

February 25, 2026

Peak Capital Investments LLC, C/o Scott Tran
8642 Garden Grove Boulevard
Garden Grove, CA 92844

PROJECT NO. 2015-01232-(2)
VESTING TENTATIVE TRACT MAP NO. 073082, CONDITIONAL USE PERMIT NO. 201500052, &
ENVIRONMENTAL ASSESSMENT NO. 201500089
5101 SOUTH OVERHILL DRIVE (APN: 5009-007-022)

Dear Scott Tran, Peak Capital Investments LLC:

The Board of Supervisors (“Board”), by its action of **Tuesday, February 24, 2026**, has approved the above-referenced project, affirming the Regional Planning Commission’s (“Commission”) decision, including its findings and conditions for the Project. Enclosed are the Commission’s Findings and Conditions of Approval.

The Board’s decision is final and may not be appealed. Please carefully review each condition. This approval is effective when the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

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.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

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For questions or for additional information, please contact Erica G. Aguirre, AICP, Principal Planner of the Subdivisions Section at (213) 974-6433, or eaguirre@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, AICP, Supervising Regional Planner
Subdivisions Section

JSH:EGA

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board, Commission, DPW (Building and Safety)

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2015-01232
VESTING TENTATIVE TRACT MAP NO. 073082
ENVIRONMENTAL REVIEW NO. 201500089**

Recitals

1. **Hearing Date.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on November 19, 2025, and September 10, 2025, in the matter of Project No. 2015-01232. The matter was first duly-noticed for a public hearing for June 4, 2025, and continued without opening the public hearing to September 10, 2025. Upon hearing the matter on September 10, 2025, the Commission, consisting of a quorum with Chair Louie, Commissioners Hastings and Duarte-White in attendance, continued the matter to October 8, 2025. The October 8, 2025 meeting was continued without discussion to November 19, 2025, at which time the Commission, consisting of Chair Louie, Vice-Chair Moon, Commissioners Hastings and O’Connor, concluded the discussion and public hearing. Prior to the November 19, 2025, continuation of the public hearing for this Project, Commissioners Moon and O’Connor confirmed viewing of the recorded September 10, 2025, meeting to allow participation in the continued public hearing. Vesting Tentative Tract Map (“VTTM”) No. 073082 was considered together with CUP No. 201500052 and the Environmental Plan No. 201500089. The VTTM, CUP, and Environmental Plan, are referred to collectively as the “Project”, and the subject property located at 5101 S. Overhill Drive is referred to as the “Project Site”.

2. **Hearing Proceedings.** The Commission held a public hearing on September 10, 2025, which had been initially scheduled for June 4, 2025, and continued without opening the public hearing to September 10, 2025. After presentation of the Project by Los Angeles County staff (“Staff”), and a presentation by the subdivider’s representatives in support of the Project, 16 members of the public testified in opposition to the Project. Specific concerns raised in opposition included potential impacts to traffic congestion and safety, existing water system problems, existing fire hazards, proximity to the nearby oil fields, criticism of the Project’s geotechnical review and analysis given its adjacency to earthquake fault lines and location within a Hillside Management Area (“HMA”), and the proposed building’s height. The Commission discussed the Project and asked questions about the Project’s southern setbacks, balconies, building height, electric vehicle parking, geotechnical review, and the existing water system and required upgrades to meet fire flow requirements. Staff confirmed that the southern setback is a minimum of 10 feet and that a revised geotechnical review would be required prior to final map recordation. The Los Angeles County (“County”) Fire (“Fire”) Department confirmed that the required upgrades to the existing water system to meet the fire flow requirements would be reviewed and approved prior to final map recordation. The matter was continued to October 8, 2025, upon the Commission’s request for an updated water will serve letter from the local water purveyor, Cal American Water. The matter was

subsequently continued without discussion to November 19, 2025, at the request of the subdivider.

The Commission held a continued public hearing on November 19, 2025. At the start of the hearing, Chair Louie reminded the audience the matter was a continuation of the September 10, 2025, hearing. Chair Louie disclosed he met with members of the United Homeowners Association (“UHAI”) before the November 19, 2025, hearing, and his meeting does not impair his ability to fairly and impartially decide the Project. Chair Louie further informed the Commission that the United Homeowners requested 15 minutes for their attorney to make a presentation. Since the Brown Act dictates that all members of the public are granted equal time for public comment, Chair Louie reasoned the request is improper. Further, Chair Louie noted that written public comments are always welcomed. County Counsel agreed with Chair Louie’s reasoning and further reminded the Commission it previously designated two minutes as the appropriate amount of time for public comment, and two minutes was the amount of time granted to the public at the September 10, 2025, hearing. Furthermore, County Counsel stated the Brown Act, State and Federal laws require that all members of the public be granted the same amount of time to comment. Commissioner O’Connor added that the members of the public may organize amongst themselves to present their lengthier point over the course of multiple speakers. County Counsel confirmed Commissioner O’Connor is correct.

The November 19, 2025, public hearing proceeded with Staff’s confirmation of receipt of Cal American Water’s updated conditional water will serve letter dated November 18, 2025, updates to conditions of approval based on County Fire’s memo dated September 25, 2025, and the Project Site’s recently downgraded designation from a Very High Fire Hazard Severity Zone (“VHFHSZ”) to a High and Moderate Fire Hazard Severity Zone (“FHSZ”).

After Staff’s presentation, the Commission asked follow-up questions. The Commission inquired about the number of meetings held thus far. Staff confirmed that inclusive of the Hearing Examiner meeting held in 2022, the November 19, 2025, meeting was the fifth public meeting held on the Project, requiring that a decision to be made from the Commission pursuant to the Housing Accountability Act and SB330. The Commission asked if Cal American Water had provided a reason that they were not able to attend the public hearing, to which Staff informed they had not. However, Staff confirmed that Cal American Water had stated that the required water system upgrades would be project specific, not impacting the community’s existing water supply, and that they had obtained limited information from Cal American Water regarding other, separate water system improvement plans underway in the area.

Next, the subdivider’s representatives, including their legal counsel and architect, provided information to the Commission in response to prior questions raised at the September 10, 2025, public hearing. The architect explained the design strategy of siting the building as far north and as far away as possible from the single-family residences to the south, takes advantage of the existing views to the west, north, and east. The primary living spaces are therefore oriented to the west, north and east, and the sides of the units oriented to the

south mutually maximize privacy for the proposed units and the existing residential units to the south. The subdivider's representatives further confirmed that while some units within the building's U-shape and courtyard design face south, these units are 131 feet away from the residential property line to the south, with the closet setback being 41 feet away from the side elevation of the nearest unit. The subdivider's representatives also stated that swimming pool is oriented to the west, and that the hours of operation will be regulated by Homeowner's Association to limit potential noise disturbances. The Subdivider also explained the Project will include code-compliant walls and vegetation to serve as a buffer to the south. On the topic of parking, the subdivider clarified that 10 percent of the parking spaces will be wired for electrical vehicle charging. Outside of this Project, the subdivider asserted that recent changes in California State laws would allow a density bonus that could result in a project with much greater density, estimated anywhere between 127 to 155 or 160 dwelling units, depending on the proposed number of affordable units.

The Commission followed up with questions for the subdivider. Upon the Commission's inquiry to consider providing additional affordable housing, the subdivider agreed to double the number of affordable units from five to ten moderate-income dwelling units. The subdivider, however, did not agree to any modifications to the proposed building height for the Project. The Commission also requested that the southern facing windows be as opaque as possible, particularly those that are higher up, facing the single-family residences to the south, to address privacy concerns of the neighbors to the south. The subdivider agreed to this change so long as it does not conflict with applicable fire and/or building codes, such as for natural light and ventilation, particularly for bathrooms, corridors, and stairwells, not for bedrooms. The Commission and subdivider also discussed the required water system upgrades, confirming these will be project specific. However, an existing fire hydrant to the northeast of the Project Site will be replaced and upgraded, and two newly proposed hydrants (one public and one private) will be installed, which would improve safeguards for the community in the immediate vicinity of the Project. The Commission asked the applicant for updates to their community outreach to which the subdivider responded that they had reached out and spoken to one community member.

The Commission called upon members of the public to next provide their comments. In total, 15 members of the public, including existing residents in the area, members of the UHAI, and their legal counsel, expressed opposition to the Project. Concerns raised included impacts on natural light due to the proposed building's height, particularly to the existing residences directly to the south, and an elementary school to the east; potential financial impacts to property values in the surrounding neighborhood; reduced water supply and pressure for the surrounding neighborhood, and deficiencies in the fire flow rates for existing hydrants in the area. Testifiers alluded to the recent wildfires in Los Angeles County, and denials for new Accessory Dwelling Units ("ADUs") in the area reportedly due to Cal American declining to serve water to new units. Other comments related to the Project's vesting status, the alternatives analysis in the Environmental Impact Report ("EIR"), and to the limitations of Housing Accountability Act's to prevent changes to the Project scope. Additionally, community members voiced concerns regarding building within an existing earthquake fault

line, citing the proposed subterranean parking, as well as the possible traffic safety impacts, and the lack of community outreach.

During the subdivider's rebuttal, the subdivider's representative responded to issues raised in the public comments. The subdivider's representative read the prior Court's ruling, mandating preparation of an EIR focused on traffic and circulation only, with instructions for the County to set aside the approvals of the entitlements. County Counsel confirmed that the Project's deemed complete status dates to August 2016, or to when the Project application was complete, and that the entitlements have been set aside for the County to comply with the Court's instructions.

The Commission asked further questions about fire flow requirements for the surrounding neighborhood. County Fire ("Fire") stated that the minimum fire flow requirements specified in their approval apply to the Project only. Staff and Fire confirmed that water system upgrades to the vicinity are required when another new development is proposed, such as the case for new ADUs. Staff confirmed that theoretically, given recent changes in State law limiting local discretion over housing projects, potentially larger projects could be proposed and approved on the Project Site without a discretionary process. Fire also confirmed that CalFire sets the parameters for the FHSZ maps.

The Commission proceeded to close the public hearing, and certified the EIR along with the required Findings of Fact, adopting the Mitigation Monitoring and Reporting Program, pursuant to state local California Environmental Quality Act ("CEQA") guidelines with a vote of 4-0. The Commission next approved Project, as modified to include a total of ten moderately affordable dwelling units at 120 percent the Area Median Income ("AMI"), also requiring opaque windows, where feasible and compliant with building codes along the southern facing façade, with the attached findings and conditions for the Project with a vote of 4-0.

3. **Request.** The subdivider, The Bedford Group ("subdivider"), requests VTTM No. 073082 to create one multi-family residence lot with 88 attached residential condominium units within one building on a property located in the unincorporated community of Ladera Heights/View Park-Windsor Hills, also referred again as the Project Site.
4. **Vesting Tentative Tract Map.** VTTM No. 073082 is a request to create one multi-family residence lot with 88 attached residential condominium units in one building on 1.84 gross acres (1.77 net acres) pursuant to Los Angeles County Code ("County Code") Section 21.38.010 (Vesting Tentative Map – Application). The 1.84-gross acre lot would be developed with 88 attached single-family residential condominium units.
5. **Conditional Use Permit.** CUP No. 201500052 is a related request to ensure compliance with HMA development criteria, for a structure to exceed the maximum height of 35 feet above grade by 30 feet for a total height of 65 feet maximum, for a reduced front yard setback from standard 20 feet to 15 feet along Overhill Drive and to authorize single-family residence

development within a commercial zone pursuant to prior County Code Section 22.28.110 (Zone C-1 – Uses Subject to Permits).

6. **Background.** The Project was previously approved by the Commission on August 2, 2017, and the Board of Supervisors (“Board”) on November 21, 2017, however, was subsequently set aside by the Board on November 24, 2020, following a Court order to prepare a transportation-focused EIR for the Project.
7. **Size.** The Project Site is 1.84 gross acres and 1.77 net acres in size. The Project Site is trapezoidal in shape and gently sloping. The Project Site is undeveloped.
8. **Zoning.** The Project Site is located in the View Park Zoned District and is currently zoned C-1 (Restricted Business).
9. **Land Use Classification.** The Project Site is located within the CG (General Commercial - Up to 50 Dwelling Units per Net Acre) land use category of the General Plan Land Use Policy Map.
10. **Surrounding Zoning.** Surrounding Zoning within a 500-foot radius includes:
 - North: C-1
 - South: R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area),
 - East: R-1, and
 - West: A-2 (Heavy Agricultural - 10,000 Square Feet Minimum Required Lot Area).

11. **Surrounding Land Uses.** Surrounding land uses within a 500-foot radius include:

- North: Commercial Retail
- South: Single-family residences
- East: Windsor Hills Math Science Elementary School
- West: Oil fields

12. **Previous Cases/Zoning History.** Zoning was established as unclassified in 1927 with Ordinance 1494. District No. 16, Section 3-W was named View Park and the site’s zoning was changed to R-3 (Limited Multiple Residence) Zone, effective October 16, 1947, with the adoption of Ordinance Number 4988, amending Section 254 to Ordinance 1494.

The most recent underlying tract map is TR12584 (M.B. 254-7), recorded February 3, 1943.

Zoning became C-3 (Unlimited Commercial) with the adoption of Ordinance No. 5114 on April 27, 1948. On February 12, 1991, the adoption of Ordinance No. 910023Z changed the zone to CPD (Commercial Planned Development) via Zoning Case No. 90060.

The current zone C-1 on the subject property became effective on November 5, 2015, with the zone change associated with the 2015 General Plan Update.

13. **Map and Site Plan Description.** A VTTM is proposed for subdividing the 1.84-acre property into the above-described multi-family lot. A 1.77 net-acre parcel is proposed for the irregularly-shaped, steep topography of the land, to be developed with a condominium project for 88 new, attached, residential condominium units in one building whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will, in turn, provide the necessary access and utility easements for all the units.

The Exhibit Map shows a residential use proposed to be developed within one (1) building attached by four sections situated in the center of the site of proposed Lot No. 1. The Project Site fronts on both Overhill Drive and La Brea Avenue. Primary vehicular ingress and egress is proposed to be provided via two new driveways on Overhill Drive. The Exhibit Map depicts access via a driveway, subterranean parking, and landscaping throughout the Project Site. The Exhibit Map also shows that the project consists of a network of pedestrian paths, including stairs, to provide entrance to the building, subterranean parking, and the on-site common open space amenities.

14. **Site Access.** The Project Site proposes access via Overhill Drive at two points of ingress/egress.
15. **Parking.** Space used for vehicle parking is required for each unit. Each residence shall have at least two covered standard automobile parking spaces per dwelling unit. One hundred seventy-six (176) standard spaces for automobile parking are required. Twenty-two (22) guest spaces are required. One hundred ninety-eight (198) total spaces are required; the parking requirements are met with 198 proposed spaces for automobile parking, with at least seven accessible spaces. There are nine short-term and 44 long-term bicycle parking spaces within the proposed subterranean parking area for a total of 53 spaces. The required parking for the residential condominium development will be provided when the units are constructed.
16. **Community Outreach.** On April 28, 2016, August 13, 2016, September 2, 2016, September 13, 2016, September 23, 2016, September 30, 2016, October 15, 2016, January 28, 2017 and July 22, 2017 community meetings were held at the Bedford Group offices, restaurants, a private home, a church, and other community events, prior to the Commission's 2017 public hearing on the project to present the proposed project and to field any questions, comments, or concerns about the project. The community and UHAI raised concerns over density, increased traffic, congestion and air quality, and impacts to views of residents adjacent to the Project Site. Based on the concerns, the subdivider cited the landscaping and private driveway as a buffer between the existing single-family residence structures adjacent to the Project Site and meeting code requirements to address impacts due to implementation of the project.
17. **County/Agency Comments and Recommendations.** The County Departments of Public Works ("Public Works") and Fire have cleared the Project, and their conditions of approval are included in the Project's conditions. The County Department of Parks and Recreation

("Parks and Recreation") has cleared the project and payment of the park obligation fee is required as a condition of approval of the project. The County Department of Public Health ("Public Health") recommends approval of the project since it will be served by the existing public water and sewer systems.

