single and multi-family residences
South: Lennox Middle School
East: single-family residences, apartments, Buford Elementary School
West: warehouse and a mix of industrial uses

PREVIOUS CASES/ZONING HISTORY

The property was originally zoned A-1, then rezoned to R-2 in 1949, and rezoned again to R-3 in 1956. A Tentative Tract Map application No. 53740 was filed in 2001 for 12

detached condominium units but was withdrawn in 2011. In 2012, Plot Plan No. 201100856 (PP201100856) and Administrative Housing Permit No. 201100003 (HSG 201100003) were approved authorizing a 17-unit apartment development with 34 covered parking spaces and 4 uncovered guest spaces. The Administrative Housing Permit authorized a 35% density bonus (5 units) in exchange for the set-aside of two units for very-low income households. As a result, the project was approved for a total of 17 units

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The development is currently under construction and the proposed condominium conversion does not involve expansion of the use. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Major Industrial land use category of the Countywide General Plan. This designation is intended for the development of industrial uses; however, the General Plan recognizes that some areas may be mapped Major Industrial but have "limited potential for industrial development" (Land Use Element or "LUE", pg. III-33). "Therefore, establishment of non-industrial uses within identified Major Industrial areas, not covered by a more detailed areawide or community plan, may be permitted subject to findings of compliance with the following conditions" (LUE, pg. III-33):

- 1) "The area in question is not suitable for present or future industrial use due to conflicts with existing or emerging land use patterns, lack of sufficient and adequate access, or the presence of site specific physical characteristics posing severe constraints for industrial development; or the proposed use demonstrates a desirable, compatible and well-integrated pattern of employment and housing opportunities, and thereby furthers General Plan objectives pertaining to reduced energy consumption and improved air quality" (LUE, pg. III-33-34).

Although the project site has a land use category of Major Industrial, the 405 Freeway bifurcates the project site from the industrial uses located west of the Freeway. The project site has a residential zoning and is located adjacent to a mix of residential types consisting of single-family residences, duplexes, and apartments. Buford Elementary School and Lennox Middle School are located further west and south of the project site, but still within 500 feet of the property boundaries. Due to the surrounding residential uses and compatible sensitive uses, a residential use, rather than an industrial use is more suitable at the project site.

- 2) "The proposed non-industrial use, individually or in combination with adjacent uses, will not adversely impact the viability of surrounding areas for the maintenance or expansion of industrial activities" (LUE, pg. III-34).

The proposed conversion of apartments to condominiums does not present an adverse impact individually or in combination with adjacent uses because it is a continuation of an existing use and does not include expansion of the present use.

- 3) "Compatibility of the proposed non-industrial use with current and future industrial activities in the area is ensured through specific site plan review and approval" (LUE, pg. III-34).

The existing residential apartment use was subjected to a site plan review in 2011 and was found to be consistent with the surrounding residential uses. Subsequently, a plot plan and administrative housing permit were issued in 2012. The existing apartments and proposed conversion to condominiums do not interfere with current nor future industrial activities since those uses are located west of the 405 Freeway.

The proposed density of 17 units is consistent with the permitted density set forth by the General Plan. Since the Major Industrial Land Use Category does not prescribe a residential density, the surrounding residential density is analyzed through a density study. As part of the plot plan and associated housing permit review, the baseline density of 12 units was established through a density study of surrounding densities within 500 feet of the site. The approved Administrative Housing Permit granted a density bonus of 5 additional units in exchange for setting aside 2 units which equates to a reservation of 16.7% of the baseline density for (pre-density bonus) for very-low income households. Thus, the baseline density of 12 units plus the density bonus of 5 units totals 17 units.

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

- General Policy 47. *Promote the provision of an adequate supply of housing by location, type and price* (pg. I-24).

Providing condominiums in an urban neighborhood supports this policy by providing home ownership opportunities, in a largely built-out area.

- General Policy 54. *Promote the full use of existing service systems in order to gain maximum benefit from previous public investments.* (pg. I-25).

The proposed development maximizes land use efficiency since the housing stock supported by existing infrastructure is already or scheduled to be in place. The concentrated urban development is also located near an elementary and middle school.

- Housing Availability 2.1. *Support the development of housing for low and moderate income households and those with special needs near employment and transit (pg. 20).*

The proposed conversion of apartments to condominiums presents home ownership opportunities in the Lennox neighborhood. Lennox is adjacent to a major employment center, the Los Angeles International Airport, and associated businesses. Two bus stops, located at the corners of Lennox Boulevard/Inglewood and 111th Street/Inglewood Avenue, are both a half mile walk from the subject site. Two green line rail stations are both located within 2 miles from the subject site.

- Housing Availability 3.1. *Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population (pg. 20).*

The proposed conversion of apartments to condominiums presents home ownership opportunities in the Lennox neighborhood, and is an alternative to simple fee lots which typically cost more. Additionally, two of the seventeen units are reserved for purchase by very low income households.

Zoning Ordinance and Development Standards Compliance

The project site is located in the R-3 (Limited Multiple Residence - 5000) Zone. The established density is in keeping with this zoning. Apartments are permitted by right within this zone. The project complies with the residential setbacks, parking, and height requirements of this zone. The addition of the roof-mounted air-conditioning units are depicted to reach 34½ feet, just under the maximum height of 35 feet.

Site Visit

A site visit was conducted on April 27, 2015. The inspection revealed the buildings have been established; however, construction is not yet completed. Staff observed erected scaffolding and a dirt driveway and parking lot.

Neighborhood Impact/Land Use Compatibility

The proposed conversion of apartment units to condominium units without an increase in density or physical changes to the site except for the addition of roof-mounted air conditioning units is compatible with the maximum density permitted by the zoning. The housing type is compatible with the non-industrial land use provision of the Major Industrial Land Use Category since apartments, single-family homes, and schools surround the site on three sides. The development also has direct access to a County maintained street.

No degradation of natural features will occur, as the subject property is located in an urbanized area and sensitive resources are not located on the site. Shopping and employment opportunities are available within a half mile of the subject property.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated February 24, 2015, the Subdivision Committee cleared the project for public hearing. The Subdivision Committee Report, dated March 24, 2015 and based on tentative and exhibit maps dated February 24, 2015, is attached.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

In an email to the applicant and Regional Planning dated June 2, 2015, the Community Development Commission (CDC) recommended the applicant submit a pro forma prior to public hearing.

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, property posting, library posting and Regional Planning website posting.

PUBLIC COMMENTS

Staff has not received any public comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-01386, Tentative Tract Map Number 072771 and Housing Permit No. 201400006 subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE VESTING TENTATIVE TRACT MAP NUMBER 072771 AND HOUSING PERMIT NO. 201400006, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.

Prepared by Marie Pavlovic, Regional Planning Assistant II, Land Divisions Section
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

PROJECT NO. R2014-001386-(2)
VESTING TENTATIVE TRACT MAP NO. TR072771
HOUSING PERMIT NO. 201400006

STAFF ANALYSIS
PAGE 6 OF 6

Attachments:

Draft Findings, Draft Conditions of Approval
Subdivision Committee Report (03/24/15)
Site Photographs and Aerial Image
Site Plan
Land Use Map

NP:MP
04/27/15

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01386-(2)
VESTING TENTATIVE PARCEL MAP NO. 072771
HOUSING PERMIT NO. 201400006**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on June 17, 2015, in the matter of Project No. R2014-01386, consisting of Vesting Tentative Tract Map No. TR072771 (“VTTM”) and Administrative Housing Permit No. 201400006. The Tentative Map and Housing Permit are referred to collectively as the “Project Permits.”
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Vesting Tentative Tract Map (“VTTM”) to create one multi-family lot through the conversion of 17 apartment units (currently under construction) to condominium units on 0.69 gross (0.59 net) acres, pursuant to County Code Section 21.38.010. The applicant also requests an administrative housing permit, pursuant to County Code Section 22.56.2690 and 22.52.1830, to receive a 35% density bonus by setting aside two units (16.7% of the baseline density) for very low income households.
3. **LOCATION.** The project site is located at 5053 West 109th Street in the community of Lennox.
4. **PROJECT DESCRIPTION.** The applicant requests to create one multi-family lot through the conversion of 17 apartment units to condominium units on 0.69 gross (0.59 net) acres. The applicant also requests an administrative housing permit to receive a 35% density bonus (5 units) by setting aside two units (16.7% of the pre-density bonus density) for very low income households. Construction of the 17 unit apartment complex is currently underway. The proposed conversion will not increase density or physically change the site design, with the exception of proposed roof-mounted air conditioning units. The project site uses West 109th Street for ingress/egress.
5. **TOPOGRAPHY.** The Project Site is 0.69 gross acres (0.59 net acres) in size and consists of one legal lot. The Project Site is essentially rectangular in shape with the southerly lot line taking on the curvature of the cul-de-sac. The subject property is flat and the 17-apartment units are under construction.
6. **ZONING.** The Project Site is located in the Lennox Zoned District and is currently zoned R-3 (Limited Multiple Residence).
7. **LAND USE CLASSIFICATION.** The Project Site is located within the Major Industrial (I) land use category of the General Plan’s Land Use Policy Map.
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius include:

North: R-2
South: R-3
East: R-A
West: R-3 & R-2

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North: Education and Technical Training Center for Youths, single and multi-family residences
South: Lennox Middle School
East: single-family residences, apartments, Buford Elementary School
West: warehouse and a mix of industrial uses

10. **PREVIOUS CASES/ZONING HISTORY.** The property was originally zoned A-1, then rezoned to R-2 in 1949, and rezoned again to R-3 in 1956.

A Tentative Tract Map application No. 53740 was filed in 2001 for 12 detached condominium units but was withdrawn in 2011. On April 1, 2012, Plot Plan No. 201100856 and Administrative Housing Permit No. 201100003 were approved authorizing a 17-unit apartment development with 34 covered parking spaces and 4 uncovered guest spaces. The Administrative Housing Permit authorized a 35% density bonus (5 units) in exchange for the set-aside of two units (16.7% of the baseline density) for very-low income households. As a result, the project was approved for a total of 17 units.

11. **SITE PLAN DESCRIPTION.** The tentative tract map dated February 24, 2015 depicts four buildings with a private driveway and fire lane separating buildings 1 and 2 from buildings 3 and 4. Four uncovered guest parking spaces, two of which are ADA accessible, are shown in the center of the project site between the buildings. Pedestrian walkways that parallel the easterly and westerly property lines connect to 109th Street and provide pedestrian access to the rear yard.

12. **AFFORDABLE HOUSING.** Administrative Housing Permit No. 201100003, approved in 2012, authorized a density bonus of 35% or 5 units by setting aside 2 rental units (16.7% of the pre-density bonus density) for very low income households. The subject Administrative Housing Permit associated with this Vesting Tentative Tract Map would convert the 2 rental units to for-sale units. The duration of the affordability must be observed for 55 years starting from the building(s) certificate of occupancy issuance date.

13. **SITE ACCESS.** West 109th Street provides access to the subject site and a private driveway and fire lane provides internal access to the four buildings.

14. **PARKING.** Each unit has a ground floor garage that provides two covered parking spaces. The development also provides 4 uncovered parking spaces, two of which are ADA spaces.
15. **INTERNAL CIRCULATION.** A private driveway and fire lane that cuts through the middle of the development provides access into and through the site. The driveway provides direct access to the individual garages, like an alley. The pedestrian walkways are located along the easterly and westerly property lines which provide access to the front door of the units.
16. **PRE-RPC HEARING PROCEEDINGS.** None.
17. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The conditions of the Subdivision Committee, comprised of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, are based on the map dated February 24, 2015.

In an email to the applicant and Regional Planning dated June 2, 2015, the Community Development Commission (CDC) recommended the applicant submit a pro forma prior to public hearing.

18. **CEQA.** Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the conversion of existing apartments to condominiums with negligible or no expansion of use beyond that which was previously existing.
19. **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, property posting, library posting, and DRP website posting.
20. **PUBLIC COMMENTS.** Staff has not received any public comments at this time.
21. **HEARING PROCEEDINGS.**
22. **PLAN CONSISTENCY.** The General Plan designates the project site as I (Major Industrial). The General Plan allows non-industrial uses within the Major Industrial classification if the proposed use is compatible with the existing land use pattern of the area. Therefore, the proposed residential condominium use is in keeping with the surrounding residential uses which consist of apartments, single-family residences, and schools. The existing density of 17 units was previously analyzed during the plot plan and associated housing permit review. A baseline density of 12

units was established through a density study of surrounding densities within 500 feet of the site. A density bonus of 5 units (35% of baseline density) was granted in exchange for setting aside 2 units in accordance with the Density Bonus Ordinance Program of the General Plan's Housing Element. Thus, the proposed density is consistent with policies of the General Plan.

23. **ZONING CODE CONSISTENCY.** The project site is located in the R-3 (Limited Multiple Residence) Zone. Townhouses are permitted by right within this zone. The proposed project complies with all development standards of the R-3 Zone including yard/setback requirements, distances between buildings, parking, and height. Additionally, the tops of the proposed roof-mounted air-conditioning units are depicted to reach 34½ feet, just under the maximum height of 35 feet.
24. **FINDINGS – LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the full use of existing service systems.
25. **FINDINGS – PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
26. **FINDINGS – SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
27. **FINDINGS – DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
28. **FINDINGS – WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
29. **FINDINGS – PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or

natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

30. **FINDINGS – RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that 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.
31. **FINDINGS – WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
32. **FINDINGS – HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that 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.
33. **FINDINGS – LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

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

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- 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 the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- 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 REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Vesting Tentative Parcel Map No. 072771 and Administrative Housing Permit No. 201400006, subject to the attached conditions.

ACTION DATE: 06/17/2015

Vote:

Yes:

No:

Absent:

NP:MP

06/03/15

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01386-(2)
VESTING TENTATIVE TRACT MAP NO. 072771**

PROJECT DESCRIPTION

The project is a subdivision to create one multi-family lot through the conversion of 17 apartment units (currently under construction) to condominium units on 0.69 gross (0.59 net) acres, 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 until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Vesting Tentative Tract Map No. 072771 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. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. 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.
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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
14. 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.
15. 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 such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS

The approval grants the conversion of 17 apartment units (currently under construction) to condominium units as depicted on the Vesting Tentative/Exhibit Parcel Map dated February 24, 2015.

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report (tentative map dated February 24, 2015), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
18. The project site shall be developed and maintained in substantial compliance with the approved tentative/exhibit map dated February 24, 2015.
19. Total building height shall not exceed 35 feet, and roof-mounted air-conditioning units shall not vertically extend above 35 feet.
20. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least five trees of non-invasive species within the front yard of the multi-family residential lot. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. In addition to depicting the five on-site tree plantings, the landscaping plan shall be based on the conceptual map presented at the public hearing held on 06/17/15. The subdivider shall post a

bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

21. Prior to obtaining final map approval, the subdivider shall record a covenant reserving reciprocal easements for ingress and egress over the common driveway and fire lane for the benefit of the lots served. Provide a copy of the covenant to be recorded to the Department of Regional Planning for review and approval prior to recordation of the document.
22. Prior to final map approval, the subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside two dwelling units for very low income households as defined in California Health and Safety Code Section 50079.5. The two affordable units shall be set-aside for a period of not less than 55 years from the date of issuance of the Certificate of Occupancy. The owner shall register each affordable housing set-aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside units remain in conformance with the terms of the housing permit. The covenant will also specify the location of the two affordable units, to the satisfaction of the Director and CDC. The covenant shall be reviewed and approved by the CDC prior to recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the CDC prior to Final Map recordation.
23. The exterior design of the affordable units shall be compatible in appearance in terms of materials and finish with the market-rate units.
24. The permittee shall submit a copy of the Covenants, Conditions, and Restrictions ("CC&Rs") to Regional Planning for review and approval, prior to final map approval.
25. The permittee shall provide language in the CC&Rs stating that after the first dwelling unit is offered for sale, no more than 25% of all units sold shall be subsequently leased by their owners. In addition, the permittee shall provide language in the CC&Rs restricting occupancy of the two affordable units to the eligible household that purchases the unit, and prohibiting leasing of these units.
26. The permittee shall provide language in the CC&Rs describing a method for continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of the Director.
27. The permittee shall provide vehicle parking spaces as shown in the Vesting Tentative Parcel/Exhibit Map dated February 24, 2015 as well as 11 bicycle parking spaces (2 short-term spaces and 9 long-term spaces) as required by §22.52.1225. The required parking spaces shall be kept available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall draft CC&Rs that include this statement and provide a method for ensuring continual maintenance and enforcement of required parking spaces, to the satisfaction of the Director.

Attachments:

Subdivision Committee Report (Vesting Tentative/Exhibit Map dated 02-24-15)

NP:MP
05/28/15

TRACT NO. 072771 (Rev.)

TENTATIVE MAP DATED 02-24-2015
EXHIBIT MAP DATED 02-24-2015

The following reports consisting of 12 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

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

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TRACT NO. 072771 (Rev.)

TENTATIVE MAP DATED 02-24-2015
EXHIBIT MAP DATED 02-24-2015

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard condominium conversion notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

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

Page 3/3

TRACT NO. 072771 (Rev.)