18. CEQA DETERMINATION

Environmental Impact Report ("EIR")

In response to the October 10, 2019, Court Order, an EIR focused on Traffic and Circulation impacts only was prepared for this Project. On November 2, 2020, a Notice of Preparation ("NOP") for the EIR was prepared and distributed for public review to solicit input on the EIR. The NOP and comments received within the 45-day review period were considered in the preparation of the Draft EIR, and are included as part of its Appendix A. As part of the NOP process, the County prepared an updated Environmental Checklist ("Initial Study") to confirm the findings of the previous Mitigated Negative Declaration ("MND"), except Traffic and Circulation, to be analyzed in the Draft EIR. The Initial Study examines all environmental topic areas, and it is included as Appendix B of the Draft EIR. The previously adopted MMRP was included as an attachment to the Initial Study, as those measures would continue to apply to the Project in accordance with the Court Order and upon final approval of the Project. The Draft EIR, including the Initial Study, addresses the environmental effects associated with the Project. The Project scope has not changed from what was analyzed under the adopted MND, except for the off-site pedestrian and sidewalk improvements required along the right-of-way on Overhill Drive extending north across from the adjacent parcel and south to Northridge Drive. The Draft EIR analyzed the same Project as was analyzed in the MND, excluding the off-site pedestrian and sidewalk improvements along the right-of-way on Overhill Drive; the off-site improvements are addressed in the Final EIR. The Notice of Completion and Availability for the Project was issued on November 7, 2022. The public review and comment period for the Draft EIR was from November 7, 2022, to January 6, 2023 (60 days), exceeding the 45-day minimum required pursuant to Title 14, Section 15105(a) of the California Code of Regulations. A Hearing Examiner meeting was held virtually on December 8, 2022, to receive public testimony on the adequacy of the Draft EIR prior to preparation of the Final EIR and subsequent Project consideration by the Commission.

The Draft EIR (including the Initial Study) concluded the Project would not result in any significant and unavoidable impacts after implementation of all mitigation measures. The determinations of the environmental analysis are listed below, per Section 15087 of the CEQA Guidelines.

No Impacts without Mitigation

The three areas of environmental impact for which no impacts would occur are Agriculture/Forest, Mineral Resources, and Wildfire.

Less Than Significant Impacts without Mitigation Measures

The 11 areas of environmental impact identified as less than significant, requiring no mitigation, are listed below:

- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Traffic and Circulation
- Utilities and Service Systems

Specifically, regarding Traffic and Circulation, the less-than-significant determination for the Traffic and Circulation chapter was based on the Vehicle Miles Traveled (“VMT”) Screening Analysis submitted to Public Works in compliance with screening criteria set by the Public Work’s Traffic Impact Analysis (“TIA”) Guidelines developed in 2020. The TIA guidelines provide several criteria to determine whether projects may be screened out of further VMT analysis when presumed to have a less than significant impact and not requiring mitigation. Specifically in this case, the Project meets the screening out criteria because it is located within a half mile of an existing stop along a high-quality transit corridor (“HQTC”). LA Metro Route 212 is within 800 feet of the Project Site, and has 15-minute or less headways during peak hours. The Project is also considered to be located within a Transit Priority Area, as defined by the Southern California Association of Governments (“SCAG”) Regional Transportation Plan/Sustainable Communities Strategy (“Connect SoCal”). Additionally, although not mitigation as required under CEQA, the Project will be conditioned to require pedestrian and sidewalk improvements along extended portions of the west and east side of Overhill Drive extending north across from the adjacent parcel as well as south to Northridge Drive for an approximate total of 1,500 linear feet, including the zProject’s frontage, further bolstering pedestrian connectivity to nearby transit. Finally, pursuant to SB 743, the Project was not required to submit a Levels of Service Analysis; however, an analysis was prepared and included as part of the VMT Screening Analysis for informational purposes only included as Appendix C of the Draft EIR.

Less Than Significant with Mitigation Measures

The six areas of environmental impact identified as less than significant with mitigation incorporated are listed below:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Noise
- Tribal Cultural Resources

The mitigation measures included for these topic areas include the preparation and review of Site Lighting Plan to ensure minimizing exterior light pollution; various dust mitigation and the preparation of an Air Quality Assessment; obtaining Archaeologist and Paleontologist proper treatment of human remains if encountered including contacting the Native American Heritage Commission; an Acoustical Analysis, and several noise controls during

construction; 24-hour neighbor notification prior to impactful outdoor construction activities; Tribal notification if tribal cultural resources are identified; and the submission of an annual compliance report for all mitigation measures. Note: These mitigation measures are the same as previously adopted, are included as an attachment to the Initial Study, and will continue to apply upon final approval of the Project.

During the Draft EIR public comment period, Staff received a total of 36 comments. These included a letter from the County Sanitation District, nine letters of support, and 27 letters in opposition to the Project. The County Sanitation District commented on wastewater flow, generation, and treatment for the Project. Supporters of the Project cited the need for housing, particularly potentially entry-level housing and including a variety of housing types. Those in opposition raised concerns about the Project's density, traffic, congestion and vehicle safety concerns, lack of community compatibility, and privacy and views of the residents and property owners of adjacent lots. As a result of the Draft EIR comments, Public Works re-reviewed the proposed conceptual signage and requested the preparation of a striping plan and a sight distance memorandum for the Project and provided comments to the subdivider. These documents are typically reviewed and approved after the final map records, as part of the plan check process; however, Public Works approved the revised Signing and Striping Plan (EIMP2019000001) on August 20, 2024. These documents were found to align with the County's Community Traffic and Safety Plan released in December 2023, which implements and supports the Guiding Principles and other goals and policies of the General Plan.

The Final EIR includes the written responses to all comments received during the Draft EIR review period, along with the Initial Study, Draft EIR, and mitigation measures. There were minor updates to the Draft EIR and no changes to the Mitigation Monitoring and Reporting Program ("MMRP") as a result of these comments.

Finally, a Supplemental Errata has been added to the EIR to clarify that the Project will be required to install two new fire hydrants (one private and one public) to meet LA County Fire Code requirements, and to make any necessary off-site water system upgrades to the satisfaction of Fire and Public Works in order to meet the required fire flow requirements. The clarifying information in the Supplemental Errata would not change the impact determination or conclusions presented in the Draft EIR. Therefore, recirculation of the Draft EIR is not required by CEQA Guidelines.

19. **Comments from Public.** The Commission finds that since the Project was initially noticed in advance of the first scheduled public hearing on June 4, 2025, Staff received an approximate total of 280 comment letters on the Project, including about 166 petitions, and several phone calls. Most correspondence, comments letters, and petitions expressed opposition to the Project with specific concerns including: 1. Traffic safety and congestion in the neighborhood, with specific comments regarding the Project's ingress/egress on Overhill Drive; 2. Development within an earthquake fault zone and subsidence risks; 3. Development within a VHFHSZ and fire safety, citing deficiencies in fire flow rates for existing hydrants, posing questions about the required water system infrastructure, emergency services, and about

the Project's findings in relation to this; 4. Incompatibility with the existing community, gentrification, and the lack of affordable rental housing; 5. Regarding the Project's vesting status; And 6. about the Project's Alternatives as described in the EIR.

General Plan Consistency Findings

20. **Land Use Policy.** The Commission finds that the project is consistent with the CG land use classification set forth by the General Plan Land Use Element, which is intended for local-serving, commercial uses, including retail, restaurants, and personal and professional services, and single- and multi-family residences of up to 50 dwelling units per acre. Based on the size of the site and application of the land use category, 88 units is the maximum number of residential units that may be developed. The VTTM and CUP request are consistent with the land use designation in that the proposed density is in keeping with the designation's density. The proposal is therefore consistent with the permitted uses of the underlying land use category.

21. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

- **Policy LU 4.1.** *Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The Project proposes to develop a vacant lot that follows the current pattern of development in an area that allows for efficient use of public services and facilities.

- **Policy LU 10.2.** *Encourage development adjacent to natural features in a sensitive manner to complement the natural environment.*

The Project Site is within an HMA due to the presence of slopes greater than 25 percent. The open space is contiguous, providing areas reserved to be maintained as improved natural or private recreation area. The building is proposed to be sited away from adjacent residences preserving a significant portion of the site for privacy of and compatibility with the existing single-family residences located south of the site.

- **Policy LU 10.3.** *Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*

Architectural features, building color, setbacks, landscaping and lighting are compatible with and sensitive to the needs of adjacent uses. Though the proposed project building is of greater mass and height than lower-rise buildings and homes in the immediate area, the overall design is of a transitional nature from the single-family residential area to the commercial and arterial intersection it is part of.

- ***Policy LU 10.4. Promote environmentally-sensitive and sustainable design.***

The proposed project design is required to be consistent with the purpose of the Los Angeles County Green Building Standards Code to conserve energy, water, natural resources and promote a healthier environment. Tank-less water heaters, low flow plumbing fixtures, drought tolerant landscaping, smart irrigation and adjacent planting of vegetation with similar watering needs, and energy-efficient windows, light fixtures and appliances are also proposed. The project is expected to reduce, reuse or recycle at least 65 percent of non-hazardous construction debris.

- ***Policy LU 10.5. Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.***

The proposed architectural treatment of the structure and its prominence near a busy arterial intersection would provide identity of the Project and further a diverse mix of housing for the area. The Project includes a community room for residents and guests.

- ***Policy LU 10.10. Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.***

The Project is located near a commercial intersection of several streets that include La Brea Avenue, Overhill Drive, and Stocker Street with various modes of transportation including pedestrian trails, vehicle/private and public transportation.

- ***Policy LU 11.1. Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.***

The Project proposes a structure with a flat, solar-ready roof and in full compliance with energy efficiency and green building standards.

- ***Policy LU 11.2. Support the design of developments that provide substantial tree canopy cover, and utilize light-colored paving materials and energy-efficient roofing materials to reduce the urban heat island effect.***

The Project proposes to use colors and materials that reduce the urban heat island effect including tan, "ancient earth," "Egyptian sand," and stone veneer.

The Project supports several Guiding Principles ("GP") of the General Plan including:

- ***GP 1, which supports "creating vibrant neighborhood centers around transit stations where people can live, work, and shop without the need to drive to each destination," while conserving natural resources;***

- *GP 2 states that the provision of “urban infrastructure must be context-sensitive” and necessary for effective growth management and for new urban development; and*
- *GP 5, which promotes safety through improvements aimed at creating pedestrian-friendly environments and complete streets accessible to all users.*

The Commission finds that the Project Site is located within a HQTC defined by the SCAG Region for plan year 2050, developed for SCAG's Connect SoCal 2024, the Regional Transportation Plan/Sustainable Communities Strategy (“RTP/SCS”). An HQTC is a corridor with fixed route bus service with service intervals no longer than 20 minutes during peak commute hours. The proposed sidewalk improvements, including landscaped parkways and trees, will enhance the existing urban pedestrian infrastructure, as well as pedestrian safety and connectivity along Overhill Drive.

The Project aligns with several goals and policies of the 2015 Safety Element as follows:

Goal S 1. An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geotechnical hazards.

- ***Policy S 1.1. Discourage development in Seismic Hazard and Alquist-Priolo Earthquake Fault Zones.***
- ***Policy S 1.2. Prohibit the construction of most structures for human occupancy adjacent to active faults until a comprehensive fault study that addresses the potential for fault rupture has been completed.***

The Project Site is located within an Alquist-Priolo Earthquake Fault Zone. Fault traces are located approximately 50 feet to the southeast and southwest of the Project Site and approximately 100 feet to the northwest of the property. Earth cracks have been identified within the southeast portion of the property during prior fault trenching on site. The primary active or potentially active fault zone that would have the maximum potential impact on the site is the Newport Inglewood Fault. A maximum probable earthquake of magnitude 7.2 and a slip rate of 1 mm/year have been assigned to this fault zone. A Geotechnical Report, prepared by Hetherington Engineering, Inc. and dated November 11, 2014, was reviewed by Public Works and the Project has been cleared. The report found that the Project is feasible from a geotechnical standpoint. It recommends setbacks from identified earth cracks, which are included within the Project design. There are additional recommendations regarding grading, foundation, and slab design. Recommendations include setting building footings back one-third of the height of the slope, with a minimum of five feet and a maximum of 40 feet, and one half of the height of the slope, with a maximum of 15 feet for the ascending slope. Additionally, a minimum 15-foot setback from any surface ground fracture shall be maintained.

The proposed project design is required to be consistent with the purpose of the Los Angeles County Green Building Standards Code to conserve energy, water, natural resources and promote a healthier environment. Tank-less water heaters, low flow

plumbing fixtures, drought tolerant landscaping, smart irrigation and adjacent planting of vegetation with similar watering needs, and energy-efficient windows, light fixtures and appliances are also proposed. The project is expected to reduce, reuse or recycle at least 65 percent of non-hazardous construction debris.

- ***Policy S 1.3.*** *Require developments to mitigate geotechnical hazards, such as soil instability and landsliding, in HMAs through siting and development standards.*

The Commission finds that because the Project Site is in an HMA this requires a CUP and compliance with Hillside Design Guidelines to ensure appropriate Project siting and design. Furthermore, the Project was reviewed and cleared by Public Works for compliance with the applicable geotechnical requirements.

Goal S 3. An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

- ***Policy S 3.1.*** *Discourage high-density and intensity development VHFHSZs.*

The Commission finds that the Project does not include a density bonus to increase the allowable density on the Project Site, but rather proposes the maximum allowable density of 88 dwelling units. The Commission further finds that the Project Site is not located within a VHFHSZ, as this designation has been downgraded to a High and Moderate FHSZ in the most recently Board-approved CalFire Local Responsibility Area and FHSZ maps. The Project Site is also not adjacent to a VHFHSZ, the nearest of which is almost one mile away.

- ***Policy S 3.2.*** *Consider climate change implications in fire hazard reduction planning for FHSZs.*

The Commission finds that the proposed project design is required to be consistent with the purpose of the Los Angeles County Green Building Standards Code to conserve energy, water, natural resources and promote a healthier environment. Tank-less water heaters, low flow plumbing fixtures, drought-tolerant landscaping, smart irrigation and adjacent planting of vegetation with similar watering needs, and energy-efficient windows, light fixtures and appliances, are also proposed.

- ***Policy S 3.3.*** *Ensure that the mitigation of fire-related property damage and loss in FHSZ limits impacts to biological and other resources.*
- ***Policy S 3.4.*** *Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire-resistant building materials, vegetation management, fuel modification, and other fire hazard reduction programs.*

The Commission finds that the Project would be required to comply with all County Building and Fire codes that are applicable at the time of building permit approval and

construction, which California Fire Code, Chapter 7A of the California Building Code. These codes include provisions for fuel modification, and may include the use of ignition-resistant building materials, and defensible space for fire prevention and safety to aid in the protection of residents and structures. The Project will be required to submit a fuel modification plan to meet Fire Code.

- **Policy S 3.5.** *Encourage the use of low-volume and well-maintained vegetation that is compatible with the area's natural vegetative habitats.*

The Commission finds that the Project will be required to install landscaping with native, drought-tolerant, and climatically appropriate species.

- **Policy S 3.6:** *Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in FHSZs.*
- **Policy S 3.7.** *Site and design developments located within Fire Hazard Severity Zones, such as in areas located near ridgelines and on hilltops, in a sensitive manner to reduce the wildfire risk.*

The Project Site is located within a High and Moderate FHSZ. However, the Project Site and surrounding area is characterized as developed and urbanized and does not constitute wildlands. Fire, specifically Fire Station 58 (5757 South Fairfax Avenue; 0.64 miles southeast of the Project Site), within the Windsor Hills area, would provide fire protection services. Due to the urbanized nature of the area and the provision of nearby firefighting protection services, implementation of the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there are no impacts related to wildland fires.

Additionally, the Project has submitted the conceptual plans for off-site water system upgrades. The final engineering plans for off-site water system upgrades to utilities by California American Water will be reviewed and approved after project approval and prior to final map recordation, requiring bonding to guarantee performance. Consistent with all projects located within a FHSZ, a Fuel Modification Plan will be reviewed and approved after the Project is approved. Fire has reviewed and cleared the map for the proposed subdivision Project.