TENTATIVE MAP DATED 02-24-2015
EXHIBIT MAP DATED 02-24-2015

16. 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  Juan Sarda

tr72771L-rev2.doc

<http://planning.lacounty.gov/case/view/tr072771/>

Phone (626) 458-4919

Date 03-19-2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 072771

TENTATIVE MAP DATE: 02/24/15
EXHIBIT MAP DATE: 02/24/15

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

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application. All existing buildings to be remained).

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 03/16/15 Phone (626) 458-4921
Toan Duong

Tentative Tract Map 72771 Tentative Map Dated 2/24/15 (Map/Exhibit) Parent Tract _____
Grading By Subdivider? [N] (Y or N) _____ yd³ Location Lennox APN _____
Geologist _____ Subdivider _____
Soils Engineer _____ Engineer/Arch. _____

Review of:

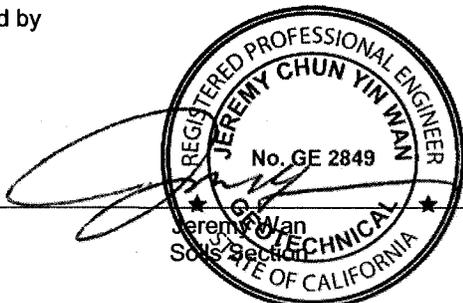
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by



Ricardo Lopez-Maldonado
Geology Section

Date 3/9/15

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 072771

Page 1/1

TENTATIVE MAP DATED 02-24-2015
EXHIBIT MAP DATED 02-24-2015

Approval of this map pertaining to grading is recommended with no conditions.

Name N. Said  Date 03/16/2015 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072771\GP 072771\2015-02-25 TTR 072771 SUBMITTAL

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

1. If the existing parkway width is not 10 feet on 109th Street along the property frontage, dedicate additional right of way to provide 10 feet of parkway
2. Reconstruct existing sidewalk and provide 5 feet sidewalk adjacent to the property line on 109th Street along the property frontage to the satisfaction of Public Works.
3. Construct new driveway on 109th Street along the property frontage to the satisfaction of Public Works. Additional right of way may be required to accommodate Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
4. Remove any block wall within the road right of way, if any on 109th Street along the property frontage. Pedestrian line of sight shall not be impaired by any proposed or existing wall adjacent to the driveway exit and line of sight easement dedication may be required.
5. Repair any damaged improvements during construction to the satisfaction of Public Works.
6. Plant street trees along the property frontage on 109th Street to the satisfaction of Public Works. Adequate sidewalk popouts may be required to comply with ADA.
7. Execute a covenant for private maintenance of curb/parkway drains; if any and landscaping within the road right of way, to the satisfaction of Public Works.
8. 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.
9. Comply with the following street lighting requirements or as otherwise modified by the Department of Public Works:
 - a. Provide street lights on concrete poles with underground wiring along the property at 109th Street with fixtures acceptable to Southern California Edison 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. Upon tentative map approval, the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

- c. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in 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, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided 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 transfer of billing could be delayed one or more years if the above conditions are not met.

PC

Prepared by Patricia Constanza
tr072771r-rev2

Phone (626) 458-4921

Date 03-09-2015

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 and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12215AS, dated 02-11-2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. 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.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.

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. The applicant shall comply with the requirements as indicated on the attached letter dated 1-28-2015 from the Golden State Water Company to the satisfaction of Public Works.
4. Separate water meter is required for each detached building. Water meters should be located outside of the sidewalk.
5. Submit landscape and irrigation plans with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
8. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.



Golden State

Water Company

A Subsidiary of American States Water Company

January 28, 2015

Mr. Emilio Gutierrez
CHC Property Management
3950 W. Imperial Highway
Inglewood, California 90303

**Re: Will Serve Letter
5053 W. 109th Street
Lennox, California**

TTR 072771

Dear Mr. Gutierrez:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Southwest District water system located in Lennox. Service to the address can be provided from our existing water facilities within 109th Street.

Upon completion and execution of an agreement between Golden State Water Company (GSWC), and that contains satisfactory financial arrangements and other provisions governing the extension of water service under the Water Service Agreement, GSWC will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Melynda Holm
Operations Engineering Technician
Central/Southwest District

S A M P L E

STATEMENT OF WATER SERVICE TO NEW SUBDIVISIONS
For New or Upgraded Water Distribution Systems

(Use on Water Company Letterhead, If Possible)

Date 1/22/2015

Director of Public Works
County of Los Angeles
900 South Fremont Avenue
Alhambra, California 91803-1331

Attention: Land Development Division
Water Code Enforcement Subunit

STATEMENT OF WATER SERVICE FOR TRACT/PARCEL MAP NO. 072771

This is to certify that the proposed water system to serve each lot of the above referenced Tract/Parcel Map will be operated by:

Golden State Water
(Name of Water Purveyor)

5053 W. 109th Street,
(address)

Lennox (City) , CA (State) 90304 (zip)

The proposed water distribution system for the above referenced subdivision will be adequate during normal operating condition to meet the requirements for the water system of this subdivision as provided in Chapter 20.16 of Title 20 of the Los Angeles County Code (Water Code) and as shown on the plans and specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as required by Section 20.16.070 and minimum fire flow and fire hydrant requirements as required by Section 20.16.060.


(Signature of Person in Responsible Charge)
Operations Eng. Tech.
(Title)

(If this statement is prepared on the water purveyor's letterhead paper, first paragraph may be modified accordingly: ".....will be operated by this water purveyor," or such other title by which the purveyor is addressed.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 72771

MAP DATE: February 24, 2015

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires clear to the sky all weather access.
2. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. The on-site private driveways shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
4. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
5. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
6. The proposed driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 72771

MAP DATE: February 24, 2015

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Golden State Water Company dated 11-17-14, the new fire hydrant and the existing water system meets the current Fire Department requirements.
2. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
3. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



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



PARK OBLIGATION REPORT

Tentative Map #	72771	DRP Map Date:	02/24/2015	SCM Date:	04/02/2015	Report Date:	03/24/2015
Park Planning Area #	18A		LENNOX			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.18
IN-LIEU FEES:	\$60,103

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$60,103 in-lieu fees.

Trails:

No trails.

Comments:

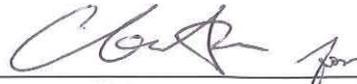
Conversion of 17 apartment units to condos; Net increase of 17 units.

*****Advisory:**

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

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

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

By: 

 Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72771	DRP Map Date:	02/24/2015	SMC Date:	04/02/2015	Report Date:	03/24/2015
Park Planning Area #	18A		LENNOX			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 = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.69	0.0030	0	0.00
M.F. < 5 Units	3.74	0.0030	12	0.13
M.F. >= 5 Units	3.22	0.0030	5	0.05
Mobile Units	5.21	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.18

Park Planning Area = **18A LENNOX**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.18	\$333,907	\$60,103

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
0.18	0.00	0.00	0.18	\$333,907	\$60,103



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

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

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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First District

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Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 6, 2015

Tentative Tract Map No. 072771

Vicinity: Lennox

Tentative Tract Map Date: February 24, 2015

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 072771** based on the use of public water (Golden State Water Company) and public sewer (County of Los Angeles Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

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

Marie A. Pavlovic

From: Jacqueline Rodarte [Jacqueline.Rodarte@lacdc.org]
Sent: Tuesday, June 02, 2015 5:39 PM
To: chcpm@outlook.com
Cc: Nooshin Paidar; Marie A. Pavlovic
Subject: RE: TR072771: 5053 W 109th St., Lennox
Attachments: Affordable Sales Price Calculation (50%).pdf; HomeOwnership Purchaser Covenant - Template.pdf; HomeOwnership Developer Covenant - Template.pdf; Density Bonus Manual wForms.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Emilio, et al.

Attached for your review are:

- 1) Estimated Sales Price for the proposed development;
- 2) Developer Covenant;
- 3) Purchaser Covenant; and
- 4) Manual describing the underwriting criteria/process.

Also, please submit a pro forma reflective of today's conversation to Marie, and prior to the June 17 hearing date. If you have any questions on the attachments or pro forma, feel free to email us.

Warm Regards,
Jackie

Jacqueline Rodarte
Community Development Commission
of the County of Los Angeles
700 W. Main Street
Alhambra, CA 91801
P: 626-586-1803
F: 626-943-3816
E: Jacqueline.rodarte@lacdc.org

-----Original Message-----

From: Jacqueline Rodarte
Sent: Monday, June 01, 2015 12:23 PM
To: 'Marie A. Pavlovic'
Cc: Nooshin Paidar; 'chcpm@outlook.com'
Subject: TR072771: 5053 W 109th St., Lennox

Hi Marie,

I received a call from Mr. Emilio Gutierrez who is working on the Lennox project. He had some questions related to the density bonus and I believe it would be a good idea to have a short meeting on the various aspects of receiving a density bonus prior to his June 17 Commission Hearing.