The Commission therefore finds that the Project would comply with Fuel Modification requirements and incorporate new water infrastructure improvements to ensure compliance with Fire's fire flow requirements to ensure fire safety and reliable fire flow water pressure for new residential structures and fire hydrants. The Commission finds that the development of the proposed dwelling units and on-site development would also be required to comply with current Chapter 7A of the California Fire Code, which requires the use of ignition-resistant building materials, smoke barriers, sprinkler systems, fire protection systems, and door and window designs to avoid ember intrusion. Finally, the Commission finds that the Project includes two points of ingress/ingress for the property

to the northeast and southeast along Overhill Drive and is consistent with County Code Title 21 (Subdivisions) and access requirements of the Fire Code for new residential development in a FHSZ, with emergency fire engine access via the private driveway and fire lane to the southeast.

Goal S 4. Effective County emergency response management capabilities.

- **Policy S 4.3.** *Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.*

The development of residential condominium units in a developed area will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan. While La Brea Avenue is a designated highway disaster response route (Figure 12.6, General Plan 2035), the proposed Project would not interfere with the use of the route as direct access to the site is provided via Overhill Drive.

- **Policy S 4.5.** *Ensure that there are adequate resources, such as sheriff and fire services, for emergency response.*

The Commission finds that the Project is not required to pay the County's law enforcement facilities mitigation fee per County Code Chapter 22.74 (Law Enforcement Facilities Fee) since it is not located within one of the three identified zones (Santa Clarita, Newhall or Gorman). The Commission further finds that the subdivider may also be required to pay the Fire Prevention Fees during plan check at the discretion of Fire.

Subdivision and Zoning Consistency Findings

22. **Zoning Code Consistency.** The Commission finds the Project is consistent with the C-1 zoning classification. Residences are subject to permit within the Restricted Business Zone.
23. **Deemed Complete.** The Commission finds that the Project was deemed complete on August 24, 2016, as it met all the requirements pursuant to County Code Section 21.38.040 (Additional contents) for Vesting Maps, and is subject to the applicable local regulations in place at that time.

Tentative Map-Specific Findings

24. **Vesting Map.** The Commission finds that this map has been submitted as a VTTM and to the provisions of Chapter 21.38 (Vesting Tentative Maps) of the County Code.
25. **Land Use Compatibility.** The Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the

General Plan. The Project increases the supply of housing and promotes the full use of existing service systems.

26. **Physical Site Suitability.** The Commission finds that the Project Site is physically suitable for the type of development being proposed since the property is located within a largely developed urban area and is served by adequate road and utility infrastructure.
27. **Sewer Discharge.** The 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.
28. **Design Impact - Public Health.** The 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.
29. **Wildlife/Habitat Impact.** The 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 surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
30. **Passive Cooling.** The 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.
31. **Rights-Of-Way/Easements.** The 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.
32. **Street Trees.** The Commission finds that the installation of street trees on the west of Overhill Drive from Stocker Street to Northridge Drive to the satisfaction of Public Works, is a benefit to the community.
33. **Watercourse Impact.** The 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.

34. **Housing/Employment Needs.** The 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.
35. **Local Hire.** The Commission finds that the use of a local hire program, similar to that adopted for Los Angeles County Development Authority (“LACDA”) affordable housing projects, is consistent with the General Plan and a benefit to the community.
36. **Moderate-Income Housing.** The Commission finds that a set aside of at least ten (10) proposed units to be priced for buyers who qualify at moderate income levels (120 percent AMI), is consistent with the General Plan and a benefit to the community.
37. **Tenant Protections.** The Commission finds that it is necessary to provide tenant protections where the subdivider opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.
38. **Covenant for Tenant Notification.** The Commission finds that a covenant and agreement are needed to ensure potential tenants are provided with 180 days’ written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

Supplemental Findings – High and Moderate FHSZ

39. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that the Project Site is located within a High and Moderate FHSZ. As such, the subdivider is required to comply with applicable fire and building codes meant to create a fire-resistant development, such as including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by the Fire’s Fuel Modification Division prior to approval of the VTTM. The Commission also finds that final fuel modification plans will require approval from Fire prior to the issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance and other regulations such as those pertaining to defensible space per the County’s Fire Code. In addition, the Commission finds that the Project would provide emergency vehicle access via the Project’s southern proposed private driveway and fire lane. Although the Project includes a reduced setback from 20 to 15 feet as part of the related CUP, this was depicted on the VTTM and Exhibit Maps and cleared as such for hearing by the County Subdivision Committee. As such, the Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes.

40. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that the VTTM and Exhibit Map dated August 24, 2016, and EIR were reviewed and approved by Fire, including updated conditions of approval from Fire in a letter dated September 25, 2025. As part of these approvals, the subdivider will be required to provide adequate fire flow capacity for the Project. This includes the installation of at least two additional fire hydrants on the Project Site and frontage (including a public hydrant and a private hydrant), along with any required upgrades to the existing fire hydrant to the north of the project Site, resulting in three fire hydrants to serve the Project Site, providing adequate fire flow.

The Commission finds that this is supported by an updated conditional water will serve letter for the Project provided by the water purveyor, California American Water, dated November 17, 2025, which specifies that that it will provide water service to the Project Site, conditional on the installation of water services and appurtenances that may be required to meet Fire requirements, and as determined by third-party qualified hydraulics engineers. The Commission further finds that Public Works' approval letter dated September 26, 2016, states that "a water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided", and that the "water mains shall be sized to accommodate the total domestic and fire flows". The Commission further finds that final engineering review and plans for needed off-site water system upgrades would be required prior to final map recordation. Additionally bonding for these off-site improvements would be required prior to final map recordation, as well, and that the improvements will need to be completed prior to issuance of a building permit. The Commission further finds that the subdivider may be required to pay a Fire Facility and/or Fire Prevention Fees at the discretion of Fire.

Administrative Findings

41. **Legal Notification.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), of the County Code, the community was properly notified of the public hearing by mail, newspaper, *The Sentinel*, and property posting. Additionally, the Project notice and case materials were posted on LA County Planning's website. On April 10, 2025, a total of 66 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, including 10 notices to those on the courtesy mailing list for the View Park Zoned District and to any additional interested parties. Additional courtesy notices were sent for the September 10, 2025, continued public hearing, and for the November 19, 2025, public hearing.
42. **Housing Accountability Act.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning, as modified, and would not have a specific adverse impact upon public health or safety as described in the VTTM and environmental findings.

43. **Public Meetings.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Five meetings occurred on the following dates:
- Hearing Examiner Meeting held on December 8, 2022,
 - Commission Hearing on June 4, 2025, continued without opening the public hearing to September 10, 2025, and
 - Commission Hearing on September 10, 2025, continued to October 8th, 2025
 - Commission Hearing on October 8th, 2025, continued without discussion to November 19, 2025
 - Commission Hearing on November 19, 2025
44. **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 LA County 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 Subdivisions Section, LA County Planning.

Environmental Findings

45. The Commission finds that the EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the EIR, which includes the Draft EIR and Final EIR along with its associated MMRP, and finds that they reflect the independent judgment of the Commission.
46. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.
47. The Commission finds that the MMRP, which is included as part of the EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. Mitigations included for these topic areas include the preparation and review of Site Lighting Plan to ensure minimizing exterior light pollution; various dust mitigation and the preparation of an Air Quality Assessment; obtaining and Archaeologist, Paleontologist, and regarding treatment of human remains encountered requiring contacting the National American Heritage Commission; an Acoustical Analysis, several noise controls during construction, and 24-hour neighbor notification prior to impactful outdoor construction activities; Tribal notification if tribal cultural resources are identified; and the submission of annual compliance report for all mitigation measures.
48. The Commission finds that the MMRP, which is included as part of the EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the

environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval and MMRP.

49. The Commission finds that the subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

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

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development.
- D. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- F. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- G. It is necessary to provide tenant protections where the subdivider opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.
- H. A covenant and agreement are needed to ensure potential tenants are provided with 180 days' written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.
- I. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the EIR, and the Administrative Record for this Project.
- J. The structural fire protection and fire suppression services will be available for the subdivision through Fire.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; adopts the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation; and
2. Approves Vesting Tentative Tract Map No. 073082 subject to the attached conditions.

ACTION DATE: November 19, 2025

VOTE: 4:0:0:1

Concurring: Louie, Hastings, Moon, and O'Connor

Dissenting: 0

Abstaining: 0

Absent: Duarte-White

KP:SMT:JH:EGA

11/20/2025

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2015-01232
CONDITIONAL USE PERMIT NO. 201500052
ENVIRONMENTAL REVIEW NO. 201500089**

Recitals

1. **Hearing Date.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on November 19, 2025, and September 10, 2025, in the matter of Project No. 2015-01232. The matter was first duly-noticed for a public hearing for June 4, 2025, and continued without opening the public hearing to September 10, 2025. Upon hearing the matter on September 10, 2025, the Commission, consisting of a quorum with Chair Louie, Commissioners Hastings and Duarte-White in attendance, continued the matter to October 8, 2025. The October 8, 2025 meeting was continued without discussion to November 19, 2025, at which time the Commission, consisting of Chair Louie, Vice-Chair Moon, Commissioners Hastings and O’Connor, concluded the discussion and public hearing. Prior to the November 19, 2025, continuation of the public hearing for this Project, Commissioners Moon and O’Connor confirmed viewing of the recorded September 10, 2025, meeting to allow participation in the continued public hearing. Vesting Tentative Tract Map (“VTTM”) No. 073082 was considered together with CUP No. 201500052 and the Environmental Plan No. 201500089. The VTTM, CUP, and Environmental Plan, are referred to collectively as the “Project”, and the subject property located at 5101 S. Overhill Drive is referred to as the “Project Site”.

2. **Hearing Proceedings.** The Commission held a public hearing on September 10, 2025, which had been initially scheduled for June 4, 2025, and continued without opening the public hearing to September 10, 2025. After presentation of the Project by Los Angeles County staff (“Staff”), and a presentation by the permittee’s representatives in support of the Project, 16 members of the public testified in opposition to the Project. Specific concerns raised in opposition included potential impacts to traffic congestion and safety, existing water system problems, existing fire hazards, proximity to the nearby oil fields, criticism of the Project’s geotechnical review and analysis given its adjacency to earthquake fault lines and location within a Hillside Management Area (“HMA”), and the proposed building’s height. The Commission discussed the Project and asked questions about the Project’s southern setbacks, balconies, building height, electric vehicle parking, geotechnical review, and the existing water system and required upgrades to meet fire flow requirements. Staff confirmed that the southern setback is a minimum of 10 feet and that a revised geotechnical review would be required prior to final map recordation. The Los Angeles County (“County”) Fire (“Fire”) Department confirmed that the required upgrades to the existing water system to meet the fire flow requirements would be reviewed and approved prior to final map recordation. The matter was continued to October 8, 2025, upon the Commission’s request for an updated water will serve letter from the local water purveyor, Cal American Water. The matter was

subsequently continued without discussion to November 19, 2025, at the request of the permittee.

The Commission held a continued public hearing on November 19, 2025. At the start of the hearing, Chair Louie reminded the audience the matter was a continuation of the September 10, 2025, hearing. Chair Louie disclosed he met with members of the United Homeowners Association (“UHAI”) before the November 19, 2025, hearing, and his meeting does not impair his ability to fairly and impartially decide the Project. Chair Louie further informed the Commission that the United Homeowners requested 15 minutes for their attorney to make a presentation. Since the Brown Act dictates that all members of the public are granted equal time for public comment, Chair Louie reasoned the request is improper. Further, Chair Louie noted that written public comments are always welcomed. County Counsel agreed with Chair Louie’s reasoning and further reminded the Commission it previously designated two minutes as the appropriate amount of time for public comment, and two minutes was the amount of time granted to the public at the September 10, 2025, hearing. Furthermore, County Counsel stated the Brown Act, State and Federal laws require that all members of the public be granted the same amount of time to comment. Commissioner O’Connor added that the members of the public may organize amongst themselves to present their lengthier point over the course of multiple speakers. County Counsel confirmed Commissioner O’Connor is correct.

The November 19, 2025, public hearing proceeded with Staff’s confirmation of receipt of Cal American Water’s updated conditional water will serve letter dated November 18, 2025, updates to conditions of approval based on County Fire’s memo dated September 25, 2025, and the Project Site’s recently downgraded designation from a Very High Fire Hazard Severity Zone (“VHFHSZ”) to a High and Moderate Fire Hazard Severity Zone (“FHSZ”).

After Staff’s presentation, the Commission asked follow-up questions. The Commission inquired about the number of meetings held thus far. Staff confirmed that inclusive of the Hearing Examiner meeting held in 2022, the November 19, 2025, meeting was the fifth public meeting held on the Project, requiring that a decision to be made from the Commission pursuant to the Housing Accountability Act and SB330. The Commission asked if Cal American Water had provided a reason that they were not able to attend the public hearing, to which Staff informed they had not. However, Staff confirmed that Cal American Water had stated that the required water system upgrades would be project specific, not impacting the community’s existing water supply, and that they had obtained limited information from Cal American Water regarding other, separate water system improvement plans underway in the area.

Next, the permittee’s representatives, including their legal counsel and architect, provided information to the Commission in response to prior questions raised at the September 10, 2025, public hearing. The architect explained the design strategy of siting the building as far north and as far away as possible from the single-family residences to the south, takes advantage of the existing views to the west, north, and east. The primary living spaces are therefore oriented to the west, north and east, and the sides of the units oriented to the

south mutually maximize privacy for the proposed units and the existing residential units to the south. The permittee's representatives further confirmed that while some units within the building's U-shape and courtyard design face south, these units are 131 feet away from the residential property line to the south, with the closet setback being 41 feet away from the side elevation of the nearest unit. The permittee's representatives also stated that swimming pool is oriented to the west, and that the hours of operation will be regulated by Homeowner's Association to limit potential noise disturbances. The Permittee also explained the Project will include code-compliant walls and vegetation to serve as a buffer to the south. On the topic of parking, the permittee clarified that 10 percent of the parking spaces will be wired for electrical vehicle charging. Outside of this Project, the permittee asserted that recent changes in California State laws would allow a density bonus that could result in a project with much greater density, estimated anywhere between 127 to 155 or 160 dwelling units, depending on the proposed number of affordable units.

The Commission followed up with questions for the permittee. Upon the Commission's inquiry to consider providing additional affordable housing, the permittee agreed to double the number of affordable units from five to ten moderate-income dwelling units. The permittee, however, did not agree to any modifications to the proposed building height for the Project. The Commission also requested that the southern facing windows be as opaque as possible, particularly those that are higher up, facing the single-family residences to the south, to address privacy concerns of the neighbors to the south. The permittee agreed to this change so long as it does not conflict with applicable fire and/or building codes, such as for natural light and ventilation, particularly for bathrooms, corridors, and stairwells, not for bedrooms. The Commission and permittee also discussed the required water system upgrades, confirming these will be project specific. However, an existing fire hydrant to the northeast of the Project Site will be replaced and upgraded, and two newly proposed hydrants (one public and one private) will be installed, which would improve safeguards for the community in the immediate vicinity of the Project. The Commission asked the applicant for updates to their community outreach to which the permittee responded that they had reached out and spoken to one community member.

The Commission called upon members of the public to next provide their comments. In total, 15 members of the public, including existing residents in the area, members of the UHAI, and their legal counsel, expressed opposition to the Project. Concerns raised included impacts on natural light due to the proposed building's height, particularly to the existing residences directly to the south, and an elementary school to the east; potential financial impacts to property values in the surrounding neighborhood; reduced water supply and pressure for the surrounding neighborhood, and deficiencies in the fire flow rates for existing hydrants in the area. Testifiers alluded to the recent wildfires in Los Angeles County, and denials for new Accessory Dwelling Units ("ADUs") in the area reportedly due to Cal American declining to serve water to new units. Other comments related to the Project's vesting status, the alternatives analysis in the Environmental Impact Report ("EIR"), and to the limitations of Housing Accountability Act's to prevent changes to the Project scope. Additionally, community members voiced concerns regarding building within an existing earthquake fault

line, citing the proposed subterranean parking, as well as the possible traffic safety impacts, and the lack of community outreach.