Items to discuss:

- 1) Homeownership, principle residence;

- 2) Sales price;
- 3) 55 years covenant; and
- 4) Monitoring fee.

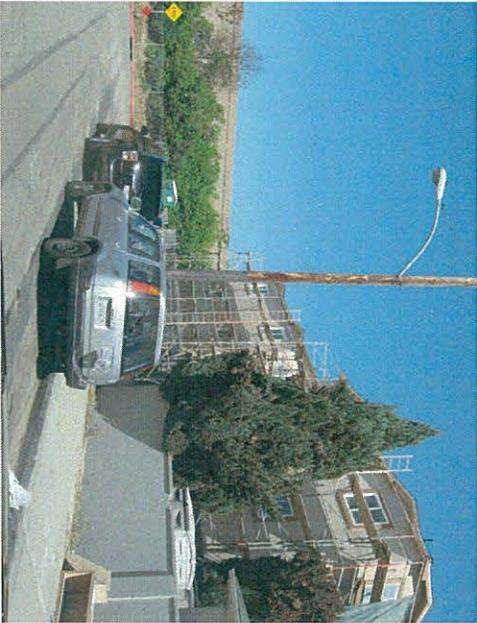
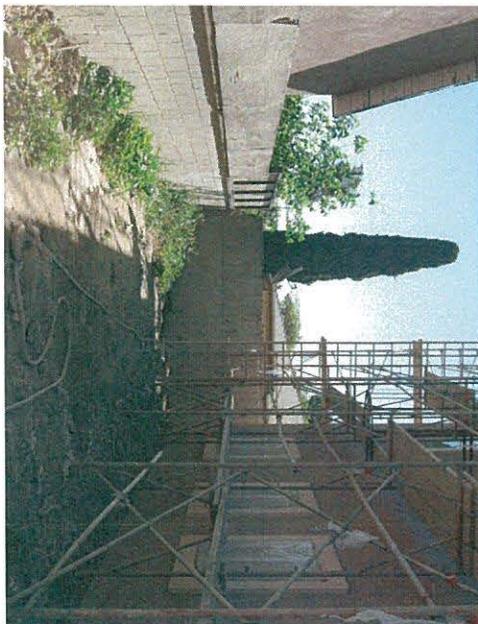
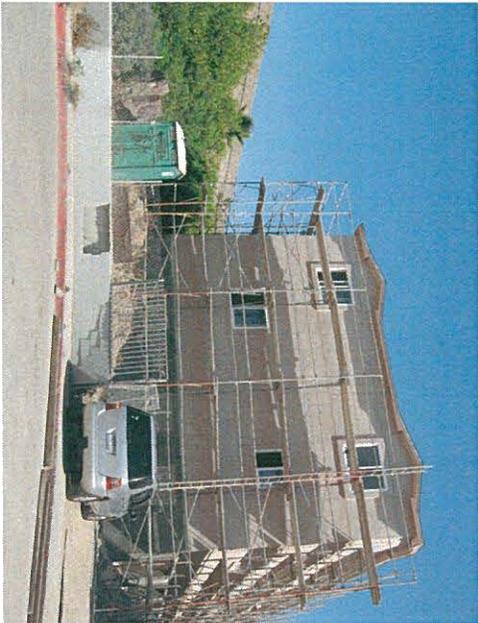
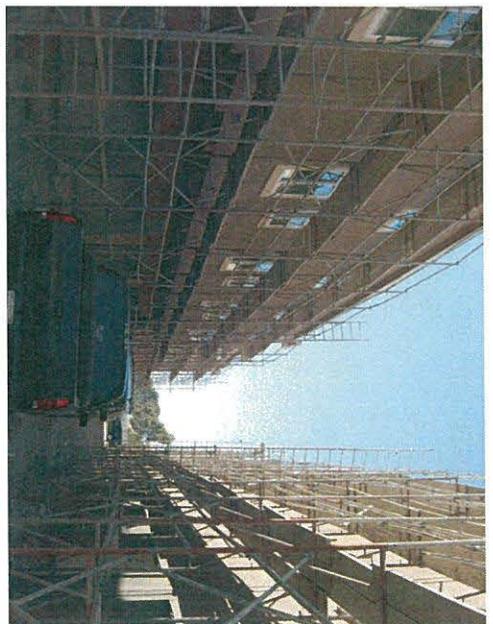
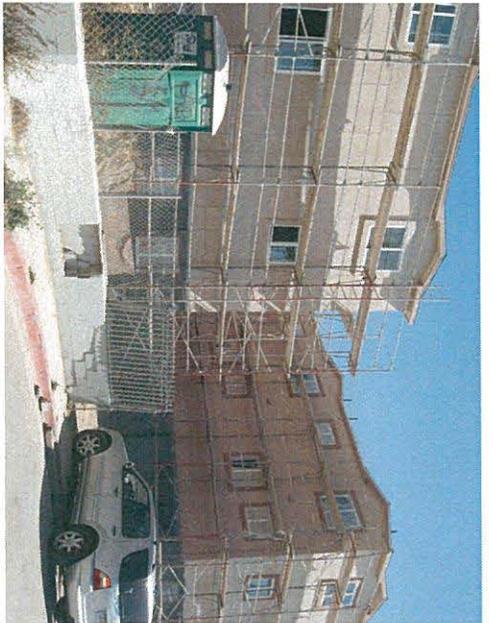
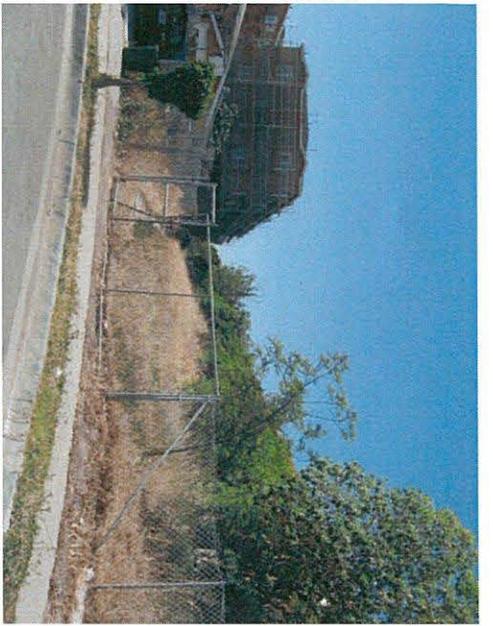
Please let us know your availability for tomorrow afternoon or Thursday so we may all discuss. I've cc'd Mr. Gutierrez in the email so he may confirm his availability as well.

Warm Regards,
Jackie

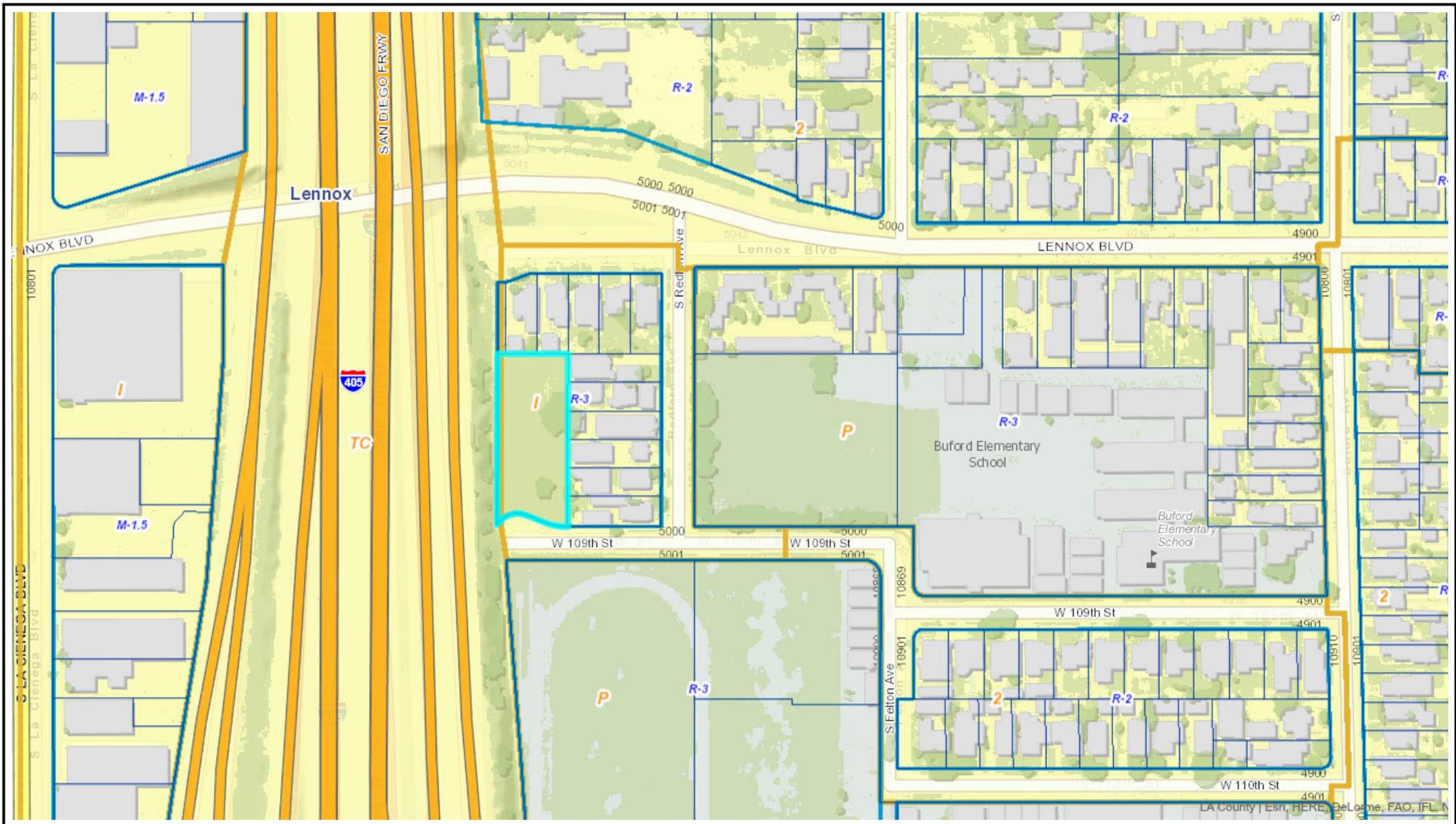
Jacqueline Rodarte
Community Development Commission
of the County of Los Angeles
700 W. Main Street
Alhambra, CA 91801
P: 626-586-1803
F: 626-943-3816
E: Jacqueline.rodarte@lacdc.org