During the permittee's rebuttal, the permittee's representative responded to issues raised in the public comments. The permittee's representative read the prior Court's ruling, mandating preparation of an EIR focused on traffic and circulation only, with instructions for the County to set aside the approvals of the entitlements. County Counsel confirmed that that the Project's deemed complete status dates to August 2016, or to when the Project application was complete, and that the entitlements have been set aside for the County to comply with the Court's instructions.

The Commission asked further questions about fire flow requirements for the surrounding neighborhood. County Fire ("Fire") stated that the minimum fire flow requirements specified in their approval apply to the Project only. Staff and Fire confirmed that water system upgrades to the vicinity are required when another new development is proposed, such as the case for new ADUs. Staff confirmed that theoretically, given recent changes in State law limiting local discretion over housing projects, potentially larger projects could be proposed and approved on the Project Site without a discretionary process. Fire also confirmed that CalFire sets the parameters for the FHSZ maps.

The Commission proceeded to close the public hearing, and certified the EIR along with the required Findings of Fact, adopting the Mitigation Monitoring and Reporting Program, pursuant to state local California Environmental Quality Act ("CEQA") guidelines with a vote of 4-0. The Commission next approved Project, as modified to include a total of ten moderately affordable dwelling units at 120 percent the Area Median Income ("AMI"), also requiring opaque windows, where feasible and compliant with building codes along the southern facing façade, with the attached findings and conditions for the Project with a vote of 4-0.

3. **Request.** The permittee, the Bedford Group ("permittee"), requests the Project to create one multi-family residence lot developed with 88 attached residential condominium units within one building on a property located in the unincorporated community of Ladera Heights/View Park-Windsor Hills, also referred to again as the Project Site.
4. **Conditional Use Permit.** The CUP is a request to ensure compliance with HMA development criteria, for a structure to exceed the maximum height of 35 feet above grade by 30 feet for a total height of 65 feet maximum, for a reduced front yard setback standard 20 feet to 15 feet along Overhill Drive, and to authorize residential development within a commercial zone pursuant to County Code Section 22.28.110 (Zone C-1 – Uses Subject to Permits).
5. **Vesting Tentative Tract Map.** VTTM No. 073082 is a related request to create one multi-family residence lot with 88 attached residential condominium units on 1.84 gross acres (1.77 net acres) pursuant to Los Angeles County Code ("County Code") Section 21.38.010 (Vesting Tentative Map – Application).

6. **Background.** The Project was previously approved by the Commission on August 2, 2017, and the Board of Supervisors (“Board”) on November 21, 2017, however, was subsequently set aside by the Board on November 24, 2020, following a Court order to prepare a transportation-focused EIR for the Project.
7. **Size.** The Project Site is 1.77 net acres in size. The Project Site is trapezoidal in shape and gently sloping. The Project Site is undeveloped.
8. **Zoning.** The Project Site is located in the View Park Zoned District and is currently zoned C-1 (Restricted Business).
9. **Land Use Classification.** The Project Site is located within the CG (General Commercial - Up to 50 Dwelling Units per Net Acre) land use category of the General Plan Land Use Policy Map.
10. **Surrounding Zoning.** Surrounding Zoning within a 500-foot radius includes:

North: C-1,
South: R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area),
East: R-1, and
West: A-2 (Heavy Agricultural - 10,000 Square Feet Minimum Required Lot Area).

11. **Surrounding Land Uses.** Surrounding land uses within a 500-foot radius include:

North: Commercial Retail
South: Single-family residences
East: Windsor Hills Math Science Elementary School
West: Oil fields

11. **Previous Cases/Zoning History.** Zoning was established as unclassified in 1927 with Ordinance 1494. District No. 16, Section 3-W was named View Park and the site’s zoning was changed to R-3 (Limited Multiple Residence) Zone, effective October 16, 1947, with the adoption of Ordinance Number 4988, amending Section 254 to Ordinance 1494.

The most recent underlying tract map is TR12584 (M.B. 254-7), recorded February 3, 1943.

Zoning became C-3 (Unlimited Commercial) with the adoption of Ordinance No. 5114 on April 27, 1948. On February 12, 1991, the adoption of Ordinance No. 910023Z changed the zone to CPD (Commercial Planned Development) via Zoning Case No. 90060.

The current zone C-1 on the subject property became effective on November 5, 2015, with the zone change associated with the 2015 General Plan Update.

12. **Map and Site Plan Description.** A VTTM is proposed for subdividing the 1.84-acre property into the above-described multi-family lot. A 1.77 net-acre parcel is proposed for the irregularly-shaped, steep topography of the land, to be developed with a condominium

project for 88 new, attached, residential condominium units in one building whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will, in turn, provide the necessary access and utility easements for all the units.

The Exhibit Map shows a residential use proposed to be developed within one (1) building attached by four sections situated in the center of the site of proposed Lot No. 1. The Project Site fronts on both Overhill Drive and La Brea Avenue. Primary vehicular ingress and egress is proposed to be provided via two new driveways on Overhill Drive. The Exhibit Map depicts access via a driveway, subterranean parking, and landscaping throughout the Project Site. The Exhibit Map also shows that the project consists of a network of pedestrian paths, including stairs, to provide entrance to the building, subterranean parking, and the on-site common open space amenities.

12. **Site Access.** The Project Site proposes access via Overhill Drive at two points of ingress/egress.
13. **Adequate Water Supply for Fire Protection.** The Project will require a greater water supply than the existing use, which is a vacant lot, and may require a greater water supply than certain non-residential and by-right uses otherwise allowed by the C-1 Zone without a CUP. However, the Commission finds that the Project's proposed density of 88 dwelling units does not exceed the maximum allowable density on the Project site, given the applicable CG land use category and Project site size of 1.84 gross acres (1.77 net acres), resulting in an allowable density of up to 88.5 dwelling units, using the net area of the Project site, in compliance with General Plan (Land Use Element, Intensity Calculations). The Project will be required to comply with all County Code (Public Works, Fire, etc.) requirements as they pertain to adequate fire protection (e.g., fire flow requirements) and utilities, including upgrades to the existing water supply system, as conditioned. The Project will not adversely affect, nor be materially detrimental to, adjacent uses, buildings, and structures, and it complies with County Code Section 22.56.180 (CUPs - Adequate Water Supply - Criteria), and all other findings required by Chapter 22.56 (Part 1 - CUPs).
14. **Parking.** Space used for vehicle parking is required for each unit. Each single-family residence shall have at least two covered standard automobile parking spaces per dwelling unit. One hundred seventy-six (176) standard spaces for automobile parking are required. Twenty-two (22) guest spaces are required. One hundred ninety-eight (198) total spaces are required; the parking requirements are met with 198 proposed spaces for automobile parking, with at least seven accessible spaces. There are nine short-term and 44 long-term bicycle parking spaces within the proposed subterranean parking area for a total of 53 spaces. The required parking for the residential condominium development will be provided when the units are constructed.
15. **Community Outreach.** On April 28, 2016, August 13, 2016, September 2, 2016, September 13, 2016, September 23, 2016, September 30, 2016, October 15, 2016, January 28, 2017 and July 22, 2017 community meetings were held at the Bedford Group offices, restaurants, a

private home, a church and other community events prior to the Commission's 2017 public hearing on the project to present the proposed project and to field any questions, comments, or concerns about the project. The community and UHAI raised concerns over density, increased traffic, congestion and air quality, and impacts to views of residents adjacent to the project Site. Based on the concerns, the applicant cited the landscaping and private driveway as a buffer between the existing single-family residence structures adjacent to the Project Site and meeting code requirements to address impacts due to implementation of the project.

16. **County/Agency Comments and Recommendations.** The County Departments of Public Works ("Public Works") and Fire have cleared the project, including updated conditions of approval from Fire in a letter dated September 25, 2025, and their conditions of approval are included in the Project's conditions. The County Department of Parks and Recreation ("Parks and Recreation") has cleared the project and payment of the park obligation fee is required as a condition of approval of the project. The County Department of Public Health ("Public Health") recommends approval of the project since it will be served by the existing public water and sewer systems.

17. **CEQA DETERMINATION**

Environmental Impact Report ("EIR")

In response to the October 10, 2019, Court Order, an EIR focused on Traffic and Circulation impacts only was prepared for this Project. On November 2, 2020, a Notice of Preparation ("NOP") for the EIR was prepared and distributed for public review to solicit input on the EIR. The NOP and comments received within the 45-day review period were considered in the preparation of the Draft EIR, and are included as part of its Appendix A. As part of the NOP process, the County prepared an updated Environmental Checklist ("Initial Study") to confirm the findings of the previous Mitigated Negative Declaration ("MND"), except Traffic and Circulation, to be analyzed in the Draft EIR. The Initial Study examines all environmental topic areas, and it is included as Appendix B of the Draft EIR. The previously adopted MMRP was included as an attachment to the Initial Study, as those measures would continue to apply to the Project in accordance with the Court Order and upon final approval of the Project. The Draft EIR, including the Initial Study, addresses the environmental effects associated with the Project. The Project scope has not changed from what was analyzed under the adopted MND, except for the off-site pedestrian and sidewalk improvements required along the right-of-way on Overhill Drive extending north across from the adjacent parcel and south to Northridge Drive. The Draft EIR analyzed the same Project as was analyzed in the MND, excluding the off-site pedestrian and sidewalk improvements along the right-of-way on Overhill Drive; the off-site improvements are addressed in the Final EIR. The Notice of Completion and Availability for the Project was issued on November 7, 2022. The public review and comment period for the Draft EIR was from November 7, 2022, to January 6, 2023 (60 days), exceeding the 45-day minimum required pursuant to Title 14, Section 15105(a) of the California Code of Regulations. A Hearing Examiner meeting was held virtually on December 8, 2022, to receive public testimony on the adequacy of the Draft EIR prior to preparation of the Final EIR and subsequent Project consideration by the Commission.

The Draft EIR (including the Initial Study) concluded the Project would not result in any significant and unavoidable impacts after implementation of all mitigation measures. The determinations of the environmental analysis are listed below, per Section 15087 of the CEQA Guidelines.

No Impacts without Mitigation

The three areas of environmental impact for which no impacts would occur are Agriculture/Forest, Mineral Resources, and Wildfire.

Less Than Significant Impacts without Mitigation Measures

The 11 areas of environmental impact identified as less than significant, requiring no mitigation, are listed below:

- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Traffic and Circulation
- Utilities and Service Systems

Specifically, regarding Traffic and Circulation, the less-than-significant determination for the Traffic and Circulation chapter was based on the Vehicle Miles Traveled (“VMT”) Screening Analysis submitted to Public Works in compliance with screening criteria set by the Public Work’s Traffic Impact Analysis (“TIA”) Guidelines developed in 2020. The TIA guidelines provide several criteria to determine whether projects may be screened out of further VMT analysis when presumed to have a less than significant impact and not requiring mitigation. Specifically in this case, the Project meets the screening out criteria because it is located within a half mile of an existing stop along a high-quality transit corridor (“HQTC”). LA Metro Route 212 is within 800 feet of the Project Site, and has 15-minute or less headways during peak hours. The Project is also considered to be located within a Transit Priority Area, as defined by the Southern California Association of Governments (“SCAG”) Regional Transportation Plan/Sustainable Communities Strategy (“Connect SoCal”). Additionally, although not mitigation as required under CEQA, the Project will be conditioned to require pedestrian and sidewalk improvements along extended portions of the west and east side of Overhill Drive extending north across from the adjacent parcel as well as south to Northridge Drive for an approximate total of 1,500 linear feet, including the Project’s frontage, further bolstering pedestrian connectivity to nearby transit. Finally, pursuant to SB 743, the Project was not required to submit a Levels of Service Analysis; however, an analysis was prepared and included as part of the VMT Screening Analysis for informational purposes only included as Appendix C of the Draft EIR.

Less Than Significant with Mitigation Measures

The six areas of environmental impact identified as less than significant with mitigation incorporated are listed below:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Noise
- Tribal Cultural Resources

The mitigation measures included for these topic areas include the preparation and review of Site Lighting Plan to ensure minimizing exterior light pollution; various dust mitigation and the preparation of an Air Quality Assessment; obtaining Archaeologist and Paleontologist proper treatment of human remains if encountered including contacting the Native American Heritage Commission; an Acoustical Analysis, and several noise controls during construction; 24-hour neighbor notification prior to impactful outdoor construction activities; Tribal notification if tribal cultural resources are identified; and the submission of an annual compliance report for all mitigation measures. Note: These mitigation measures are the same as previously adopted, are included as an attachment to the Initial Study, and will continue to apply upon final approval of the Project.

During the Draft EIR public comment period, L.A. County Planning staff (“Staff”) received a total of 36 comments. These included a letter from the County Sanitation District, nine letters of support, and 27 letters in opposition to the Project. The County Sanitation District commented on wastewater flow, generation, and treatment for the Project. Supporters of the Project cited the need for housing, particularly potentially entry-level housing and including a variety of housing types. Those in opposition raised concerns about the Project’s density, traffic, congestion and vehicle safety concerns, lack of community compatibility, and privacy and views of the residents and property owners of adjacent lots. As a result of the Draft EIR comments, Public Works re-reviewed the proposed conceptual signage and requested the preparation of a striping plan and a sight distance memorandum for the Project and provided comments to the permittee. These documents are typically reviewed and approved after the final map records, as part of the plan check process; however, Public Works approved the revised Signing and Striping Plan (EIMP2019000001) on August 20, 2024. These documents were found to align with the County’s Community Traffic and Safety Plan released in December 2023, which implements and supports the Guiding Principles and other goals and policies of the General Plan.

The Final EIR includes the written responses to all comments received during the Draft EIR review period, along with the Initial Study, Draft EIR, and mitigation measures. There were minor updates to the Draft EIR and no changes to the Mitigation Monitoring and Reporting Program (“MMRP”) as a result of these comments.

Finally, a Supplemental Errata has been added to the EIR to clarify that the Project will be required to install two new fire hydrants (one private and one public) to meet LA County Fire Code requirements, and to make any necessary off-site water system upgrades to the satisfaction of Fire and Public Works in order to meet the required fire flow requirements.

The clarifying information in the Supplemental Errata would not change the impact determination or conclusions presented in the Draft EIR. Therefore, recirculation of the Draft EIR is not required by CEQA Guidelines.

18. **Comments from Public.** The Commission finds that since the Project was initially noticed in advance of the first scheduled public hearing on June 4, 2025, Staff received an approximate total of 280 comment letters on the Project, including about 166 petitions, and several phone calls. Most correspondence, comments letters, and petitions expressed opposition to the Project with specific concerns including: 1. Traffic safety and congestion in the neighborhood, with specific comments regarding the Project's ingress/egress on Overhill Drive; 2. Development within an earthquake fault zone and subsidence risks; 3. Development within a VHFHSZ and fire safety, citing deficiencies in fire flow rates for existing hydrants, posing questions about the required water system infrastructure, emergency services, and about the Project's findings in relation to this; 4. Incompatibility with the existing community, gentrification, and the lack of affordable rental housing; 5. Regarding the Project's vesting status; And 6. about the Project's Alternatives as described in the EIR.

General Plan Consistency Findings

19. **Land Use Policy.** The Commission finds that the project is consistent with the CG land use classification set forth by the General Plan Land Use Element, which is intended for local-serving, commercial uses, including retail, restaurants, and personal and professional services, and single- and multi-family residences of up to 50 dwelling units per acre. Based on the size of the site and application of the land use category, 88 units is the maximum number of residential units that may be developed. The VTTM and CUP request are consistent with the land use designation in that the proposed density is in keeping with the designation's density. The proposal is therefore consistent with the permitted uses of the underlying land use category.
20. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan

- **Policy LU 4.1.** *Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The Project proposes to develop a vacant lot that follows the current pattern of development in an area that allows for efficient use of public services and facilities.