05-26-15



04.27.15

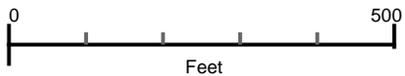


Created in GIS-NET3

GIS Map

Printed: Apr 30, 2015

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MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT MAP NO. 072771
 FOR CONDOMINIUMS CONVERSION
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
 DEPT OF REGIONAL PLANNING
 TR072771 TENTATIVE
 DATE: 24 FEB 2015

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOT 398 OF TRACT NO. 286, AS SHOWN ON MAP RECORDED IN BOOK 14, PAGE 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 54063) RECORDED SEPTEMBER 8, 1971 IN BOOK D5184 PAGE 656, BY DEED (STATE PARCEL 54064) RECORDED JANUARY 14, 1972 IN BOOK D5319, PAGE 690 AND BY DEED (STATE PARCEL 60843) RECORDED JUNE 25, 1971, IN BOOK D5101, PAGE 641, ALL OF OFFICIAL RECORDS IN SAID OFFICE, AND THOSE PORTIONS OF LOT 399 OF SAID TRACT NO. 286, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 54065) RECORDED JUNE 23, 1971 IN BOOK D5098, PAGE 394, BY DEED (STATE PARCEL 54066) RECORDED JANUARY 18, 1983 AS DOCUMENT NUMBER 83-65421 AND BY DEED (STATE PARCEL 54067) RECORDED OCTOBER 18, 1971 IN BOOK D5226, PAGE 227, ALL OF SAID OFFICIAL RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT SOUTHEASTERLY CORNER OF THE THIRD ABOVE-MENTIONED ACQUIRED LAND (STATE PARCEL 60843), THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 398, S 89° 56' 00" W, 14.12 FEET TO A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 210° 44' 17", AN ARC DISTANCE OF 36.04 FEET; THENCE N 68° 19' 43" W, 16.50 FEET TO A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 81° 44' 18", AN ARC DISTANCE OF 42.80 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE S 89° 56' 00" W, 4.01 FEET; THENCE N 00° 01' 00" W, 257.80 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 399 DISTANT ALONG SAID NORTHERLY LINE S 89° 55' 39" W, 12.31 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 6 OF TRACT NO. 7394, AS SHOWN ON MAP RECORDED IN BOOK 73, PAGES 87 AND 88 OF MAPS IN SAID OFFICE; THENCE ALONG SAID NORTHERLY LINE N 89° 55' 39" E, 105.73 FEET TO THE EASTERLY LINE OF SIXTH ABOVE-MENTIONED ACQUIRED LAND (STATE PARCEL 54067); THENCE ALONG SAID EASTERLY LINE AND THE EASTERLY LINES OF FIFTH ABOVE-MENTIONED (STATE PARCEL 54066) ACQUIRED LAND, FOURTH ABOVE-MENTIONED (STATE PARCEL 54065) ACQUIRED LAND, SECOND ABOVE-MENTIONED (STATE PARCEL 54064) ACQUIRED LAND AND THIRD ABOVE-MENTIONED (STATE PARCEL 60843) ACQUIRED LAND, S 00° 00' 59" E, 257.80 FEET TO THE POINT OF BEGINNING.

REFERENCES:

R2: DEED RECORDED

BASIS OF BEARING: THE BEARING OF SOUTH 89°59'56" WEST OF THE CENTERLINE OF 109TH STREET, AS SHOWN ON THE P.W.F.B. 3935 PAGE 65 IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES, WAS TAKEN AS THE BASIS OF BEARING OF THIS SURVEY.

BENCH MARK: BM # 10967, LACE MON 300 MM (1FT) E/O E OF 2.4 M (8 FT) N/O BCR @ NE COR LA CIENEGA BLVD & LENNOX BLVD, QUAD HAWTHORNE (2005), ELEVATION 84.342

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.

LEGEND:

- A = PROPOSED TRACT BOUNDARY ESTABLISHED BY RECORD DATA PER R2.
 - B = CONSTRUCT 4" PCC SIDEWALK ON 6" CRUSHED AGGREGATE BASE
 - C = CONSTRUCT NEW PCC COMMERCIAL DRIVEWAY PER SPPWC STANDARD PLAN 110-2, TYPE B
 - D = FURNISH AND PLANT FIVE (5) 24" BOX TREE, PER STD PLAN 520-4 CASE 1 DOUBLE STAKING PER STD PLAN 518-3.
 - E = REMOVE EXIST. 3" HIGH BLOCK WALL
 - F = PROTECT EXIST. 6" HIGH BLOCK WALL IN PLACE
 - G = 5' OR 15' FIRE FIGHTER PEDESTRIAN ACCESS
- INDICATES EXISTING GRADE DIRECTION.
 INDICATES PROPOSED SEWER.
 INDICATES EXISTING WATER LINE
 INDICATES THE BOUNDARY OF THE PARCEL BEING SUBDIVIDED BY THIS MAP.
 EXISTING SURFACE ELEVATION
 EXISTING FINISHED FLOOR ELEVATION
 EXISTING ELEVATION
 EXISTING DRAINAGE PATTERN
 EXISTING 6" HIGH CHAIN LINK FENCE TO REMAIN

BUILDING SUMMARY	
BUILDING 1	
UNIT 1 AREA (SF)	2436
UNIT 2 AREA (SF)	2414
UNIT 3 AREA (SF)	2414
UNIT 4 AREA (SF)	2531
	9795
BUILDING 2	
UNIT 5 AREA (SF)	2607
UNIT 6 AREA (SF)	2576
UNIT 7 AREA (SF)	2576
UNIT 8 AREA (SF)	2576
UNIT 9 AREA (SF)	2604
	12939
BUILDING 3	
UNIT 10 AREA (SF)	2602
UNIT 11 AREA (SF)	2573
UNIT 12 AREA (SF)	2573
UNIT 13 AREA (SF)	2690
	10438
BUILDING 4	
UNIT 14 AREA (SF)	2694
UNIT 15 AREA (SF)	2567
UNIT 16 AREA (SF)	2667
UNIT 17 AREA (SF)	2595
	10523
TOTAL AREA (SF)	43,695

NOTES:

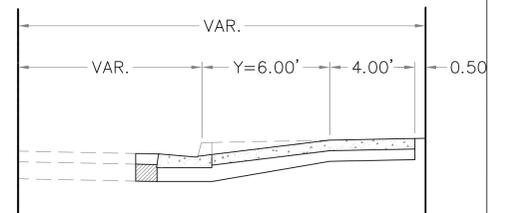
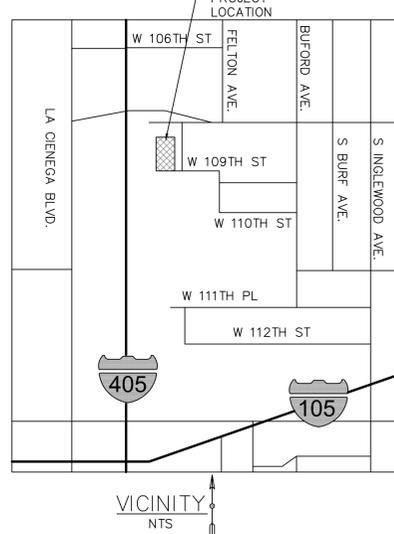
LOT NO. 1 OF THIS MAP IS APPROVED AS A 17-UNIT APARTMENT COMPLEX PLOT PLAN NO. 201100856, INCLUDING 2 UNITS SET ASIDE FOR VERY LOW-INCOME HOUSEHOLDS AS APPROVED BY ADMINISTRATIVE HOUSING PERMIT NO. 201100003.