- **Policy LU 10.2.** *Encourage development adjacent to natural features in a sensitive manner to complement the natural environment.*

The Project Site is an HMA site due to the presence of slopes greater than 25 percent. The open space is contiguous, providing areas reserved to be maintained as improved natural or private recreation area. The building is proposed to be sited away from adjacent

residences preserving a significant portion of the site for privacy of and compatibility with the existing single-family residences located south of the site.

- **Policy LU 10.3.** *Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*

Architectural features, building color, setbacks, landscaping and lighting are compatible with and sensitive to the needs of adjacent uses. Though the proposed project building is of greater mass and height than lower-rise buildings and homes in the immediate area, the overall design is of a transitional nature from the single-family residential area to the commercial and arterial intersection it is part of.

- **Policy LU 10.4.** *Promote environmentally-sensitive and sustainable design.*
The proposed project design is required to be consistent with the purpose of the Los Angeles County Green Building Standards Code to conserve energy, water, natural resources and promote a healthier environment. Tank-less water heaters, low flow plumbing fixtures, drought tolerant landscaping, smart irrigation and adjacent planting of vegetation with similar watering needs, and energy-efficient windows, light fixtures and appliances are also proposed. The project is expected to reduce, reuse or recycle at least 65 percent of non-hazardous construction debris.
- **Policy LU 10.5.** *Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.*

The proposed architectural treatment of the structure and its prominence near a busy arterial intersection would provide identity of the Project and further a diverse mix of housing for the area. The Project includes a community room for residents and guests.

- **Policy LU 10.10.** *Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.*

The Project is located near a commercial intersection of several streets that include La Brea Avenue, Overhill Drive, and Stocker Street with various modes of transportation including pedestrian trails, vehicle/private and public transportation.

- **Policy LU 11.1.** *Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.*

The Project proposes a structure with a flat, solar-ready roof and in full compliance with energy efficiency and green building standards.

- **Policy LU 11.2.** Support the design of developments that provide substantial tree canopy cover, and utilize light-colored paving materials and energy-efficient roofing materials to reduce the urban heat island effect.

The Project proposes to use colors and materials that reduce the urban heat island effect including tan, “ancient earth,” “Egyptian sand,” and stone veneer.

The Project supports several Guiding Principles (“GP”) of the General Plan including:

- **GP 1, which supports “creating vibrant neighborhood centers around transit stations where people can live, work, and shop without the need to drive to each destination,” while conserving natural resources;**
- **GP 2 states that the provision of “urban infrastructure must be context-sensitive” and necessary for effective growth management and for new urban development; and**
- **GP 5, which promotes safety through improvements aimed at creating pedestrian-friendly environments and complete streets accessible to all users.**

The Commission finds that the project site is located within a HQTIC defined by the SCAG Region for plan year 2050, developed for SCAG's Connect SoCal 2024, the Regional Transportation Plan/Sustainable Communities Strategy (“RTP/SCS”). An HQTIC is a corridor with fixed route bus service with service intervals no longer than 20 minutes during peak commute hours. The proposed sidewalk improvements, including landscaped parkways and trees, will enhance the existing urban pedestrian infrastructure, as well as pedestrian safety and connectivity along Overhill Drive.

The Project aligns with several goals and policies of the 2015 Safety Element as follows:

Goal S 1. An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geotechnical hazards.

- **Policy S 1.1.** Discourage development in Seismic Hazard and Alquist-Priolo Earthquake Fault Zones.
- **Policy S 1.2.** Prohibit the construction of most structures for human occupancy adjacent to active faults until a comprehensive fault study that addresses the potential for fault rupture has been completed.

The Project Site is located within an Alquist-Priolo Earthquake Fault Zone. Fault traces are located approximately 50 feet to the southeast and southwest of the Project Site and approximately 100 feet to the northwest of the property. Earth cracks have been identified within the southeast portion of the property during prior fault trenching on site. The primary active or potentially active fault zone that would have the maximum potential impact on the site is the Newport Inglewood Fault. A maximum probable earthquake of magnitude 7.2 and a slip rate of 1 mm/year have been assigned to this fault zone. A Geotechnical Report, prepared by Hetherington Engineering, Inc. and dated

November 11, 2014, was reviewed by Public Works and the Project has been cleared. The report found that the Project is feasible from a geotechnical standpoint. It recommends setbacks from identified earth cracks, which are included within the Project design. There are additional recommendations regarding grading, foundation, and slab design. Recommendations include setting building footings back one-third of the height of the slope, with a minimum of five feet and a maximum of 40 feet, and one half of the height of the slope, with a maximum of 15 feet for the ascending slope. Additionally, a minimum 15-foot setback from any surface ground fracture shall be maintained.

- **Policy S 1.3.** *Require developments to mitigate geotechnical hazards, such as soil instability and landsliding, in HMAs through siting and development standards.*

The Commission finds that because the Project Site is in an HMA this requires a CUP and compliance with Hillside Design Guidelines to ensure appropriate Project siting and design. Furthermore, the Project was reviewed and cleared by Public Works for compliance with the applicable geotechnical requirements.

Goal S 3. An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

- **Policy S 3.1.** *Discourage high-density and intensity development VHFHSZs.*

The Commission finds that the Project does not include a density bonus to increase the allowable density on the Project Site, but rather proposes the maximum allowable density of 88 dwelling units. The Commission further finds that the Project Site is not located within a VHFHSZ, as this designation has been downgraded to a High and Moderate FHSZ in the most recently Board-approved CalFire Local Responsibility Area and FHSZ maps. The Project Site is also not adjacent to a VHFHSZ, the nearest of which is almost one mile away.

- **Policy S 3.2.** *Consider climate change implications in fire hazard reduction planning for in FHSZs.*

The Commission finds that the proposed project design is required to be consistent with the purpose of the Los Angeles County Green Building Standards Code to conserve energy, water, natural resources and promote a healthier environment. Tank-less water heaters, low flow plumbing fixtures, drought-tolerant landscaping, smart irrigation and adjacent planting of vegetation with similar watering needs, and energy-efficient windows, light fixtures and appliances, are also proposed.

- **Policy S 3.3.** *Ensure that the mitigation of fire-related property damage and loss in FHSZ limits impacts to biological and other resources.*

- **Policy S 3.4.** *Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire-resistant building materials, vegetation management, fuel modification and other fire hazard reduction programs.*

The Commission finds that the Project would be required to comply with all County Building and Fire codes that are applicable at the time of building permit approval and construction, which California Fire Code, Chapter 7A of the California Building Code. These codes include provisions for fuel modification, use of ignition-resistant building materials, and defensible space for fire prevention and safety to aid in the protection of residents and structures. The Project will be required to submit a fuel modification plan to meet Fire Code.

- **Policy S 3.5.** *Encourage the use of low-volume and well-maintained vegetation that is compatible with the area's natural vegetative habitats.*

The Commission finds that the Project will be required to install landscaping with native, drought-tolerant, and climatically appropriate species.

- **Policy S 3.6.** *Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in FHSZs.*
- **Policy S 3.7.** *Site and design developments located within Fire Hazard Severity ;Zones, such as in areas located near ridgelines and on hilltops, in a sensitive manner to reduce the wildfire risk.*

The Project Site is located within a High and Moderate FHSZ. However, the Project Site and surrounding area is characterized as developed and urbanized and does not constitute wildlands. Fire, specifically Fire Station 58 (5757 South Fairfax Avenue; 0.64 miles southeast of the Project Site), within the Windsor Hills area, would provide fire protection services. Due to the urbanized nature of the area and the provision of nearby firefighting protection services, implementation of the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there are no impacts related to wildland fires.

Additionally, the Project has submitted the conceptual plans for off-site water system upgrades. The final engineering plans for off-site water system upgrades to utilities by California American Water will be reviewed and approved after project approval and prior to final map recordation, requiring bonding to guarantee performance. Consistent with all projects located within a FHSZ, a Fuel Modification Plan will be reviewed and approved after the Project is approved. Fire has reviewed and cleared the map for the proposed subdivision Project.

The Commission therefore finds that the Project would comply with Fuel Modification requirements and incorporate new water infrastructure improvements to ensure compliance with Fire's fire flow requirements to ensure fire safety and reliable fire flow

water pressure for new residential structures and fire hydrants. The Commission finds that the development of the proposed dwelling units and on-site development would also be required to comply with current Chapter 7A of the California Fire Code, which may require the use of ignition-resistant building materials, smoke barriers, sprinkler systems, fire protection systems, and door and window designs to avoid ember intrusion. Finally, the Commission finds that the Project includes two points of ingress/ingress for the property to the northeast and southeast along Overhill Drive and is consistent with County Code Title 21 (Subdivisions) and access requirements of the Fire Code for new residential development in a FHSZ, with emergency fire engine access via the private driveway and fire lane to the southeast.

Goal S 4. Effective County emergency response management capabilities.

- **Policy S 4.3.** *Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.*

The development of residential condominium units in a developed area will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan. While La Brea Avenue is a designated highway disaster response route (Figure 12.6, General Plan 2035), the proposed Project would not interfere with the use of the route as direct access to the site is provided via Overhill Drive.

- **Policy S 4.5.** *Ensure that there are adequate resources, such as sheriff and fire services, for emergency response.*

The Commission finds that the Project is not required to pay the County's law enforcement facilities mitigation fee per County Code Chapter 22.74 (Law Enforcement Facilities Fee) since it is not located within one of the three identified zones (Santa Clarita, Newhall or Gorman). The Commission further finds that the permittee may also be required to pay the Fire Prevention Fees during plan check at the discretion of Fire.

Subdivision and Zoning Consistency Findings

21. **Zoning Code Compliance.** The Commission finds the Project complies with the C-1 zoning classification as modified by this permit for setback and height. Single-family residences are subject to permit within the Restricted Business Zone.

22. **Subdivision Modification or Waiver of Provision.** The Commission finds that topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation, or make it obviously impractical to require compliance with the maximum height and setback requirements when considering the physical context of the proposed lot.

23. **Maximum Units.** The Commission finds that based on the size of the site and application of the land use category, 88 units is the maximum number of units allowed on the site. A structure height of 64 feet 9 inches accommodates the maximum number of residential units that may be developed.
24. **Reduced Setback.** The Commission finds that the project is designed to match the existing pattern of development so that a reduced front yard setback along Overhill Drive proposed to be reduced from standard 20 feet to 15 feet from the property line is consistent with adjacent properties and that the front yard setback would accommodate landscaping along the east edge of the Project Site which would improve the pedestrian experience.
25. **Burden of Proof Finding.** The Commission finds that the proposed modifications will be consistent with the General Plan. The proposed 88, for-sale attached residential condominium units are consistent in use and density at 50 dwelling units per acre and compatible with the neighboring residential developments to the west and southwest.
26. **Burden of Proof Finding.** The Commission finds 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 because a residential use is allowed on the Project Site.
27. **Burden of Proof Finding.** The Commission finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the Zoning Code, or as otherwise required in order to integrate said use with the uses in the surrounding area. Modification to the maximum height and front yard setback along Overhill Drive are appropriate due to the shape and size of the proposed multi-family lot.
28. **Burden of Proof Finding.** The Commission finds that the Project Site is adequately served by Overhill Drive, a 100-foot-wide public street, that is improved to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and is adequately served by other public or private service facilities as required. A public school is across from the Project Site and a variety of commercial uses and bus stops are located within 500 feet of the proposed development.
29. **Street Trees.** The Commission finds that the installation of street trees on the west of Overhill Drive from Stocker Street to Northridge Drive to the satisfaction of Public Works, is a benefit to the community.
30. **Deemed Complete.** The Commission finds that the Project was deemed complete on August 24, 2016, as it met all the requirements pursuant to County Code Section 21.38.040 (Additional contents) for the related VTTM, and is subject to the applicable local regulations in place at that time.

31. **Housing/Employment Needs.** The 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.
32. **Local Hire.** The Commission finds that the use of a local hire program, similar to that adopted for Los Angeles County Development Authority (“LACDA”) affordable housing projects, is consistent with the General Plan and a benefit to the community.
33. **Moderate-Income Housing.** The Commission finds that a set aside of ten (10) proposed units to be priced for buyers who qualify at moderate-income levels (120 percent AMI), is consistent with the General Plan and a benefit to the community.

Supplemental Findings – HMA

34. **The Commission finds that the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.** The Commission finds the existing 1.84-acre lot covered by primarily grass and shrubs consists of relatively flat building surface adjacent to Overhill Drive. The proposed project will be located on this flat pad to take advantage of views and minimize hillside constraints during construction.
35. **The Commission finds that the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.** The Commission finds that there are no scenic vistas that would be adversely affected by the proposed Project.
36. **The Commission finds that the proposed development is compatible with or enhances community character, and provides open space as required.** The Commission finds that the development is compatible with the surrounding community. The Commission finds that the Project would upgrade a Project Site that has been vacant for 50 years. In addition, the Project would add residential homeownership opportunities that are consistent with adjacent uses. The Project would serve as a transition from commercial uses to the north and single-family residential uses to the south.
37. **The Commission finds that the proposed development is in substantial compliance with the Hillside Design Guidelines.** The Project is consistent with the HMA Ordinance because the design incorporated features and promotes development that is compatible to the

natural surroundings. However, the Project Site is located in a highly urbanized area and developed community. Examples of strategies used include placement of the proposed building on the upper flat area of the Project Site, minimizing the Project's grading by placing excavation under the building so that the existing topography maintains the same relation to the surrounding streets. The Project will also comply with required Fuel Modification requirements for tree vegetation which exceed Hillside Design Guidelines.

Administrative Findings

38. **Legal Notification.** Pursuant to Sections 22.60.174 (Public Hearing Procedures – required procedures described) and 22.60.175 (Public Hearing Procedures - Posting) of the County Code, the community was properly notified of the public hearing by mail, newspaper, *The Sentinel*, and property posting. Additionally, the Project notice and case materials were posted on LA County Planning's website. On April 10, 2025, a total of 66 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, including 10 notices to those on the courtesy mailing list for the View Park Zoned District and to any additional interested parties. Additional courtesy notices were sent for the September 10, 2025, continued public hearing, and for the November 19, 2025, public hearing.
39. **Housing Accountability Act.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning, as modified, and would not have a specific adverse impact upon public health or safety as described in the tentative map and environmental findings.
40. **Public Meetings.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Five meetings occurred on the following dates:
- Hearing Examiner Meeting held on December 8, 2022,
 - Commission Hearing on June 4, 2025, continued without opening the public hearing to September 10, 2025, and
 - Commission Hearing on September 10, 2025, continued to October 8th, 2025
 - Commission Hearing on October 8th, 2025, continued without discussion to November 19, 2025
 - Commission Hearing on November 19, 2025
41. **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 LA County 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 Subdivisions Section, LA County Planning.

Environmental Findings

42. The Commission finds that the EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the EIR, which includes the Draft EIR and Final EIR along with its associated MMRP, and finds that they reflect the independent judgment of the Commission.
43. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.
44. The Commission finds that the MMRP, which is included as part of the EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. Mitigations included for these topic areas include the preparation and review of Site Lighting Plan to ensure minimizing exterior light pollution; various dust mitigation and the preparation of an Air Quality Assessment; obtaining and Archaeologist, Paleontologist, and regarding treatment of human remains encountered requiring contacting the National American Heritage Commission; an Acoustical Analysis, several noise controls during construction, and 24-hour neighbor notification prior to impactful outdoor construction activities; Tribal notification if tribal cultural resources are identified; and the submission of annual compliance report for all mitigation measures.
45. The Commission finds that the MMRP, which is included as part of the EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
46. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. 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. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. 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.
- E. The proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.
- F. The proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.
- G. The proposed development is compatible with or enhances community character and provides open space as required. The Commission finds that the development is compatible with the surrounding community.
- H. The proposed development is in substantial compliance with the Hillside Design Guidelines.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; adopts the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation; and
2. Approves Conditional Use Permit No. 201500052, subject to the attached conditions.

ACTION DATE: November 19, 2025

VOTE: 4:0:0:1

Concurring: Louie, Hastings, Moon, and O'Connor

Dissenting: 0

Abstaining: 0

Absent: Duarte-White

KP:SMT:JH:EGA

11/20/2025

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2015-01232
VESTING TENTATIVE TRACT MAP NO. 073082**

PROJECT DESCRIPTION

The vesting tentative tract map is a request to create one multi-family lot with 88 attached residential condominium units in one building on 1.84 gross acres (1.77 net acres) pursuant to Los Angeles County Code ("County Code") section 21.38.010 (Vesting Tentative Map – Application).

GENERAL CONDITIONS

1. **Subdivider.** Unless otherwise apparent from the context, the term “subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County 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 pursuant to Condition Nos. 12 (Environmental Document Filing Fees) and 15 (MMRP Deposit). Notwithstanding the foregoing, this Condition No. 2 (Affidavit of Acceptance), and Condition Nos. 4 (Indemnification), 5 (Litigation Deposit), 8 (Expiration of Vesting Tentative Tract Map), and 12 (Environmental Document Filing Fees) shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** 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 21.56.010 (Appeals - Procedures—Submittal and determination) of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. **Indemnification.** The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 66439.7 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with LA County Planning in the minimum amount of \$10,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance to the minimum required 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.
 - B. At the sole discretion of the subdivider, 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 Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the grant shall be void and the privileges granted hereunder shall lapse.
7. **Transfer of Property.** Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration of Vesting Tentative Tract Map.** In the event that Vesting Tentative Tract Map No. 073082 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.
9. **Conditions Compliance.** 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 Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
10. **Inspection Fees.** If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall

reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

11. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider 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 subdivider shall provide proof of payment upon request from LA County Planning.
12. **Environmental Document Filing Fees.** Within five (5) working days from the day after your appeal period ends on **December 1, 2025**, the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider 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 **\$4,198.50** (\$4,123.50 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. **Mitigation Monitoring and Reporting Program ("MMRP").** The subdivider shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference as if set forth fully herein.
14. **MMRP Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.
15. **MMRP Deposit.** The subdivider shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the

MMRP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

16. **Revocation.** 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.
17. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department (“Fire”).
18. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works (“Public Works”) to the satisfaction of said department.
19. **Compliance to County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) 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, including the approved Exhibit Map or an Amended Exhibit Map approved by the Director of LA County Planning (“Director”).
20. **Maintenance.** The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. 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 LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, 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.
21. **Exhibit Map.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, **digital copies** of a modified Exhibit Map shall be submitted to LA County Planning by **January 19, 2026**.
22. **Revisions to Exhibit Map.** In the event that subsequent revisions to the approved Exhibit Map are submitted, the subdivider shall submit **digital copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

23. **Grant.** This grant authorizes the creation of one multi-family lot with 88 for-sale attached residential condominium units within one building as depicted in the Exhibit Map dated August 24, 2016, and specified herein.
24. **Recommended Conditions.** Except as expressly modified herein, the subdivider shall comply with all of the recommended conditions set forth in the attached Public Works, Fire, and County Departments of Parks and Recreation, and Public Health letters concerning Vesting Tentative Tract Map and Exhibit Map dated August 24, 2016.

Covenants, Conditions, and Restrictions (CC&Rs)

25. A Homeowner's Association ("HOA") and Covenants, Conditions, and Restrictions ("CC&Rs") shall be continuously maintained to own and permanently maintain all private recreation common areas.
26. The subdivider shall provide in the CC&Rs, a method for the continuous maintenance of the common areas, including but not limited to, the open space, private driveways and fire lanes, walkways, lighting systems along all walkways, landscaping (including all open space areas, front yard trees and street trees), irrigation systems, wall, fence and recreation area to the satisfaction of the Director.
27. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for subdivision ingress and egress.
28. Post the common driveways with signs stating, "No Parking" and provide for continued posting and enforcement of the restriction in the CC&Rs.

Prior to Final Map Recordation

29. **Affordable Housing Exhibit.** Prior to obtaining final map approval the subdivider shall submit to the Director for review and approval an Amended Exhibit Map/Revised Exhibit "A" depicting a housing set aside ten (10) proposed dwelling units for sale to moderate-income households, with incomes no greater than 120 percent Area Median Income ("AMI") as defined in California Health and Safety Code Section 50079.5.
30. **Condominium Note(s) on Final Map.** The subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project, where all 88 units are to be sold, and where the owners of the units of air space will hold an undivided interest in the common areas. These common areas will in turn, provide the necessary access and utility easements for all of the units.

31. **Draft CC&Rs.** Prior to obtaining final map approval, the subdivider shall submit a draft copy of the project's CC&Rs to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof.
32. **Grading.** The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director of LA County Planning ("Director").
33. **Local Hire Program.** Prior to obtaining final map approval the subdivider or successor shall provide a draft covenant for implementation of a local hire program similar to that adopted for Los Angeles County Development Authority ("LACDA") affordable housing projects, with exact specifications to the satisfaction of the Director and subdivider, to be recorded prior to issuance of grading permits.
34. **Sewer and Water Will Serve Letters.** Prior to final map recordation, the subdivider shall provide updated sewer and water will serve letters.

Private Driveway and Fire Lane

35. **Private Driveway and Fire Lane on Final Map.** The shared driveways shall be labeled as Private Driveway and Fire Lane on the final map.
36. **Construction or Bonding for Private Driveway and Fire Lane.** Prior to final map recordation, the subdivider shall construct or bond with Public Works for the private driveway and fire lane paving design and widths as depicted on the approved Exhibit Map dated August 24, 2016, or an amended Exhibit Map approved by the Director.

Condominiums

37. **Condominium Project Details.** The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 88 residential condominium units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
38. **Covenant and Agreement for Condominium Project.** Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

Tree Planting Requirements

39. **On-site Tree Planting.** Plant at least 10 trees within the front yard area along La Brea, at least 11 trees within the front yard area along Overhill Drive, and at least 28 trees within the

planting area along the main private drive and fire lane. The trees shall be of a non-invasive species. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of LA County Planning to ensure the planting of the required on-site trees.

40. **Street Trees.** The subdivider shall plant or cause to be planted street trees along the west side of Overhill Drive from Stocker Street to Northridge Drive and along the property frontage on Overhill Drive to the satisfaction of Public Works.

Off-site Improvements

41. **Pedestrian and Sidewalk Improvements/Bonding.** The subdivider shall carry out engineering and construction of sidewalk improvements along the west (approximately 700 linear feet) and east sides (approximately 800 linear feet) of Overhill Drive extending north across from the adjacent parcel and south to Northridge Drive, totaling approximately 1,500 linear feet, including landscaping and parkways with 24-inch box trees. The subdivider shall enter into a secured agreement/bond with Public Works to guarantee the engineering and construction of said sidewalk improvements, prior to final map recordation. Any security for these sidewalk improvements (or equivalent off-site improvements) shall be returned once the construction is completed by the subdivider to the satisfaction of LA County Planning and Public Works, and prior to issuance of a Certificate of Occupancy.
42. **Plans for Off-site Water System.** The subdivider shall submit final engineering plans for required off-site water system upgrades to meet fire flow requirements for review and approval to the satisfaction of Fire and Public Works, prior to final map recordation.
43. **Construction or Bonding for Off-site Water System Upgrades/Fire Hydrants.** The subdivider shall complete the engineering for required off-site water system upgrades and improvements to meet fire flow requirements for the installation of new fire hydrants, and construct, or bond for this, prior to final map recordation.

Concurrent with Final Map Recordation

44. Concurrent with final map recordation, the subdivider or successor in interest shall enter into a covenant with the LACDA to set aside ten (10) dwelling units for sale to moderate-income households with incomes no greater than 120 percent AMI as defined in California Health and Safety Code Section 50079.5. The units set aside shall be for the first sale/initial eligible buyers, who shall enter into an equity-sharing agreement with County unless the equity sharing agreement conflicts with another public funding source requirement. The subdivider shall submit a copy of the covenant to LA County Planning for review prior to recordation of the document.

Attachments:

Fire/Public Works/Parks and Recreation/Public Health Letters Concerning Vesting Tentative Tract Map dated 08/24/2016 (pages 1 – 30)

MMRP (pages 1 – 10)

KP:SMT:JSH:EGA
11/20/2025

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2015-01232
CONDITIONAL USE PERMIT (“CUP”) NO. 201500052**

PROJECT DESCRIPTION

The CUP is a request to ensure compliance with hillside management development criteria, for a structure to exceed the maximum height of 35 feet (35') above grade by 29 feet nine (29'9") inches above natural grade for a total height of 64 feet nine inches (64'9") maximum, for a reduced front yard setback from standard 20 feet (20') to 15 feet (15') along Overhill Drive and to authorize residential development within a commercial zone. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County 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 No. 10 (Inspection Fees), 12 (Environmental Document Filing Fees), and 15 (MMRP Deposit). Notwithstanding the foregoing, this Condition No. 2 (Affidavit of Acceptance) and Condition Nos. 4 (Indemnification), 5 (Litigation Deposit), 8 (Expiration), and 12 (Environmental Document Filing Fees) shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** 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 (Appeal Procedures – Effective Dates) of the County Code.
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County Planning in the minimum required amount of \$10,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.
 - A. 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 to the minimum required 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.
 - B. 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 (Fees for Providing County Records).
6. **Invalidation.** 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. **Recordation.** 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. **Expiration.** This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 073082. In the event that Vesting Tentative Tract Map No. 073082 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.
9. **Conditions Compliance.** 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. No provision of any easement of any other encumbrance on the property

shall exempt the permittee from compliance with these conditions and applicable regulations.

10. **Inspection Fees.** Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,824.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County 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)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. **Library Facilities Mitigation Fees.** 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 LA County Planning.
12. **Environmental Document Filing Fees.** Within five (5) working days from the day after your appeal period ends on **December 1, 2025**, the permittee shall remit processing fees at the Recorder Office, 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 Wildlife 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 **\$4,198.50** (\$4,123.50 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

13. **Mitigation Monitoring and Reporting Program (“MMRP”).** The permittee shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference as if set forth fully herein.
14. **Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the Recorder Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee’s compliance with the required mitigation measures.
15. **MMRP Deposit.** The permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
16. **Revocation.** 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.
17. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department (“Fire”).
18. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works (“Public Works”) to the satisfaction of said department.
19. **Compliance to County Code Title 21 and Title 22.** 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, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning (“Director”).
20. **Maintenance.** 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.

21. **Graffiti.** 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 LA County Planning. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, 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.
22. **Revisions to Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **digital copies** of a modified Exhibit "A" shall be submitted to LA County Planning by **January 19, 2026**.
23. **Subsequent Revisions to Exhibit "A".** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **digital copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

88-unit Residential Condominium Development

24. **Grant.** The subject property shall be developed with 88, for-sale only, residential condominium units as depicted in the approved Exhibit "A" dated August 24, 2016.
25. **Street Trees.** The permittee shall plant or cause to be planted street trees along the west side of Overhill Drive from Stocker Street to Northridge Drive and along the property frontage on Overhill Drive to the satisfaction of Public Works.
26. **Parking.** The permittee shall provide spaces used for vehicle parking required for each unit. Each residential unit shall have at least two covered standard automobile parking spaces per dwelling unit. One hundred seventy-six (176) standard spaces for automobile parking are required. Twenty-two (22) guest spaces are required. One hundred ninety-eight (198) total spaces are required; the parking requirements are met with one hundred ninety-eight (198) proposed spaces for automobile parking, with at least seven accessible spaces. There are nine short-term and forty-four (44)-long-term bicycle parking spaces within the proposed subterranean area for a total of fifty-three (53) spaces. The required parking for the residential condominium development will be provided when the units are constructed.
27. **No Outside Storage.** No outside storage is permitted on the subject property.
28. **Opaque Window Treatments for Privacy.** The permittee shall utilize opaque windows (e.g., frosted glass) for windows facing the single-family residences to the south of the project

site, where feasible particularly for bathrooms and corridors, and as allowed by the applicable fire and/or building code(s).

Modified Zone Regulations

29. **Modifications.** The following modifications shall be authorized as depicted in the approved Exhibit "A":
- a. A structure height of 64 feet 9 inches (64'9").
 - b. A front yard setback of 15 feet (15') along Overhill Drive.

Prior to Final Map Recordation

30. **Local Hire Program.** Prior to obtaining final map approval the permittee or successor shall provide a draft covenant for implementation of a local hire program similar to that adopted for Los Angeles County Development Authority ("LACDA") affordable housing projects, with exact specifications to the satisfaction of the Director and permittee, to be recorded prior to issuance of grading permits.
31. **Affordable Housing Exhibit.** Prior to obtaining final map approval the permittee shall submit to the Director for review and approval three (3) copies of a Revised Exhibit "A" depicting a housing set aside of ten (10) proposed dwelling units for sale to moderate-income households, with incomes no greater than 120 percent Area Median Income ("AMI") as defined in California Health and Safety Code Section 50079.5.

Concurrent with Final Map Recordation

32. **Affordable Housing Covenant.** Concurrent with final map recordation, the permittee or successor in interest shall enter into a covenant with the Los Angeles County Development Authority ("LACDA") to set aside of ten (10) dwelling units for sale to moderate-income households with incomes no greater than 120 percent AMI as defined in California Health and Safety Code Section 50079.5. The units set aside shall be for the first sale/initial eligible buyers, who shall enter into an equity-sharing agreement with County unless the equity sharing agreement conflicts with another public funding source requirement. The permittee shall submit a copy of the covenant to LA County Planning for review prior to recordation of the document.

Prior to Issuance of a Grading Permit

33. **Haul Route.** Prior to the issuance of a grading permit, the Permittee shall submit a Revised Exhibit "A" and obtain approval for the haul route for grading export.

Prior to Issuance of a Building Permit

34. **Construction of Off-site Water System Upgrades/Fire Hydrants.** The permittee shall complete construction of off-site water system upgrades to meet fire flow requirements, and the installation of required hydrants shall be completed to the satisfaction of Public Works and Fire prior to issuance of a building permit.
35. **Opaque Window Treatment for Privacy.** The permittee shall indicate in the construction plans and drawings that windows facing the single-family residences to the south of the project site shall utilize opaque windows (e.g., frosted glass), where feasible particularly for bathrooms and corridors, and as allowed by the applicable fire and/or building code(s).

Prior to Issuance of a Certificate of Occupancy

36. **Pedestrian and Sidewalk Improvements/Bonding.** Any security for required sidewalk improvements (or equivalent off-site improvements) shall be returned once the construction is completed by the permittee to the satisfaction of LA County Planning and Public Works, and prior to issuance of a Certificate of Occupancy.

Attachments:

Fire/Public Works/Parks and Recreation/Public Health Letters Concerning Vesting Tentative Tract Map dated 08/24/2016 (pages 1 – 30)

MMRP (pages 1 – 10)

KP:SMT:JSH:EGA
11/19/2025

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073082 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-24-2016
EXHIBIT "A" DATED 08-24-2016

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Aissa Carrillo
tr73082L-rev3.doc
<http://planning.lacounty.gov/case/view/tr073082/>

Phone (626) 458-3126

Date 09-20-2016

The following reports consisting of ___ 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
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 and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW
Prepared by Aissa Carrillo
tr73082L-rev3.doc
<http://planning.lacounty.gov/case/view/tr073082/>

Phone (626) 458-3126

Date 09-20-2016



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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


TRACT NO.: 073082

TENTATIVE MAP DATE: 08/24/2016
EXHIBIT MAP DATE: 08/24/2016

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Grading Plans Approval:

1. Comply with hydrology study, which was approved on 09/19/2016, or the latest revision, to the satisfaction of the Department of Public Works.

Review by:  Date: 09/19/2016 Phone: (626) 458-4921
Andrew Ross

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map 73082 Tentative Map Dated 8/24/16 (Rev.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) _____ yd³ Location View Park APN 5009-007-022
Geologist Paul Bogseth Subdivider Peak Capital Investments LLC
Soils Engineer Mark Hetherington Engineer/Arch. Hetherington Engineering Inc.

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 11/21/14

References: _____

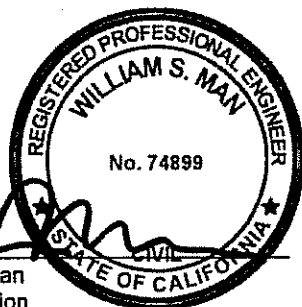
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in 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>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report 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>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in 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>.