- a. SOURCE OF WATER SUPPLY: GOLDEN STATE WATER CO.
- b. PROPOSED USE OF THE PROPERTY: INDUSTRIAL/ CONDOMINIUMS.
- c. EXISTING ZONING: R-3
- d. EXISTING USE: INDUSTRIAL/ APARTMENT

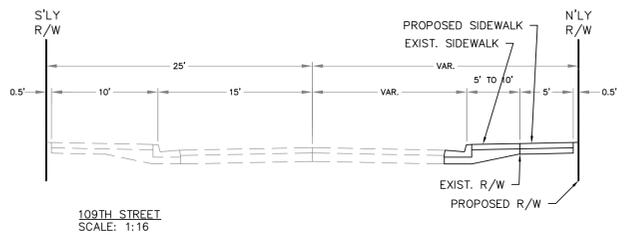
EARTHWORK NOTES:

NO NEW GRADING/DRAINAGE IS PROPOSED NOR REQUIRED FOR THE SUBJECT CONDO CONVERSION. ALL BUILDINGS ARE EXISTING OR UNDER CONSTRUCTIONS.

CUT: 0.0 CY FILL: 0.0 CY TOTAL IMPORT: 0.0 CY

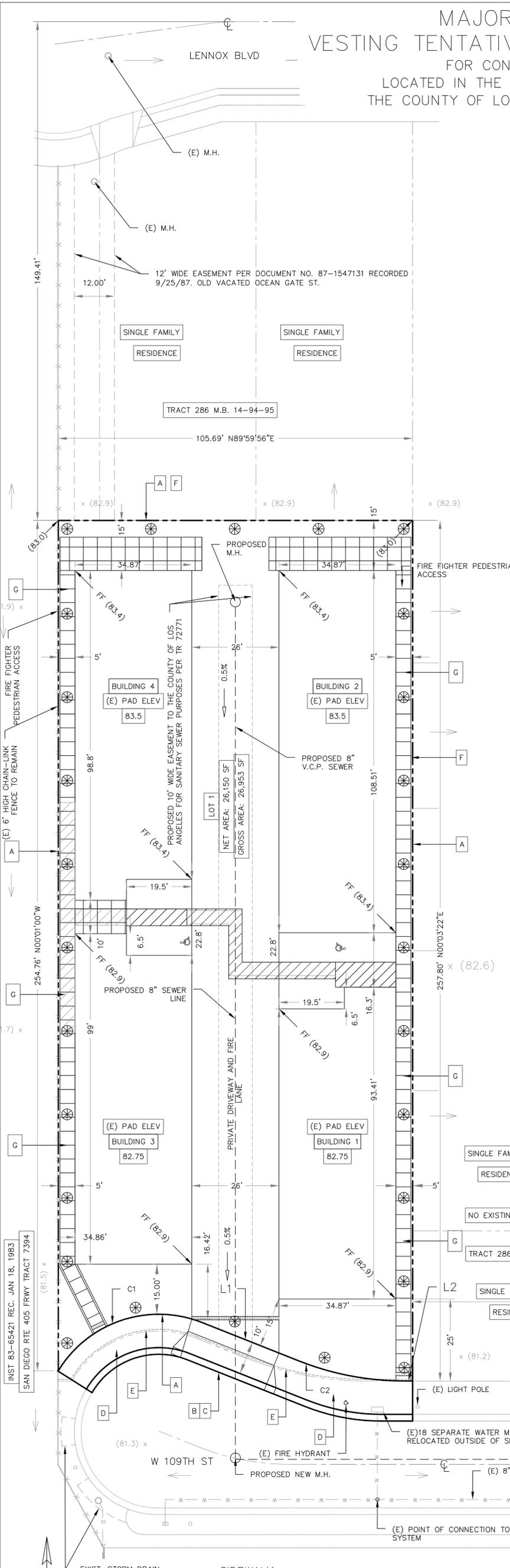


STANDARD PLAN:
 110-2 DRIVEWAY APPROACHES
 SCALE: 1:8



109TH STREET
 SCALE: 1:16

INT. - FD LG, B.S.W. & T. FL. BY INT. OF C's (HELD C N & S BETWEEN LENNOX BLVD. & IMPERIAL HWY PER RD.F.B. 0817-226, 227. ALSO, SEE STATE F.M. 20274-2

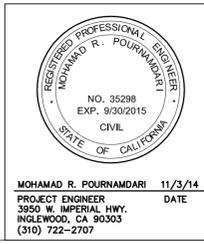


INST 83-65421 REC. JAN 18, 1983
 SAN DIEGO RTE 405 FRWY TRACT 7394

SCALE: 1:15

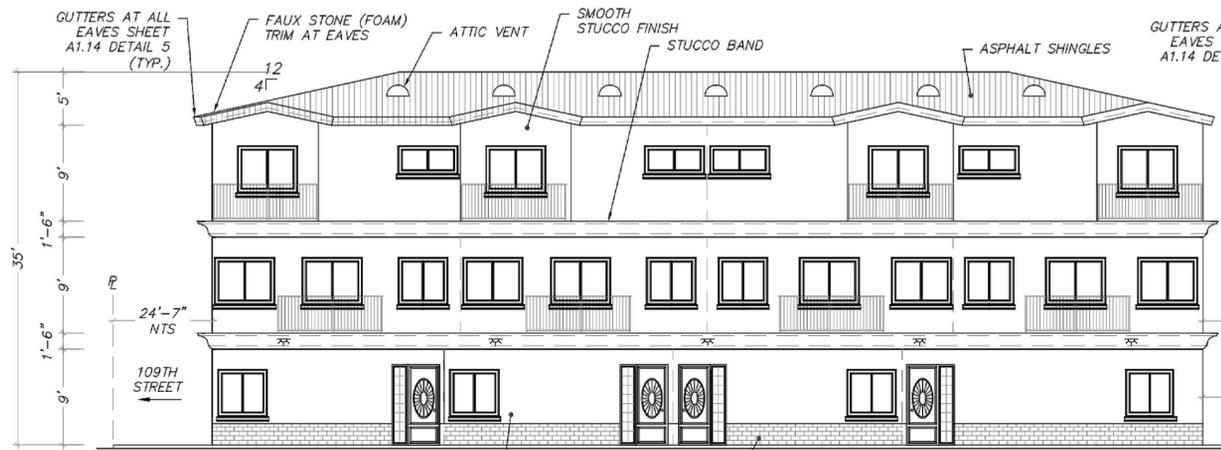
CURVE DATA			
	R	L	Δ
C1	35.0	80.7	132°06'36"
C2	85.0	21.7	14°37'39"

LINE DATA		
	L	BEARING
L1	31.0	N68°15'45"W
L2	2.5	S89°59'56"W



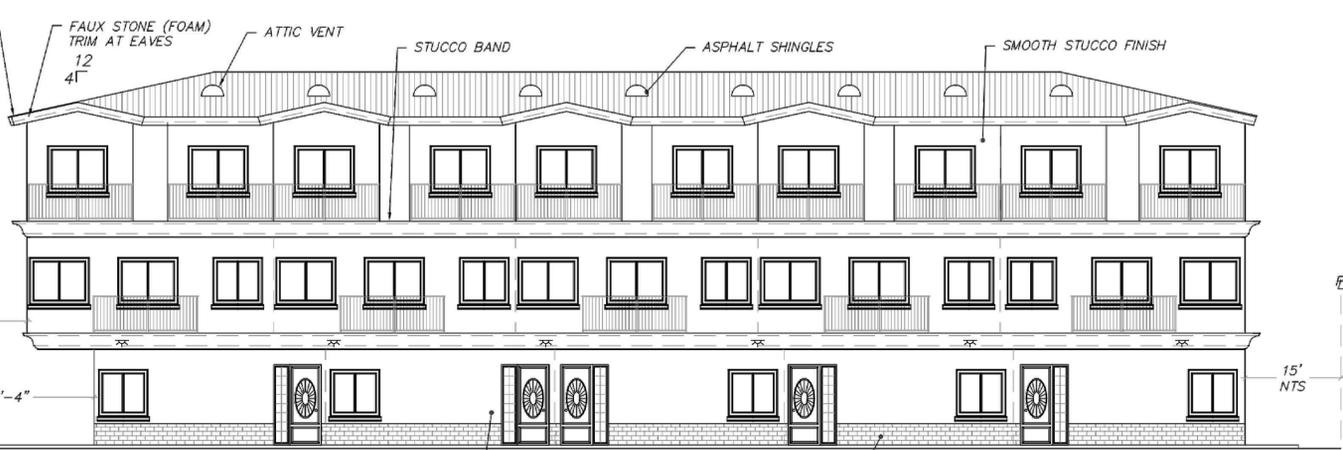
VESTING TENTATIVE TRACT MAP NO. 072771
 COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
 17 NEW CONDOMINIUMS
 5053 W 109TH STREET
 LENNOX, CA 90304
 RECORDED OWNER: ARIA SHAFEE
 221 AVENUE B
 REDONDO BEACH, CA 90277

MOHAMAD R. POURNAMDARI 11/3/14
 PROJECT ENGINEER DATE
 3950 W. IMPERIAL HWY.
 INGLEWOOD, CA 90303
 (310) 722-2707

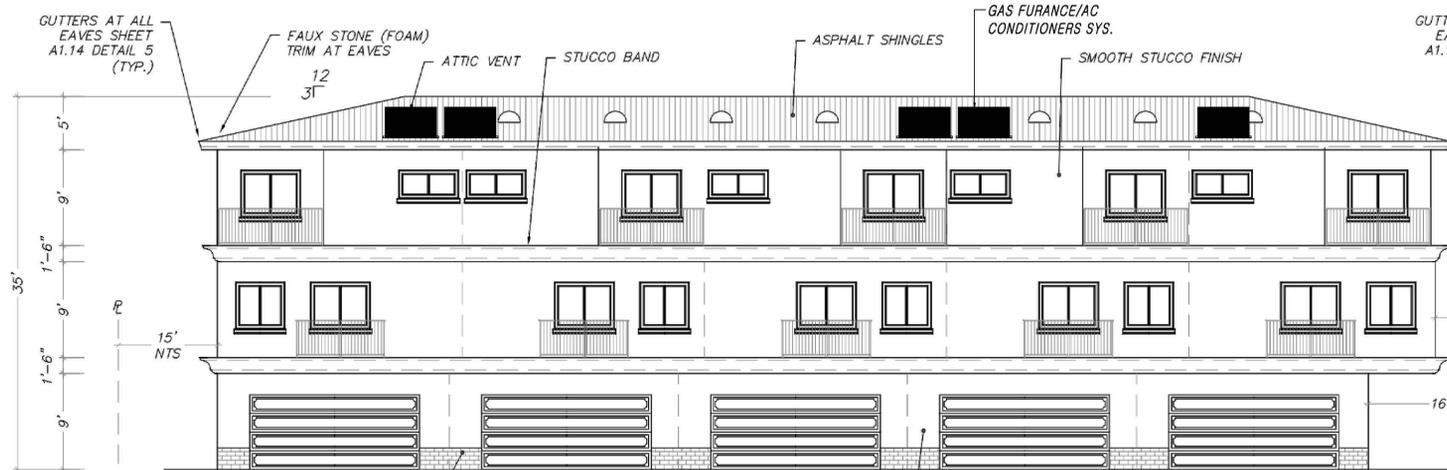


1 EAST ELEVATION
Scale: 1/8"=1'-0"

NOTES:
 • TOTAL AREA: 2,802 SF
 $2,802 \text{ SF} \times 25\% = 701 \text{ SF}$
 • TOTAL WINDOW AREA = 437 SF < 701 SF OK



NOTES:
 • TOTAL AREA: 3,389 SF
 $3,389 \text{ SF} \times 25\% = 847 \text{ SF}$
 • TOTAL WINDOW AREA = 551 SF < 847 SF OK

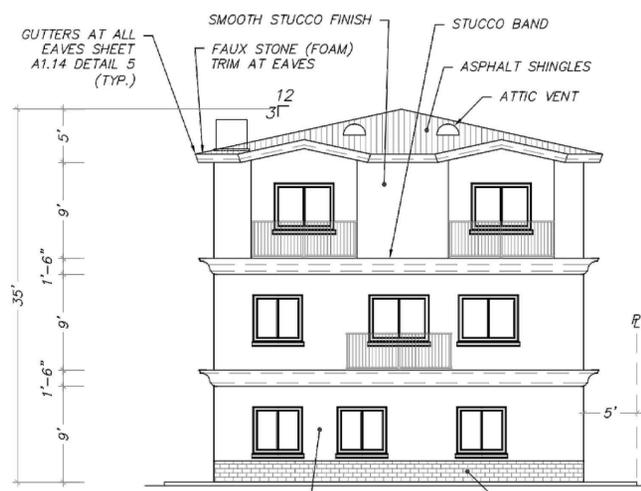


2 WEST ELEVATION
Scale: 1/8"=1'-0"

BRICK WALL VENEER
SEE SHEET A1.14 DETAIL 4.

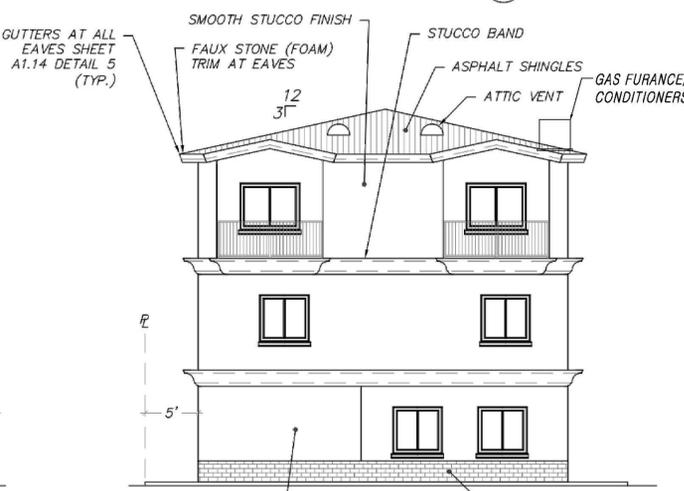


BRICK WALL VENEER
SEE SHEET A1.14 DETAIL 4.



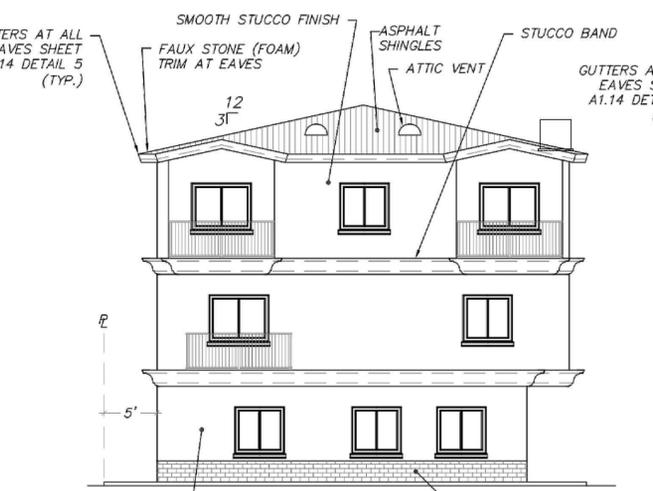
3 SOUTH ELEVATION
Scale: 1/8"=1'-0"

NOTES:
 • TOTAL AREA: 1,070 SF
 $1,070 \text{ SF} \times 25\% = 268 \text{ SF}$
 • TOTAL WINDOW AREA = 135 SF < 268 SF OK



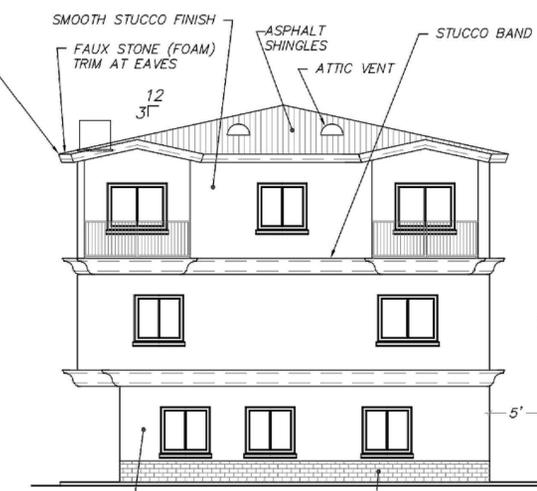
4 NORTH ELEVATION
Scale: 1/8"=1'-0"

NOTES:
 • TOTAL AREA: 1,145 SF
 $1,145 \text{ SF} \times 25\% = 286 \text{ SF}$
 • TOTAL WINDOW AREA = 131 SF < 286 SF OK



5 NORTH ELEVATION
Scale: 1/8"=1'-0"

NOTES:
 • TOTAL AREA: 1,070 SF
 $1,070 \text{ SF} \times 25\% = 268 \text{ SF}$
 • TOTAL WINDOW AREA = 135 SF < 268 SF OK



6 SOUTH ELEVATION
Scale: 1/8"=1'-0"

NOTES:
 • TOTAL AREA: 1,070 SF
 $1,070 \text{ SF} \times 25\% = 268 \text{ SF}$
 • TOTAL WINDOW AREA = 135 SF < 268 SF OK

REVISION	DATE

COOKE & ASSOCIATES
 3950 W IMPERIAL HWY
 INGLEWOOD, CA 90303
 (310) 722-2707

PROJECT ADDRESS
 5053 W 109TH ST
 LENNOX, CA 90304

PROJECT NO.
 2011-4

CHECKED
 MP

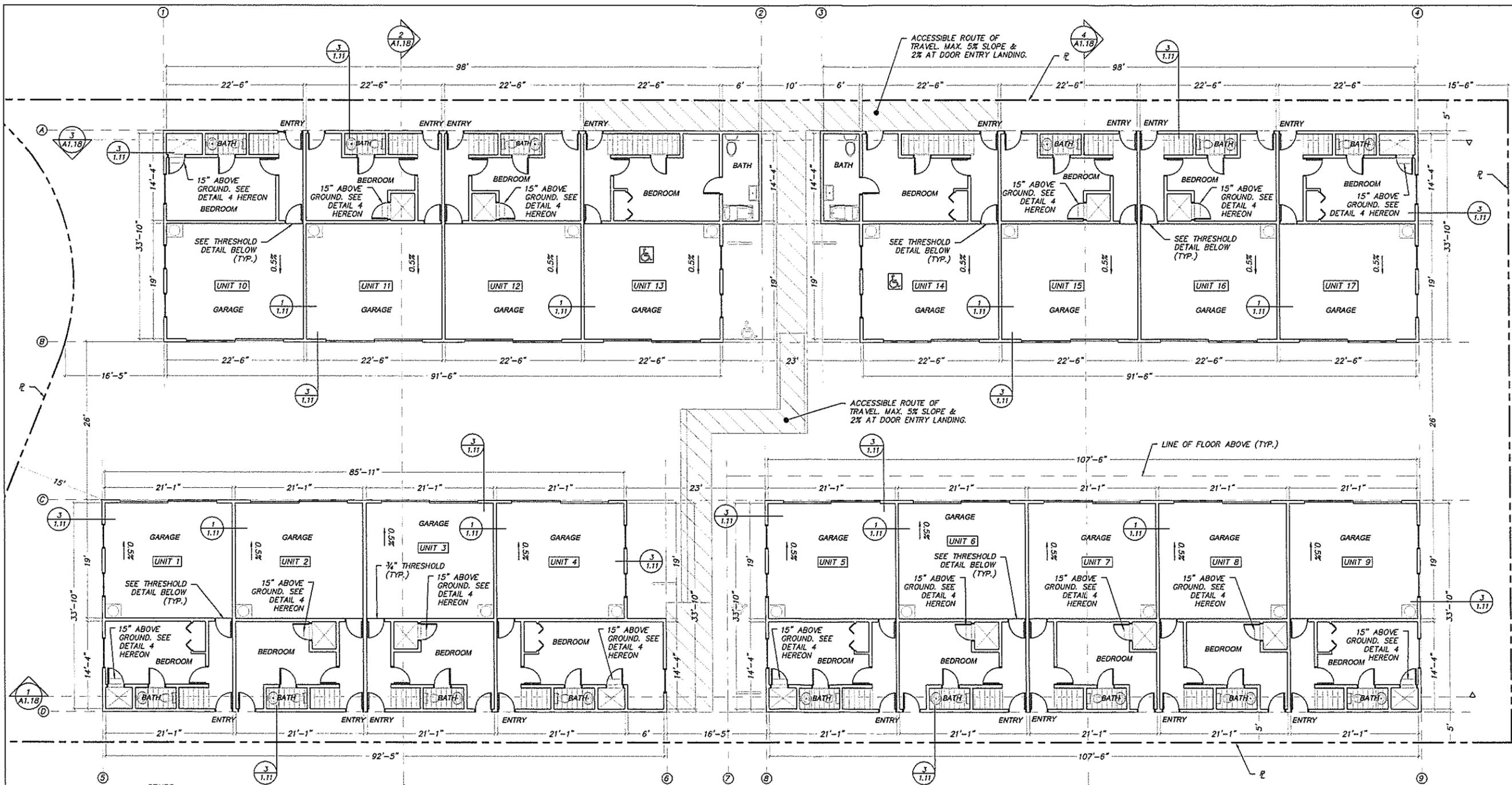
DRAWN
 BP

DATE

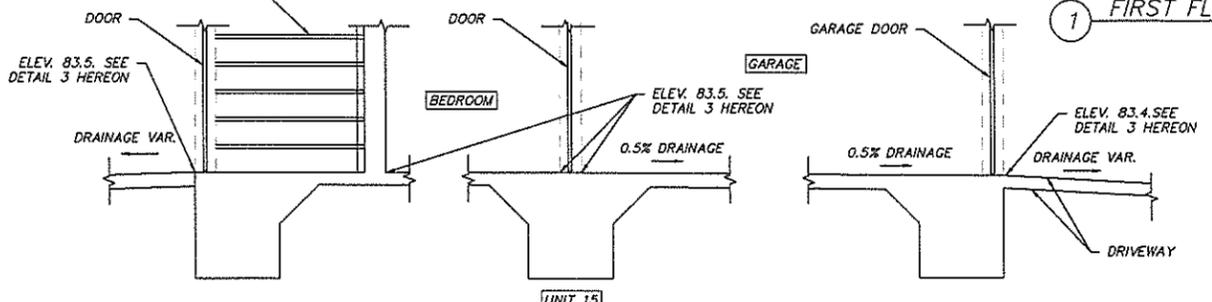
TITLE
**ELEVATIONS
 BUILDINGS**

SHEET

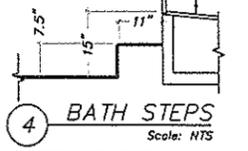
A1.12



FIRST FLOOR PLAN
Scale: 1/8"=1'-0"



TYPICAL ENTRY DETAIL
Scale: 1/2"=1'-0"

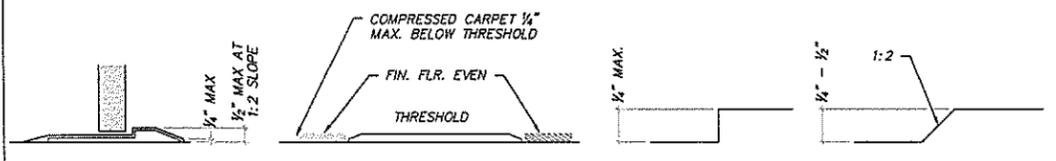


BATH STEPS
Scale: NTS

REFER TO ENLARGED FLOOR PLANS FOR ADDITIONAL DETAILS

FLOORS & LEVELS
Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, and slip-resistant. Sec 1124B.1 [3105A(n)1].
Changes in level up to 1/4" may be vertical and without edge treatment. Sec 1124B.2 [3105A(n)2]. Fig 11B-5E(c).
Changes in level between 1/4" and 1/2" shall be accomplished by means of a ramp no steeper than 1 vertical to 2 horizontal. Sec 1124B.2 [3105A(n)2]. Fig 11B-5E(d).

If carpet or carpet tile is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad, and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2". Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 1124B.2. Sec 1124B.3 [3105A(n)3]. Fig 11B-7B.



ENTRANCES AND EXITS

(c) CHANGE IN LEVEL

(d) CHANGE IN LEVEL

THRESHOLD
Scale: NTS

REVISION	DATE
BATHROOM	11/11/14

COOKE & ASSOCIATES
3950 W IMPERIAL HWY
INGLEWOOD, CA 90303
(310) 722-2707

PROJECT ADDRESS
5053 W 109TH ST
LENNOX, CA 90304

PROJECT NO.
2011-4

CHECKED
MP

DRAWN
BP

DATE
12/20/14

TITLE
FIRST FLOOR PLAN

SHEET
A1.3



LANDSCAPE EXHIBIT
VESTING TENTATIVE TRACT 072771