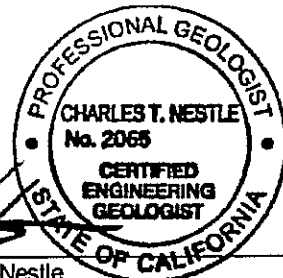
Prepared by

William Man
William Man
Soils Section



Charles Nestle

Charles Nestle
Geology Section



Date 9/14/16

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 17.10 and the California Public Safety Code, Title 17, Chapter 17.10.

1. Approval of this map pertaining to grading is recommended.


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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

Name Nazem Said  Date 9/13/2016 Phone (626) 458-4921
P:\tdpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073082\GP\2016-08-31 TTR 073082 SUBMITTAL

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

1. Construct curb, gutter, base, pavement, and sidewalk (5 ft. sidewalk adjacent to property line) along the property frontage on Overhill Drive to the satisfaction of Public Works. Relocate affected utilities.
2. Construct transition improvements for a 65 mph design speed on Overhill Drive in the vicinity of the southerly property line to the satisfaction of Public Works. Offsite grading may be required.
3. Construct new driveways on Overhill Drive to the satisfaction of Public Works.
4. Repair any improvements damaged during construction on Overhill Drive and La Brea Avenue to the satisfaction of Public Works.
5. Execute a covenant for private maintenance of curb/parkway drains and landscaping on Overhill Drive and La Brea Avenue if any, to the satisfaction of Public Works.
6. If it is determined by Public Works, in conjunction with the United States Postal Service, that postal delivery receptacles are to be located within the public right of way, the receptacles shall be installed in groups to serve two or more residential units.
7. Any proposed perimeter wall (CMU) adjacent to the driveway shall be depressed to 3 feet or less within 10 feet on both sides of the driveway to provide line of sight for pedestrians.
8. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
9. 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.

TENTATIVE MAP DATED 08-24-2016
EXHIBIT MAP DATED 08-24-2016

10. Plant street trees along the property frontage on Overhill Drive. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
11. Conform with the approved conceptual signing and striping plan as stipulated in the attached Traffic and Lighting Division letter dated January 21, 2016. Provide detailed 40 foot scale signing and striping plan to the satisfaction of Public Works.
12. Conform with the Street Lighting conditions as stipulated in the attached Traffic and Lighting Division letter dated May 12, 2015.



Prepared by Sam Richards
tr73082r-rev3

Phone (626) 458-4921

Date 09-20-2016



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

January 21, 2016

Ms. Clare M. Look-Jaeger, T.E.
Linscott, Law & Greenspan, Engineers
600 South Lake Avenue, Suite 500
Pasadena, CA 91106

Dear Ms. Clare M. Look-Jaeger:

**THE VIEW CONDOMINIUM PROJECT – OVERHILL DRIVE
TRAFFIC IMPACT STUDY (NOVEMBER 12, 2015)
UNINCORPORATED WINDSOR HILLS AREA**

We reviewed the Traffic Impact Study (TIS) dated November 12, 2015, for the proposed project The View to be located at 5101 Overhill Drive in the unincorporated Windsor Hills Area.

According to the TIS, the traffic generated by the project alone as well as cumulatively with other related projects will not have a significant transportation impact to County roadways or intersections in the area based on the Traffic Impact Analysis Guidelines. We generally agree with the findings in the TIS.

We also reviewed the conceptual striping plan for the proposed two-way left-turn lane on Overhill Drive to facilitate full site access through the two project's driveways. We concur with this improvement. Accordingly, the project applicant shall submit detailed signing and striping plans to Public Works for review and approval.

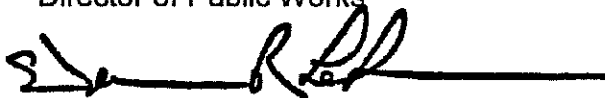
We recommend the applicant consult with the City of Los Angeles and State of California Department of Transportation to obtain concurrence with any potential California Environmental Quality Act impacts within their jurisdiction.

Ms. Clare M. Look-Jaeger
January 21, 2016
Page 2


If you have any questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

 SFL:pc
P:\pub\STUDIES\EIR 15-0117 The View Project.docx

bc: Land Development (Narag)

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 05/12/15

TO: Matthew Dubiel
Subdivision Mapping/Tentative Maps, CEQA, Surface Mining & CUP Section
Land Development Division


Attn: Henry Wong

FROM: James Choi
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo at Extension 4733

**STREET LIGHTING REQUIREMENTS
TRACT 73082 TG 673C5**

Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

 Provide streetlights on concrete poles with underground wiring along the property frontage on South Overhill Drive to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- Upon CUP approval (CUP only), 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 streetlights. 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.
- Upon issuance of an Agreement to Improve (R3 only), 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 streetlights. 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.
- Upon tentative map/parcel map approval (subdivision only), 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 streetlights. 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. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

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 (PC12253AS, dated 09/19/2016) was reviewed and approved. A Will Serve letter from the County Sanitation District District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. 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 and obtain approval prior to final map recordation.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Outlet approval from the City of Los Angeles and the City of Inglewood are required.
6. Pay ordinance frontage charge to the satisfaction of Public Works.
7. The subdivider shall record a sewer waiver and agreement for the proposed permanent walls over the existing sewer easements in the vicinity of the northerly and southerly tract boundary to the satisfaction of Public Works. All proposed walls must be constructed within the tract boundary to the satisfaction 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. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots 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. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 05/20/2016 from the California American Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 05/20/2017 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Landscaping shall have a separate meter.
4. Depict all line of sight easements on the landscaping and grading plans.

TK

Prepared by Tony Khalkhali
tr73082w-rev3.doc

Phone (626) 458-4921

Date 09-26-2016



VIA Email Only (ss7enterprizes@gmail.com)

November 17, 2025

Subject: Conditional Will-Serve Letter
Owner: Peak Capital Investment and The Bedford Group Inc.
Service Address: 5101 South Overhill Drive, Los Angeles 90043
Assessor's Parcel No.: 5009007022

To Whom it May Concern:

The above-referenced property (the "Service Address") is in California-American Water Company's ("Cal Am") water service area. Cal Am, subject to conditions and limitations detailed below, will supply water service to the Service Address.

Any person or entity wishing to secure water service from Cal Am for the Service Address must comply with all Cal Am Tariff schedules on file with the California Public Utilities Commission, as the Tariffs exist now and as they are amended from time to time. A person or entity seeking water service from Cal Am for the Service Address must also obtain all legal and regulatory approvals (including permits) for improvements installed or constructed at the Service Address.

Any infrastructure costs that are necessary – based on legal and regulatory requirements, as well as on engineering, design, Cal Am, and industry standards – for Cal Am to provide water service to the Service Address are the sole responsibility of the owner of the Service Address property. This includes the costs for the installation of infrastructure or other appurtenances necessary to provide water service at the Service Address. This also includes the costs of any improvements to Cal Am's existing water system that are needed for Cal Am to provide water service to the Service Address.

To furnish adequate water flow for fire protection, as may be required by the fire department with oversight authority, the exact size and length of any main, fire service, storage, fire hydrant, or other infrastructure that may have to be installed must be determined by a qualified hydraulics engineer, not Cal Am.

The quality of water delivered by Cal Am meets applicable California and Los Angeles County requirements. Any commitments for service in this letter expire on November 17, 2029, if Cal Am has not begun providing water service to the Service Address by that time. Cal Am may, but shall not be required to, extend any such commitments if the Service Address owner requests Cal Am do so and such extension is stated in writing.



Regards,

A handwritten signature in black ink, appearing to read "J Taylor".

Jessica Taylor

Director of Operations – Southern Division
California-American Water Company

Cc: Eric Rojas, Operations Supervisor
Christopher Nieto, Operations Manager
Mark Reifer, Engineering Manager



CALIFORNIA
AMERICAN WATER

May 20, 2016

Resident
5101 South Overhill Dr.
Los Angeles, CA 90056

California American Water – Los Angeles
8657 Grand Avenue
Rosemead, CA 91770
amwater.com

WILL-SERVE NOTICE

Subject: 5101 South Overhill Dr. Los Angeles:

Resident:

This is to advise that California American Water will supply water service, without exception to the subject property. However, arrangements may have to be made for the installation of water service(s) or other appurtenances. Any costs associated with the installation of water service(s) or other appurtenances will be the sole responsibility of the property owner.

To provide adequate water flow for fire protection, as may be required by the cognizant fire department, the exact size and length of any main, fire service or fire hydrant that may have to be installed will have to be determined by a qualified hydraulics engineer (by other than the Water Company).

The quality of water delivered by California American Water meets all requirements of the California State Department of Health Services and the Los Angeles County Health Department.

If you have any questions or concerns regarding this correspondence, please contact me at (626) 614-2533.

Regards,
CALIFORNIA AMERICAN WATER
SOUTHERN DIVISION, LOS ANGELES DISTRICT

Dean Lefler
Operations Supervisor

c: Louie Romero, Operations Supervisor
Project File



**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

September 25, 2025

TO: Joshua Huntington
Supervising Planner
Department of Regional Planning
Subdivisions Section

FROM: Juan Padilla 
Supervising Fire Prevention Engineering Assistant
Fire Department
Land Development Unit

SUBJECT: Modification to existing Fire Department conditions

I would like to request a modification to 3 existing Fire Department conditions as indicated on the 2016 Fire report. Those conditions are Final Map #6, Project #12 and Project #13. Those conditions shall read:

Final Map

6. Provide written verification stating the required public water system and the required public fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Project

12. The required fire flow from the public fire hydrants for this development shall provide a minimum of **2,875** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

13. Install **1** private fire hydrant as noted on the Tentative Map. The required fire flow from the private fire hydrant provide a minimum **1,250** gallons per minute at 20 psi for a duration of 2 hours.

If any questions arise, do not hesitate to contact me at (323) 890-4243 or at Juan.Padilla@fire.lacounty.gov.



**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 73082

MAP DATE: August 24, 2016

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

**FINAL MAP
CONDITIONS OF APPROVAL**

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 an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveway required for fire apparatus access shall be labeled as "Private Driveway and Fire lane" on the Final Map with the widths clearly depicted. Indicate compliance prior to Final Map clearance.
4. A reciprocal access agreement is required for the on-site private driveway since multiple units will be sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

**PROJECT
CONDITIONS OF APPROVAL**

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

Reviewed by: Juan Padilla

Date: September 26, 2016

Page 1 of 4

FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

Page 1 of 4



**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 73082

MAP DATE: August 24, 2016

2. The proposed building shall be placed such that a minimum unobstructed 5 feet approved firefighter access walkway is provided to within 150 feet of all exterior walls of the first story from an approved Fire Department access road. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The required on-site fire lane shall provide a minimum paved unobstructed width of 28 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. The proposed high density residential buildings shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall due to the building height exceeding 30 feet from an approved fire apparatus access road. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The divided portion of the fire lane shall provide a minimum paved unobstructed width of 20 feet on each side of the raised median, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. The proposed courtyard is required to accommodate an approved unobstructed Fire Department turnaround. Such turnaround shall be designed to the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
7. The gradient of the fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
8. All proposed pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

Reviewed by: Juan Padilla

Date: September 26, 2016

Page 2 of 4

FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

Page 2 of 4



**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 73082

MAP DATE: August 24, 2016

9. The proposed decorative surface within the required fire lane shall provide a minimum width of 28 feet, clear to the sky, and be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
10. The proposed Rooftop Gardens/Landscaped Roof shall comply with Section 317 and Section 905.3.8 of the County of Los Angeles Fire Code. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
11. Install 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
12. The required fire flow from the public fire hydrant for this development can be up to 2875 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
13. Install 1 private fire hydrant as noted on the Tentative Map. The required fire flow from the private fire hydrant is to 1250 gallons per minute at 20 psi for a duration of 2 hours. The location and fire flow for the private fire hydrant shall be clearly identified on the architectural plan for review by the Fire Department prior to building permit issuance.
14. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
15. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
16. Parking shall be restricted 50 feet adjacent to any required public or private fire hydrant, 25 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

Reviewed by: Juan Padilla

Date: September 26, 2016

Page 3 of 4

FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

Page 3 of 4



**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 73082

MAP DATE: August 24, 2016

17. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans and underground piping plans, including for the required private fire hydrant, to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
18. All proposed pedestrian gates shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
19. 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.
20. All future 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.

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

Reviewed by: Juan Padilla

Date: September 26, 2016

Page 4 of 4


FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

Page 4 of 4

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
 - a. Please see attached Road review sheet (Comment 1) and checked prints for comments and requirements.

2. A revised exhibit "A" is required to show the following additional items:
 - a. Please see attached Road review sheet (Comment 1) and checked prints for comments and requirements.

HW 

Prepared by Aissa Carrillo
tr73082L-rev3-rev'd 09-27-2016.doc
<http://planning.lacounty.gov/case/view/tr073082/>

Phone (626) 458-3126

Date Rev. 09-27-2016

TENTATIVE MAP DATED 08-24-2016
EXHIBIT MAP DATED 08-24-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and exhibit map are required to show the following additional items:

See additional road comments shown in the files which can be found at the following link:

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR_073082\TTR_073082\2016-08-31 TTR 073082 SUBMITTAL\2016-09-20 tr073082 exhibit map CHECK PRINT.pdf.

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR_073082\TTR_073082\2016-08-31 TTR 073082 SUBMITTAL\2016-09-20 tr073082 tract-map CHECK PRINT.pdf

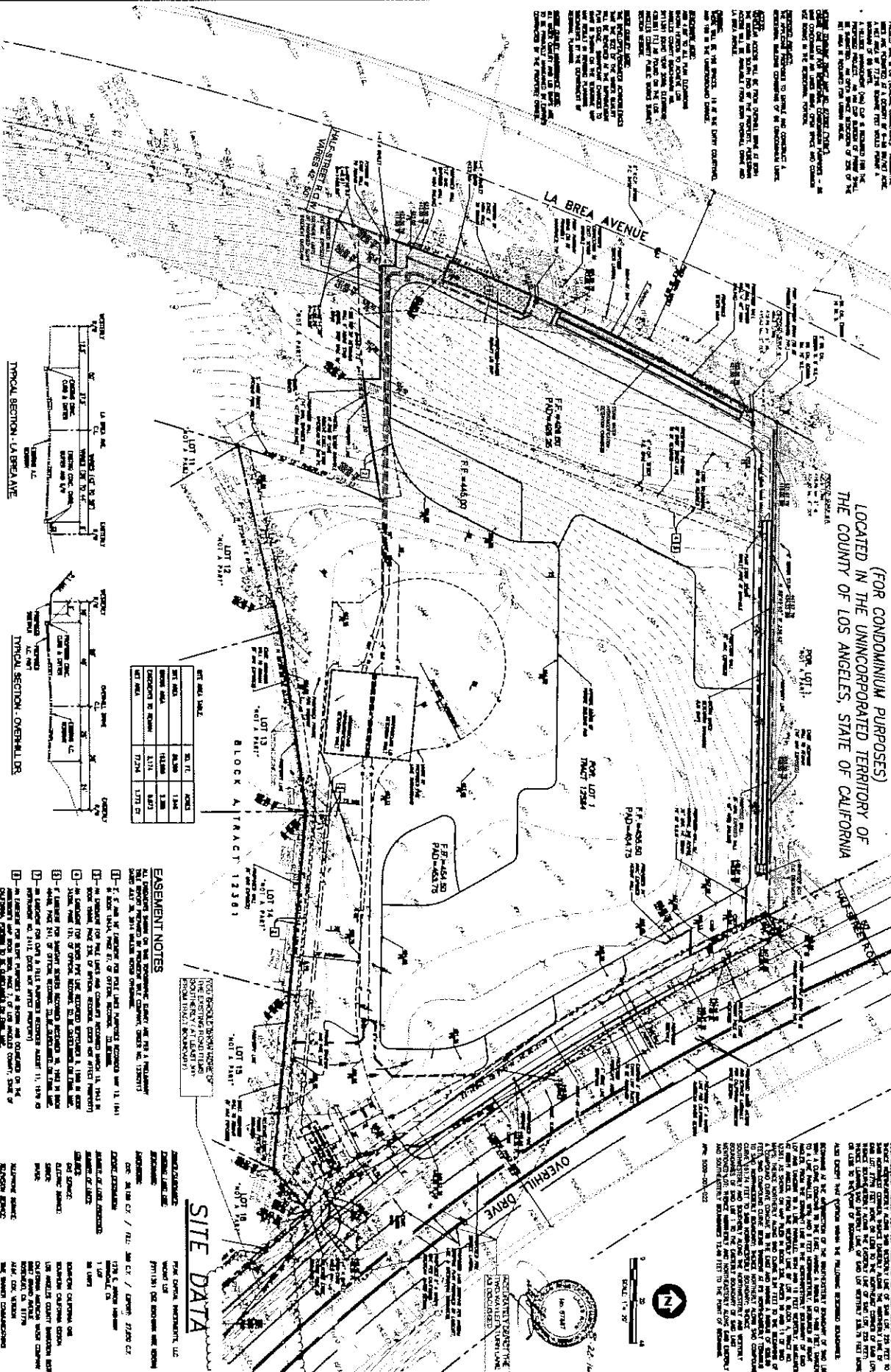


Prepared by Sam Richards
tr73082r-rev3

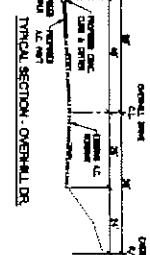
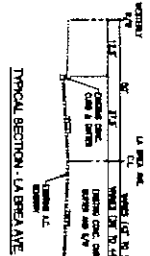
Phone (626) 458-4921

Date 09-20-2016

MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT MAP NO. 073082
 (FOR CONDOMINIUM PURPOSES)
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LOT NO.	ACRES	SQ. FT.
LOT 1	0.12	8,290
LOT 2	0.12	8,290
LOT 3	0.12	8,290
LOT 4	0.12	8,290
LOT 5	0.12	8,290
LOT 6	0.12	8,290
LOT 7	0.12	8,290
LOT 8	0.12	8,290
LOT 9	0.12	8,290
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LOT 98	0.12	8,290
LOT 99	0.12	8,290
LOT 100	0.12	8,290



EASEMENT NOTES

- 1- EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UTILITIES (ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE) UNDER AND OVER THE TRACT MAP.
- 2- EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UTILITIES (ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE) UNDER AND OVER THE TRACT MAP.
- 3- EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UTILITIES (ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE) UNDER AND OVER THE TRACT MAP.
- 4- EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UTILITIES (ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE) UNDER AND OVER THE TRACT MAP.
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- 8- EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UTILITIES (ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE) UNDER AND OVER THE TRACT MAP.
- 9- EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UTILITIES (ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE) UNDER AND OVER THE TRACT MAP.
- 10- EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UTILITIES (ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE) UNDER AND OVER THE TRACT MAP.

SITE DATA

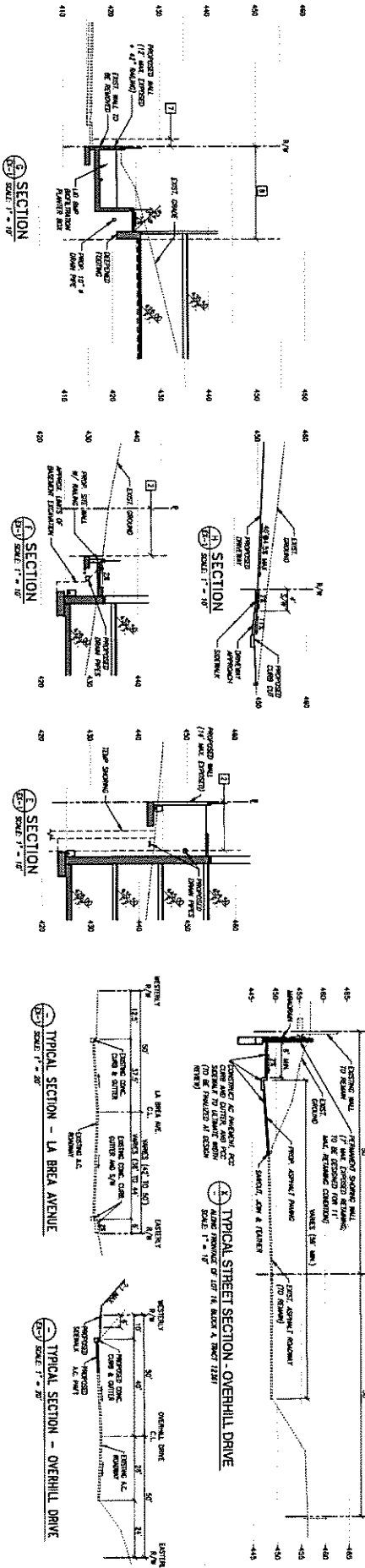
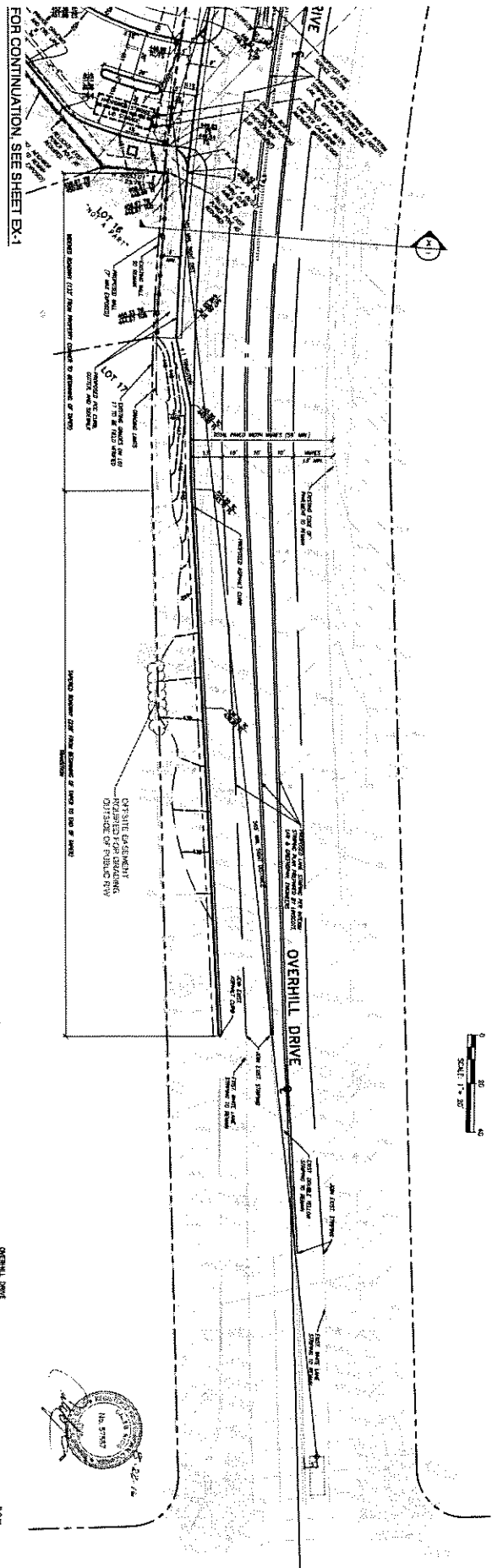
PROJECT: VESTING TENTATIVE TRACT MAP NO. 073082
 LOCATION: 5101 S. OVERHILL DRIVE (FOR LOT 1, TRACT 12364)
 COUNTY: LOS ANGELES, CALIFORNIA
 DATE: 07/25/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 20'

TOAL ENGINEERING, INC.
 Civil Engineers and Land Surveyors
 139 Avenida Novato, San Clemente, CA 92672
 Ph: 949-492-8558 Fax: 949-492-8558
 www.toalengineering.com

NO.	DATE	BY	APP.	REV.	DESCRIPTION
1	07/25/14	[Name]	[Signature]		ISSUED FOR PERMIT
2	07/25/14	[Name]	[Signature]		REVISIONS

VESTING TENTATIVE TRACT MAP
 5101 S. OVERHILL DRIVE (FOR LOT 1, TRACT 12364)
 LOS ANGELES, CALIFORNIA
 PROVIDED FOR: PEAK CAPITAL INVESTMENTS, LLC

EXHIBIT "A"
TRACT MAP NO. 073082
 (FOR CONDOMINIUM PURPOSES)
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

	CONCRETE FRAME		FINISHED RETAINING WALL
	ASPHALT CURB PAVING		FRESH CONCRETE
	FINISHED PAVING		FRESH SURFACE
	CONCRETE (EXISTING)		PROPOSED CURB
	CONCRETE (PROPOSED)		PROPOSED SIDEWALK
	SPOT ELEVATION (EXISTING)		PROPOSED DRIVEWAY
	SPOT ELEVATION (PROPOSED)		EXISTING SIDEWALK
	PROPOSED STREET WALL		SECTION LETTER
	PROPOSED STREET WALL		SECTION NUMBER

TOAL ENGINEERING, INC.
 Civil Engineers and Land Surveyors
 139 Avenida Novarra, San Clemente, Calif. 92672
 Ph. 949-442-8886 Fax 949-442-8625
 www.toalengineering.com

NO.	DATE	BY	DATE	APPROVED	DATE

EXHIBIT "A" - OVERHILL DRIVE
 5101 S. OVERHILL DRIVE (FOR LOT 1, TRACT 12564)
 LOS ANGELES, CALIFORNIA

DATE: 8/22/16
 DRAWN: M.F.B.
 CHECKED: 9/25/16
 PREPARED FOR: PEAK CAPITAL INVESTMENTS, LLC

ROAD
 922745 CHECK PRINT 09
 SHEET EX-2
 15341



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



PARK OBLIGATION REPORT

Tentative Map #	73082	DRP Map Date:	08/24/2016	SCM Date:	//	Report Date:	09/20/2016
Park Planning Area #	17		LADERA HEIGHTS			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:	0.44
IN-LIEU FEES:	\$108,701

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$108,701 in-lieu fees.

Trails:

No trails.

Comments:

*****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*
Kathline J. King, Chief of Planning

Supv D 2nd
September 08, 2016 09:44:40
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73082	DRP Map Date:	08/24/2016	SMC Date:	/ /	Report Date:	09/20/2016
Park Planning Area #	17		LADERA HEIGHTS			Map Type:	REV. (REV RECD)

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

(P)people x (0.003) Ratio x (U)units = (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	2.66	0.0030	0	0.00
M.F. < 5 Units	2.04	0.0030	0	0.00
M.F. >= 5 Units	1.65	0.0030	88	0.44
Mobile Units	1.49	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.44

Park Planning Area = 17 LADERA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.44	\$247,048	\$108,701

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
0.44	0.00	0.00	0.44	\$247,048	\$108,701



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

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

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
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

Hilda Soils
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 20, 2016

Tentative Tract Map No. 073082

Vicinity: View Park

Tentative Tract Map Date: August 24, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 073082** based on the use of public water (California American Water) and public sewer as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

V.B.

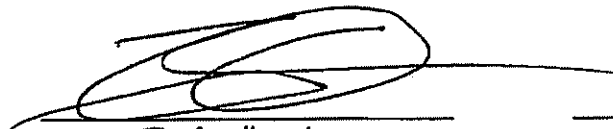
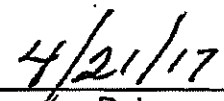

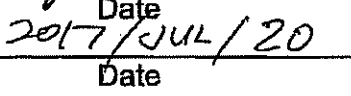
VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2015-01232-(2) / VESTING TENTATIVE TRACT MAP NO. 073082 / CONDITIONAL USE PERMIT NO.
201500052 / ENV NO. 201500089

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

 _____ Applicant	 _____ Date
 _____ Staff	 _____ Date

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
MM-1	Aesthetics	Prior to issuance of any building permit, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Department of Regional Planning
MM-3	Air Quality	Prior to issuance of any grading permit the applicant shall prepare a grading plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee, that includes a note indicating that at the conclusion movement of any earth material of 10,000 cubic yards or the authorized volume, whichever is greater, the project applicant shall perform power washing to the Windsor Hills Elementary School building(s) and playground equipment. The grading plan shall be prepared by a licensed civil engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The grading plan shall further demonstrate that all construction vehicle wheels shall be water sprayed and/or washed, in a manner meeting the approval of the Director of Regional Planning, or designee, to limit dust traveling offsite.	Approval of a grading plan (Revised Exhibit "A").	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning
MM-3.1	Air Quality	Prior to issuance of any grading permit the applicant shall implement a dust suppression program to prevent the migration of dust particles to the adjacent residential area. Fugitive dust emission reduction shall be demonstrated in a manner meeting the approval of the Director of Public Health.	Approval of a grading plan (Revised Exhibit "A").	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Departments of Public Health, Regional Planning

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MM-3.2	Air Quality	Prior to issuance of any grading permit the applicant shall prepare and submit to the Director of Public Health an air quality assessment verifying that the future occupants of the project will not be exposed to significant air toxics, fumes and other hazards associated with fires and the proximity to the Baldwin Hills Oil Fields.	Approval of a grading plan (Revised Exhibit "A").	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Departments of Public Health, Regional Planning
MM-4	Biological Resources	Within five (5) days prior to land-clearing activities between February 1 through August 31, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning

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MM-5	Cultural Resources	<p>Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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MM-5 cont.	Cultural Resources	<p>Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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MM-5.1	Cultural Resources	<p>Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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MM-5.1	Cultural Resources	<p>Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning</p>
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MM-5.2	Cultural Resources	<p>If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).</p>	<p>If human remains are encountered during excavation activities, contact the County Coroner.</p>	<p>During grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>County Coroner, Qualified Archaeologist</p>
MM-5.3	Cultural Resources	<p>If items, areas or other resources of significance associated with tribal cultural resources are identified, all work shall halt and the Gabrieleno Band of Mission Indians, Kizh Tribal Territory, Kizh Nation, shall be notified. Avoidance and treating of the items with dignity shall occur. The Gabrieleno Band of Mission Indians' representative shall determine whether the items are of cultural interest. If the representative determines there is a cultural resource, there shall be permanent conservation easement(s) and/or protecting the items in place.</p>	<p>Avoidance of cultural resources.</p>	<p>During grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Regional Planning, Gabrieleno Band of Mission Indians</p>
MM-13.1	Noise	<p>Acoustical Analysis. Submit an acoustical analysis by a certified acoustical engineer to include analysis of mobile and point sources and their impact on the proposed project and neighbors, sensitive receptors (i.e., schools) and risk populations (i.e., the elderly, people with chronic health issues, etc...) to determine whether additional noise-suppression methods are required.</p>	<p>Prior to issuance of grading Permits file an acoustical analysis of mobile and point sources.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Department of Public Health, Environmental Health Division</p>

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MM-13.2	Noise	<p>Construction Activities. Construction activities shall not be permitted on any national holiday or on any Sunday. All construction equipment shall use properly operating mufflers. Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. A temporary noise barrier shall be installed along the southern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.</p>	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.	Prior to issuance of a grading permit and during grading activities.	Applicant and subsequent owner(s)	Department of Public Health, Environmental Health Division
MM-13.3	Noise	<p>Additional Construction Noise Controls. For all mobile construction equipment operating within 250 feet of adjacent residential receptors, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed by the County of Los Angeles noise restrictions. Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the departments of Regional Planning and Public Health that identifies noise control measures that achieve a minimum 20 dBA reduction in construction-related noise levels. The mitigation plan may include use of vibratory pile drivers or other pile driving noise controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building and Safety Division during standard inspection procedures.</p>	Prepare and file a mitigation plan that identifies that achieve a minimum 20 dBA reduction in construction-related noise.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning, Department of Public Health, Environmental Health Division.

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MM-13.4	Noise	<p>Neighbor Notification. Provide notification to occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall also be posted on La Brea Avenue and Overhill Drive adjacent to the project site, and shall be easily viewed from adjacent public areas.</p>	Post a notice of anticipated hours and duration of construction and a description of noise reduction measures easily-viewed from public areas adjacent to the site.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning
MM-19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning