

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	June 6, 2024	
HEARING DATE:	June 18, 2024	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2023-001119-(2)	
PERMIT NUMBER(S):	Variance No. RPPL2023001583	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	7507 Crockett Boulevard, Los Angeles CA 90001	
OWNER:	Dream LA Investments, LLC	
APPLICANTS:	Henry Hernandez	
CASE PLANNER:	Evan Sahagun, Planner ESahagun@planning.lacounty.gov	

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### RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-001119-(2), Variance Number RPPL2023001583, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

### CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE VARIANCE NUMBER RPPL2023001583 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Henry Hernandez (“Applicant”) requests a Variance to reduce the minimum lot area and width requirements to authorize an undersized 1,810-square-foot and 37.4-foot-wide lot (“Project”) in the RLM-2 (Residential Low-Medium 2) Zone of the Florence-Firestone Transit Oriented District Specific Plan (“Specific Plan”) pursuant to County Code Section 22.194.020 (Variance Applicability).

### **B. Project**

The undersized lot was created by grant deed on June 13, 1944, and the zoning at that time was R-2 (Two-Family Residence – 5,000 Square Feet Minimum Required Lot Area). The Specific Plan does not establish a minimum lot area or width for the RLM-2 Zone; therefore, the required area is 5,000 square feet and the required width is 50 feet pursuant to County Code Section 21.24.240 (Area and width – Requirements generally). On February 16, 2023, Certificate of Compliance (“COC”) No. RPPL2023000759 was recorded on the property with the condition that building permits shall not be issued until compliance with County zoning requirements for undersized parcels is resolved with approval of a lot line adjustment, zone change, or variance. The variance is requested to clear the condition of the recorded COC, allowing the construction and maintenance of a proposed duplex.

### **C. Associated Project**

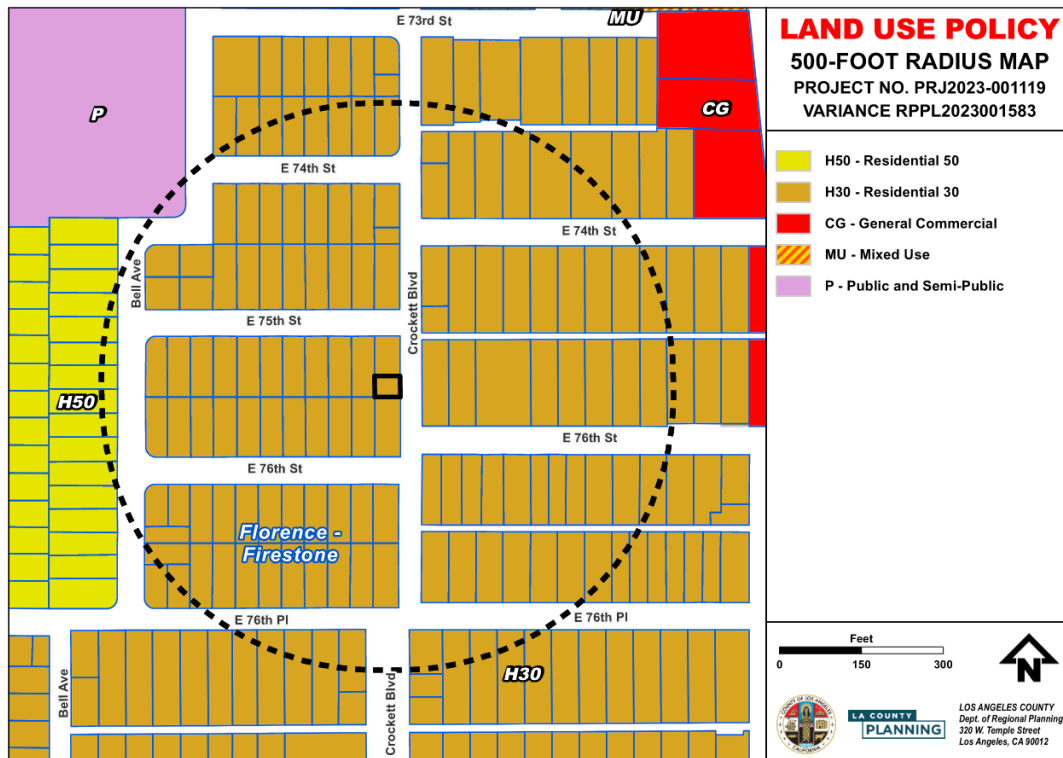
Approval of the Project would authorize development on an undersized 1,810-square-foot (0.04 acres) and 37.4-foot-wide lot located at 7507 Crockett Boulevard (“Project Site”) in the Florence-Firestone community. Subject to approval of the Variance, the Applicant proposes to construct a duplex, which will be reviewed through ministerial Site Plan Review (“SPR”) No. RPPL2024000514 (“Associated Project”) pursuant to County Code Section 22.418.060.B (Land Use Regulations for TOD Residential Zones). The Associated Project is a ministerial review, subject to approval of the Variance to comply with minimum lot area and width requirements pursuant to conditional COC No. RPPL2023000759.

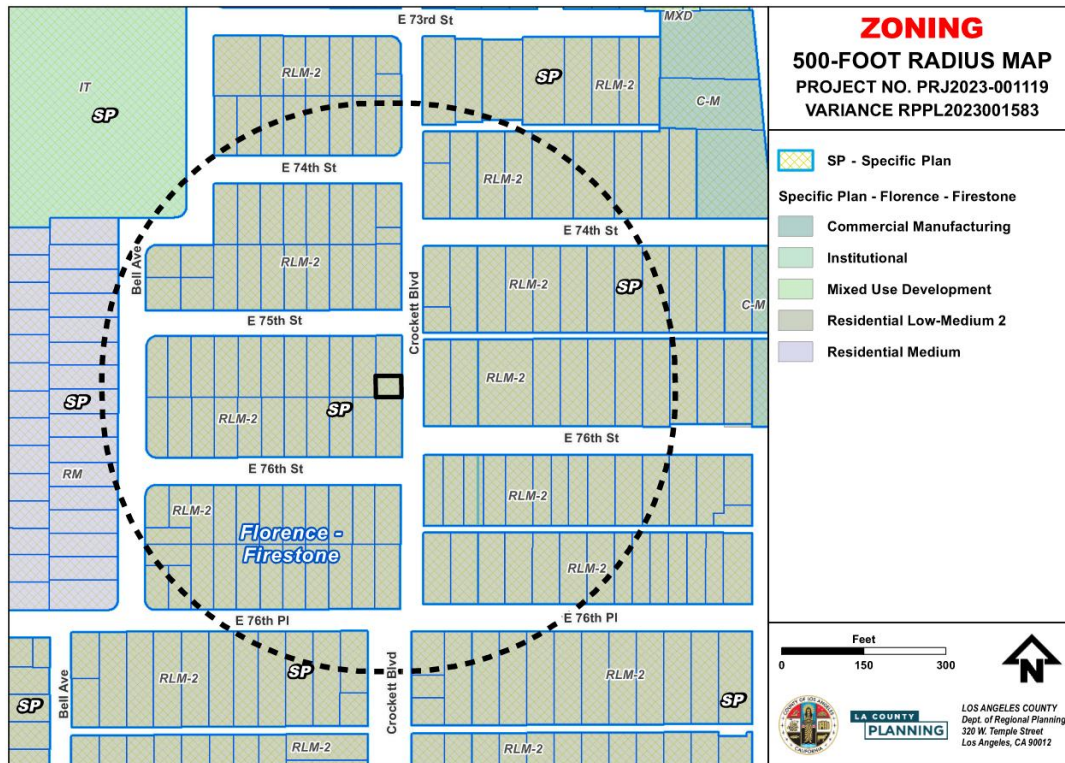
The proposed duplex is three stories, 30 feet and 4 inches in height, and approximately 2,562 square feet in new floor area. The first floor includes an attached 408-square-foot two-car garage, laundry room and storage spaces accessible from the rear. The two dwelling units are on the second and third floors, respectively, are approximately 609 square feet in size and each have two bedrooms, one bathroom, and a 101-square-foot balcony facing Crockett Boulevard to the east. The proposed front setback is 10 feet for the building and 18 feet for the garage door as required by the Specific Plan. The proposed interior side and rear setbacks are 5 feet. An enclosed stairwell area connects each floor of the building. Compliance with County zoning and Specific Plan requirements is being reviewed under the Associated Project.

## **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	SPECIFIC PLAN LAND USE POLICY	SPECIFIC PLAN ZONING	EXISTING USES
SUBJECT PROPERTY	H30 (Residential 30 – 20 to 30 Dwelling Units per Net Acre)	RLM-2 (Residential Low-Medium 2)	Vacant
NORTH	H30	RLM-2	Single-family residences ("SFRs"), multifamily residences ("MFRs")
EAST	H30	RLM-2	SFRs, MFRs
SOUTH	H30	RLM-2	SFRs, MFRs
WEST	H30, H50 (Residential 50 – 20 to 50 Dwelling Units per Net Acre), P (Public and Semi- Public)	RLM-2, RM (Residential Medium), IT (Institutional)	SFRs, MFRs





## PROPERTY HISTORY

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
20230014z	RLM-2 (Residential Low Medium 2)	February 7, 2023
3711	R-2 (Two-Family Residence)	October 29, 1940

### B. Previous Cases

No previous LA County Planning approvals are associated with this property.

### C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
09-0008021	Unpermitted outside storage maintained on the property.	Opened April 2, 2009 Closed September 24, 2009



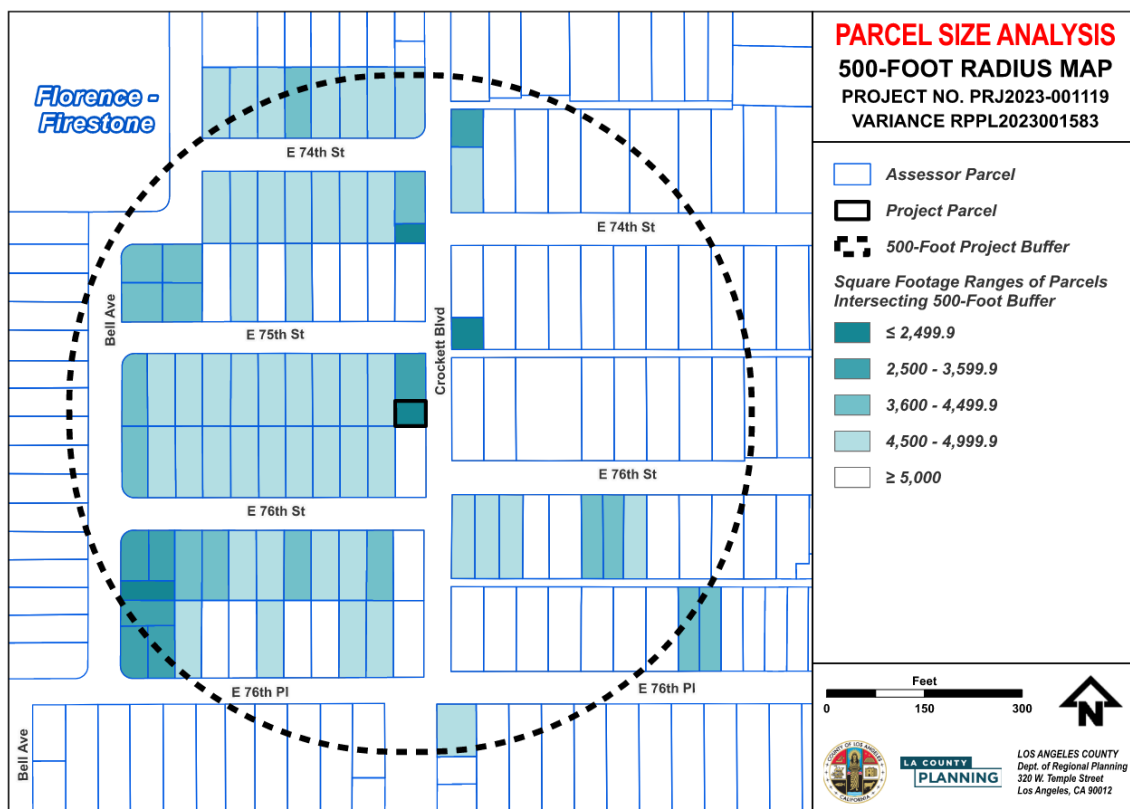
## ANALYSIS

### A. Land Use Compatibility

The Project Site is approximately 1,810 square feet (0.04 acres) in size, 37.4 feet wide, and is located in a low-medium density residential area of the Florence-Firestone community, west of the Alameda Corridor. Surrounding properties are primarily developed with SFRs, two-family residences and a smaller number of MFRs with three or more units. Under the Associated Project, the Applicant proposes to build a new three-story duplex with an attached two-car garage, which is compatible with existing residential developments in the surrounding community. Therefore, approval of the Project would not change the land use pattern of the surrounding area.

### B. Neighborhood Impact (Need/Convenience Assessment)

The requested variance would authorize an undersized 1,810-square-foot (0.04 acres) and 37.4-foot-wide lot, similar to other undersized properties within 500 feet of the Project Site that range from 0.03 acres to 0.08 acres in lot area. There are several other lots with less than the required 5,000 square feet of lot area within a 500-foot radius around the Project Site, shown in a Parcel Size Analysis, below:



The duplex, proposed under the Associated Project, is consistent with the intent of the zoning and land use designations on the Project Site and surrounding development. The Variance request is not anticipated to grant a special privilege, because there are several developed lots in the vicinity with less than the required 5,000-square-foot lot area. Therefore, the Project is compatible with the neighborhood character and is not expected to have significant adverse impacts on the surrounding community.

### **C. Design Compatibility**

In response to comment letters from Staff, during review of the Associated Project, the Applicant has revised the proposed duplex to comply with all requirements of the RLM-2 Zone and has obtained all required clearances from County departments. Furthermore, the Applicant has considered and implemented improvements on the proposed design of the duplex throughout review of the Associated Project. In response to Staff recommendations, the proposed duplex has a uniform building envelope, pedestrian entrance, laundry room, and storage spaces on the first floor. The proposed duplex will have a distinct wall finish on the first floor contrasted with a secondary wall finish on the upper floors, and higher quality materials on the building's street-fronting east elevation.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and the Florence-Firestone Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements of Title 22 of the County Code and the Specific Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The Applicant is required to substantiate all facts identified by Section 22.194.050 (Variance Findings and Decision requirements) of the County Code. The Burden of Proof with Applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the Applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures, Class 4 – Minor Alterations to Land, and Class 5 – Minor Alterations in Land Use Limitations) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project is a request to reduce the minimum lot area and width requirements to authorize development on an undersized lot, allowing the construction and maintenance of a proposed duplex. Neither the requested modification nor the proposed duplex will result in changes to surrounding land use or density. No exception to the exemptions applies, because the Project is not located within

a Significant Ecological Area, a scenic highway or a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

1. The County Department of Public Works granted conceptual approval and cleared the Project for public hearing with conditions in a letter dated October 10, 2023.
2. The County Fire Department cleared the Project for public hearing with no conditions in a letter dated April 4, 2024.
3. The County Department of Public Health recommended approval of the Project in a letter dated January 25, 2024.

#### **B. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report  
Reviewed By: Carmen Sainz  
Carmen Sainz, Supervising Planner

Report  
Approved By: M. Glaser  
Mitch Glaser, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Proposed Renderings
EXHIBIT K	Certificate of Compliance No. RPPL2023000759



GENERAL NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC, 2022 EDITION OF THE NEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AT THE SITE BY THE GENERAL CONTRACTOR OR THE OWNER OR HIS DESIGNER.
- ACTUAL FIELD DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION(S) OR CHANGES TO THE PLAN(S).
- SCOPE - ALL LABOR, MATERIALS, AND SERVICE REQUIRED FOR THE COMPLETION OF WORK SHOWN ON THESE DRAWINGS, INCLUDING ANY WORK NOT SPECIFIED BUT REQUIRED TO ACCOMPLISH THE INDICATED WORK.
- CODE - ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE, AND ALL LOCAL CODES AND ORDINANCES ADOPTED WITH THE LATEST RULES OF NFPA AND OSHA. PARTICULAR ATTENTION SHALL BE PAID TO THE STATE OF CALIFORNIA HANDICAPPED ACCESS REGULATIONS (TITLE 24) & A.D.A. NOTHING IN THESE PLANS OR SPECIFICATION SHALL BE CONSTRUED TO PERMIT WORK NOT ACCORDING TO CODE.
- GUARANTEE - GUARANTEE ALL MATERIAL AND EQUIPMENT FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER UNLESS SPECIFIED IN SPECIFICATION.
- EXAMINATION OF THE SITE - BEFORE SUBMITTING HIS/HER BID, THE CONTRACTOR SHALL EXAMINE THE SITE AND COMPARE IT WITH THE PLANS AND NOTES AND TO SATISFY HER/HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. THE CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE CONDITION OF THE EXISTING STRUCTURES AND EQUIPMENT THAT MAY AFFECT THIS WORK. SHE SHALL LIKEWISE DETERMINE WITH THE OWNER UNDER WHAT SECURITY CONDITIONS, OR SPECIAL HOURS OF OPERATION LIMITATIONS, THE WORK SHALL SUBSEQUENTLY BE PERFORMED. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR THE CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS OR DETERMINATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS/HER BID.
- VERIFICATION - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITION OF EXISTING CONSTRUCTION PRIOR TO STARTING CONSTRUCTION AND ORDERING MATERIALS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. FAILURE TO NOTIFY PRIOR TO ORDERING OR COMMENCING OF WORK SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR SUCH VERIFICATION.
- CONSTRUCTION SUPERVISION - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND NOTES.
- CONSTRUCTION OBSERVATION - THE ARCHITECT AND ENGINEERS SHALL HAVE ACCESS TO THE WORK AT ALL TIMES FOR THE PURPOSE OF OBSERVING CONSTRUCTION.
- TEMPORARY BRACING - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
- SAFETY - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
- RECORD DRAWINGS - THE CONTRACTOR SHALL REQUEST A COMPLETE SET OF PRINTS WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THE SET. AT THE END OF THE PROJECT AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO THE OWNER.
- GENERAL CONDITIONS - THE OWNER'S GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION PART A SHALL GOVERN THE WORK OF THE CONTRACTOR AS IF FULLY REPRODUCED HERE. COPIES MAY BE EXAMINED BY THE OFFICE OF THE ARCHITECT.
- DIMENSIONS - DIMENSION LINES ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS NOTED OTHERWISE. AT EXISTING CONDITIONS, DIMENSIONS ARE TO FACE OF EXISTING WALL (F.O.X.W.), WHETHER IT BE CONCRETE OR GYPSUM CONSTRUCTION.
- REPAIR - THE CONTRACTOR SHALL REPAIR AND OR REPAINT ALL AREAS DAMAGED BY DEMOLITION OR CONSTRUCTION AND SHALL FINISH TO MATCH ADJOINING SURFACES.
- ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL, UNDISTURBED SOIL AND IN THE EVEN AN EXCAVATION REVEALS UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT MIN. 2% SLOPE.
- ALL EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
- SMOKE DETECTORS SHALL BE CONNECTED TO A 120V CIRCUIT.
- PROVIDE LOW CONSUMPTION WATER CLOSET WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
- EXTERIOR WALLS AND OPENINGS FIRE HAZARD NOTES:
  - EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN. RATED.
  - EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING
    - NON-COMBUSTIBLE CONSTRUCTION OR
    - SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/4-IN. THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN. THICK OR
    - MINIMUM 20-MIN RATED OR
    - MEET SFM 12-7A-1
  - WHEN ANY PORTION OF AN ATTACHED OR DETACHED ACCESSORY STRUCTURE (CARPORTS, DECKS, PATIOS, DECKING, SURFACES, STAIRS, LANDINGS, BALCONIES, PORCHES,...) IS WITHIN 10-FT. OF THE PRIMARY STRUCTURE, THE ENTIRE STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
    - NON-COMBUSTIBLE CONSTRUCTION OR
    - IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 PARTS A AND B OR
    - HEAVY TIMBER CONSTRUCTION OR
    - EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION
- SHOWERS:
  - SHALL BE FINISHED TO 70" ABOVE DRAIN INLET OF APPROVED MOISTURE RESISTANT MATERIALS. [CBC 807.1.3]
  - GLASS ENCLOSURE DOORS AND PANELS SHALL BE TEMPERED OR APPROVED PLASTIC. [CBC 2406.4]
- A MINIMUM 12" x 12" ACCESS PANEL TO BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. [CBC 405.2]
- THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH. (PC 402.2)
- ALL SHOWERS & TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING TYPE VALVE. (PC 418)
- ALL NEW, REPLACEMENT & EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS. (PC 508.2)
- DRAINAGE:
  - PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
  - OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.

SECURITY REQUIREMENTS

- DOORS AT EXTERIOR OF BUILDINGS AND INTERIOR DOORS AT CORRIDORS AND GARAGES:
  - SWINGING WOODEN DOORS SHALL BE:
    - OPENABLE FROM THE INSIDE WITHOUT USE OF KEY
    - SOLID CORE MINIMUM 1-3/4" THICK OR COVERED ON THE INSIDE WITH 16-GAUGE SHEET METAL FASTENED BY SCREWS AT MAXIMUM 6" ON CENTER
  - SINGLE SWINGING DOORS, THE ABOVE LEAF ON A PAIR OF DOORS, THE BOTTOM, AND THE UPPER LEAF OF DUTCH DOORS SHALL HAVE DEAD BOLT AND A DEAD LOCKING LATCH:
    - THE DEAD BOLT AND LATCH MAY BE ACTIVATED BY ONE LOCK OR BY AN INDIVIDUAL LOCK
    - LOCK(S) SHALL BE OPERATED FROM THE INTERIOR SIDE BY A DEVICE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
  - DEAD BOLTS:
    - SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT MATERIALS
    - STRAIGHT DEAD BOLT SHALL HAVE A MINIMUM 1" THROW WITH AT LEAST 5/8" EMBEDMENT INTO HOLDING DEVICE RECEIVING PROJECTED BOLT
    - HOOD SPACE OR EXPANDING LUG DEAD BOLT SHALL HAVE MINIMUM 3/4" THROW
    - ALL DEAD BOLTS OR LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEAD BOLTS SHALL EMBED A MINIMUM OF 1/2"
  - DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY A RABBIT.
  - NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES ACCESSIBLE FROM THE OUTSIDE.
- CYLINDER GUARDS SHALL BE INSTALLED ON ALL MORTISE OR RIM TYPE CYLINDER LOCKS INSTALLED IN HOLLOW METAL DOORS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- SLIDING GLASS DOORS SHALL BE EQUIPPED WITH A LOCKING DEVICE AND SHALL BE SO INSTALLED THAT, WHEN SUBJECTED TO TESTS IN SECTION 6106, REMAIN INTACT AND ENGAGED.
- OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A HARDENED STEEL SHACKLE, METAL SLIDE, BAR, BOLT OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OF OPERATION
- WINDOWS:
  - GLAZING WITHIN 40 INCHES OF A REQUIRED LOCKING DEVICE ON A DOOR WHEN IN THE CLOSED AND LOCKED POSITION SHALL BE FULLY TEMPERED GLASS, APPROVED BURGLARY RESISTANT MATERIAL, OR GUARDED BY METAL BARS, SCREENS, OR GRILLES IN AN APPROVED MANNER.
  - SLIDING GLASS WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES THAT, WHEN SUBJECTED TO THE TESTS IN SECTION 6106, REMAIN INTACT AND ENGAGED.
  - OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES WHICH RENDER THE BUILDING AS SECURE AS THE DEVICES REQUIRED FOR OTHER OPENINGS. IN GROUPS B, H, M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE SLIDE BAR, BOLT, CROSS BAR, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE.
  - LOUVERED WINDOWS, EXCEPT THOSE ABOVE THE FIRST STORY IN GROUP R OCCUPANCIES WHICH CANNOT BE REACHED WITHOUT A LADDER, SHALL BE OF MATERIAL OR GUARDED AS SPECIFIED FOR OTHER OPENINGS AND INDIVIDUAL PANES SHALL BE SECURELY FASTENED BY MECHANICAL FASTENERS REQUIRING A TOOL FOR REMOVAL AND NOT ACCESSIBLE FROM THE OUTSIDE WHEN THE WINDOW IS IN THE CLOSED POSITION.

BMP'S FOR CONSTRUCTION

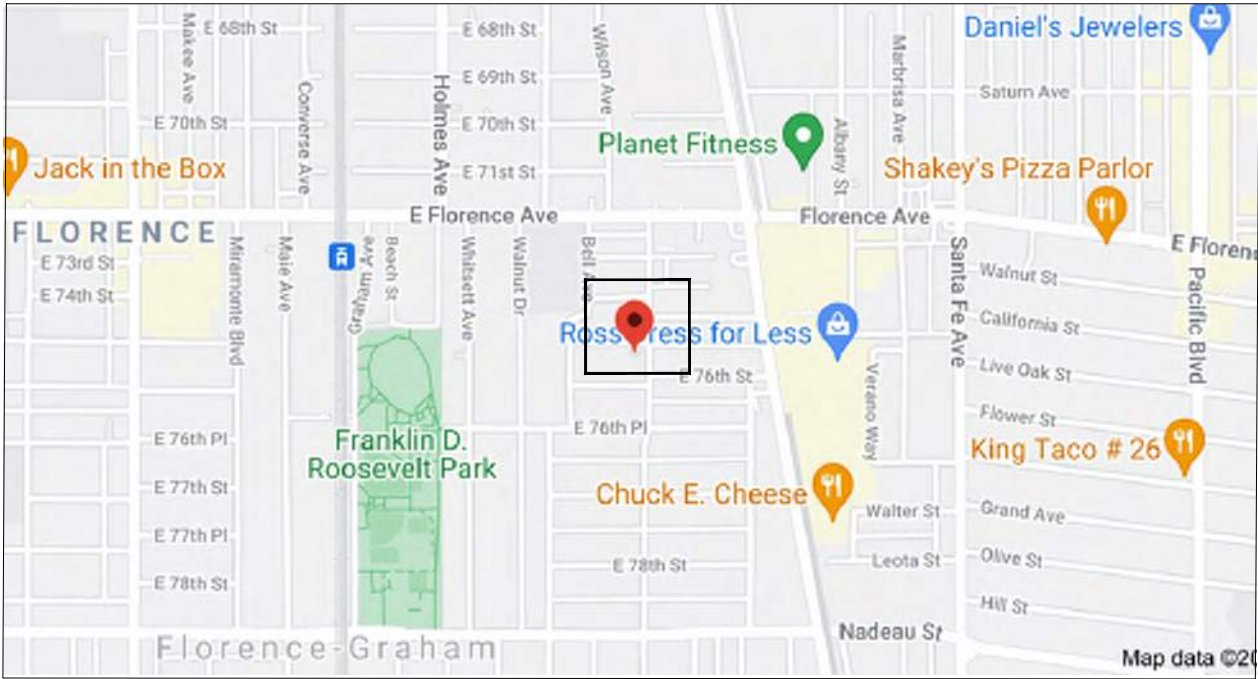
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN AN PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE STORM DRAIN SYSTEM.
- NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING, AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED INTO THE STORM DRAIN SYSTEM BY RAIN OR OTHER MEANS.
- ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

M/E/P NOTES

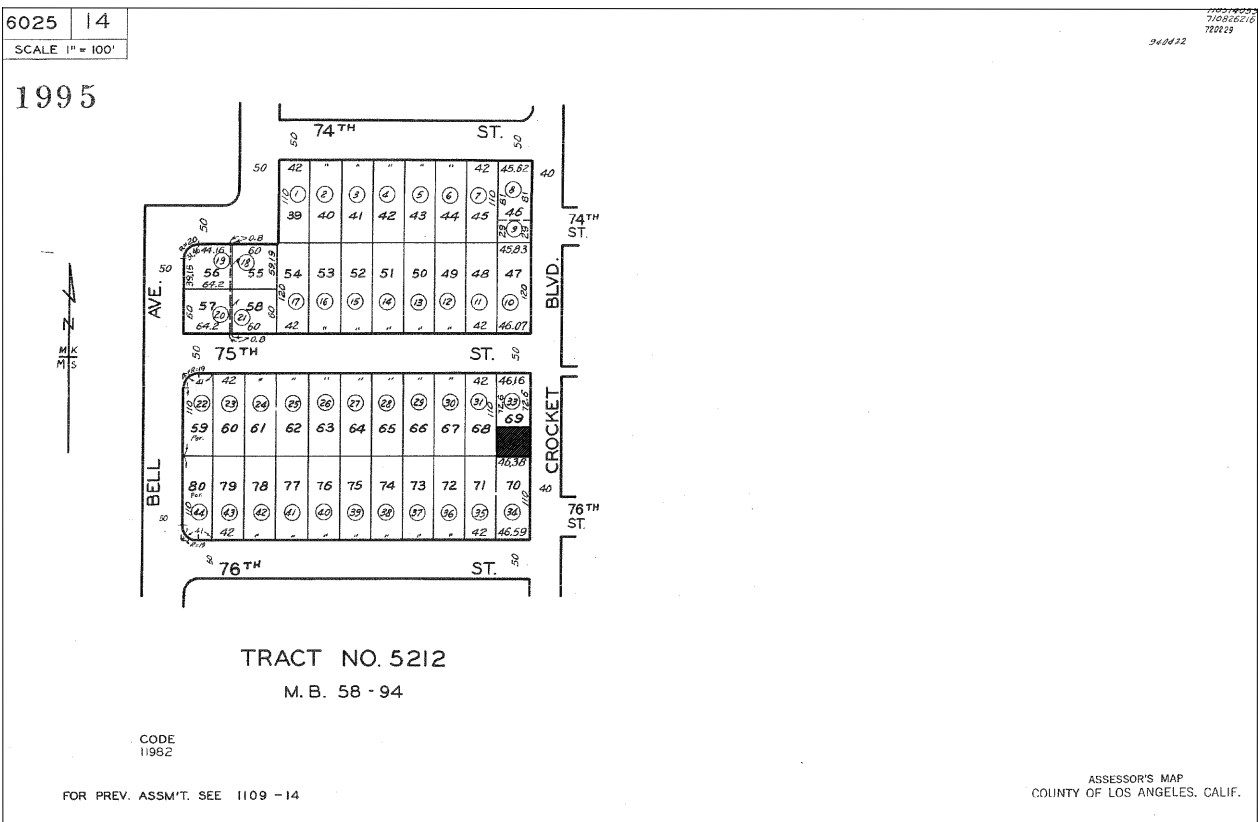
- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). [CEC 210.12(B)]
- CMA - CARBON MONOXIDE ALARM COMPANY: BRK BRANDS, INC.  
3901 W. LIBERTY STREET ROAD, AURORA, IL 60504-8122  
CONTACT: MARK DIPPNER  
PHONE: (630) 851.7330 EXT: 1422  
FAX: (630) 851.9309  
DATE ISSUED 12.09.2010 LISTING EXPIRES: 06.30.2011  
DESCRIPTION: MODELS "FIRST ALERT" C0500 AND C0511 SINGLE / MULTIPLE STATION, BATTERY OPERATED, CARBON MONOXIDE ALARMS.  
NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED & HARD-WIRED WITH BATTERY BACKUP

R.F.A CALCULATIONS					
DESCRIPTION	PROPOSED AREAS				TOTAL
	(N) 1st FLOOR GARAGE	(N) 2nd FLOOR UNIT "A"	(N) 3rd FLOOR UNIT "B"		
EXISITNG	-	-	-	-	-
NEW	575	683	693	-	1,951 SF
BMO	AREA	575	683	693	-
	EXEMPT	400	-	-	-
					1,551 SF

VICINITY MAP



ASSESSOR MAP



SCOPE OF WORK

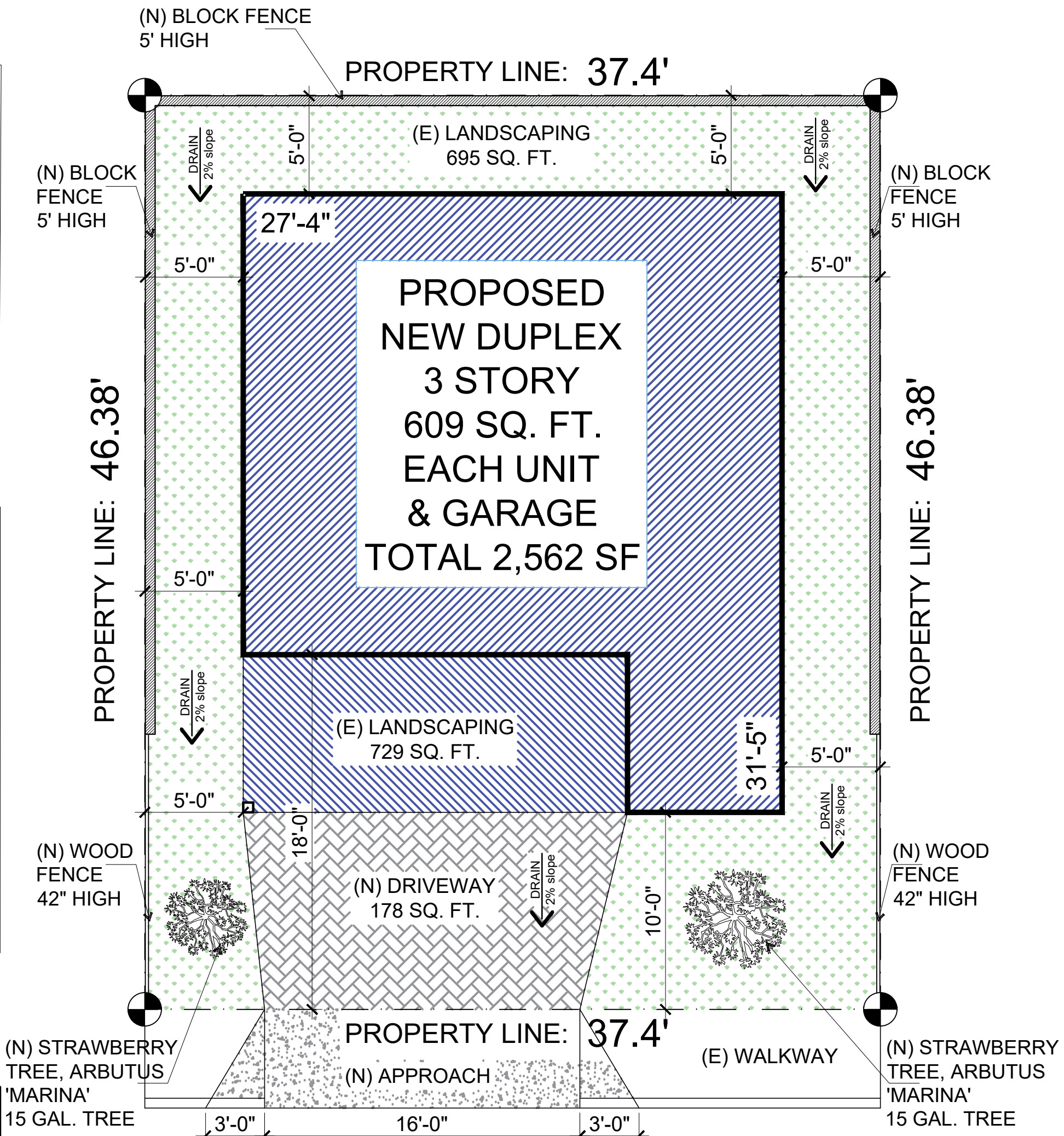
- PROPOSED NEW DUPLEX 3 STORY 2,562 SQ. FT.

LEGAL DESCRIPTION

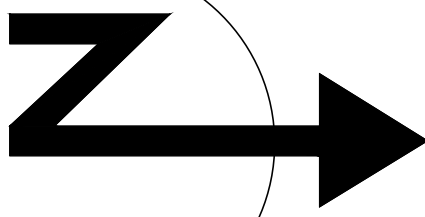
APN	6025-014-032
PROPERTY TYPE	Vacant Land
TRACT NUMBER	TR# 5212
YEAR BUILT	0000 / 0000
LOT AREA	1,732 SF
(N) DUPLEX	1,551 SF
ZONING	R2-1
BEDROOMS/BATHROOMS	4 / 4
UNIT	2
BLOCK	NONE
LOT	69
FIRE SPRINKLERS	YES
CONSTRUCTION TYPE	V-B

SHEET INDEX

ARCHITECTURAL		STRUCTURAL	
A-1:	NEW SITE PLAN/ NOTES	S-1:	GENERAL NOTES
G-1:	GREEN NOTES	S-2:	FOUNDATION PLAN
G-2:	GREEN NOTES	S-3:	DETAILS
A-2:	PROPOSED 1st FLOOR		
A-3:	PROPOSED 2nd & 3rd FLOOR		
A-4:	PROPOSED ELEVATIONS		
A-5:	PROPOSED PARAPET		
T-1:	TITLE 24		
T-2:	TITLE 24		
T-3:	TITLE 24		
E-1:	EDISON KVA RATINGS		



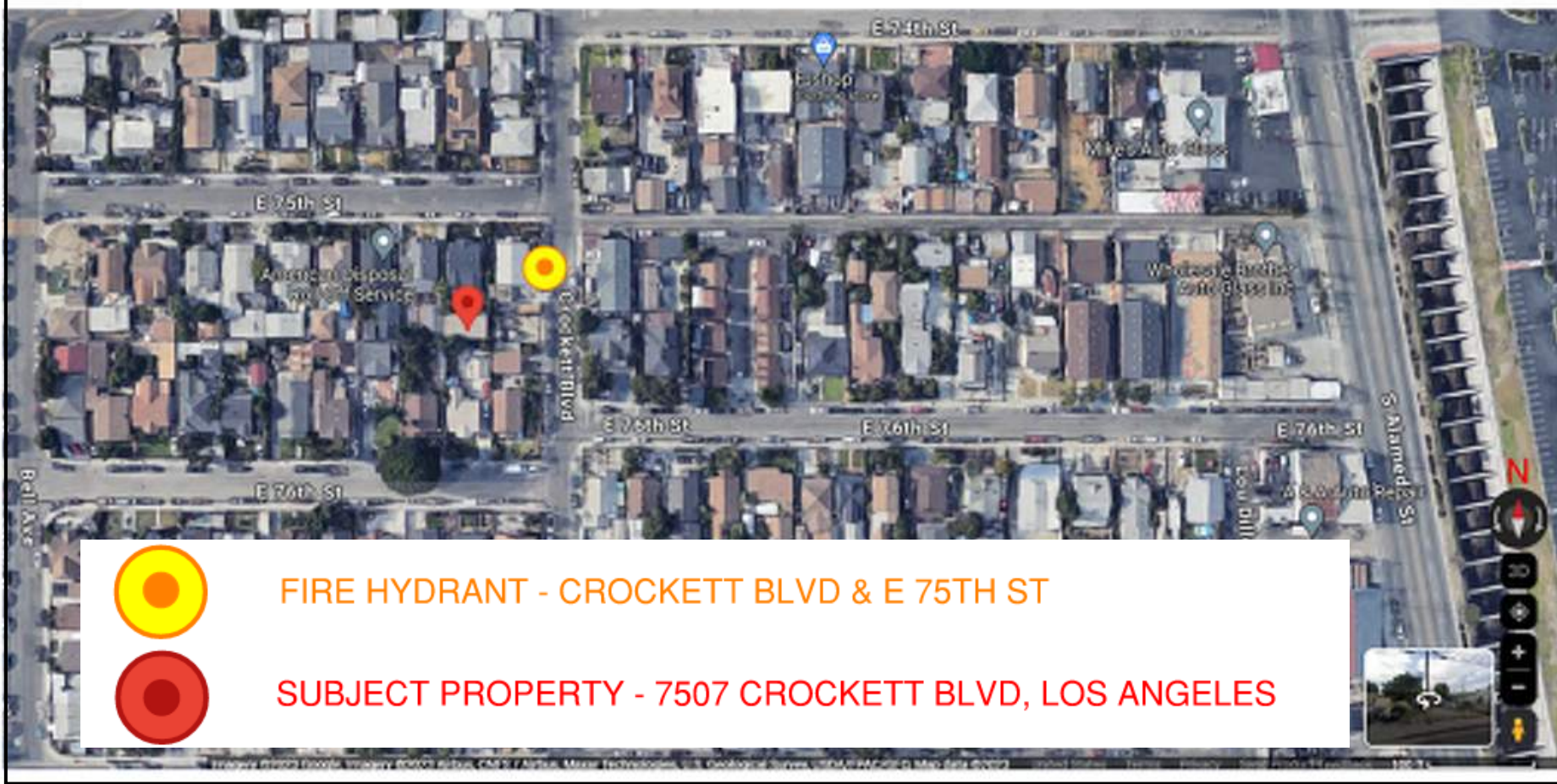
7507 CROCKETT.



(N) SITE PLAN

SCALE: 1/8"=1'-00"

FIRE HYDRANT LOCATION



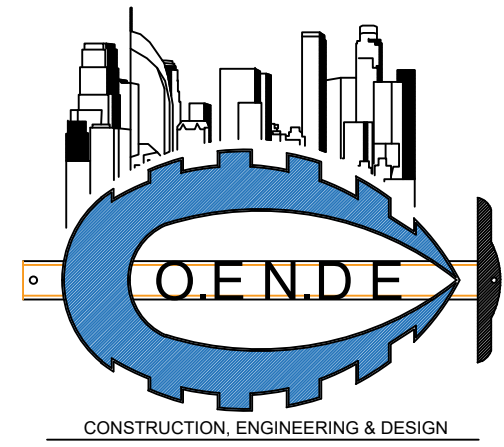
REVISIONS		
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DESCRIPTION:  
PROPOSED NEW DUPLEX 3 STORY  
1,551 SQ. FT.

OWNER:  
MR. HENRY HERNANDEZ  
7507 Crockett Blvd Los Angeles,  
CA 90001

COENDE CONSTRUCTION,  
ENGINEERING & DESIGN  
VICTOR VIZCAINO

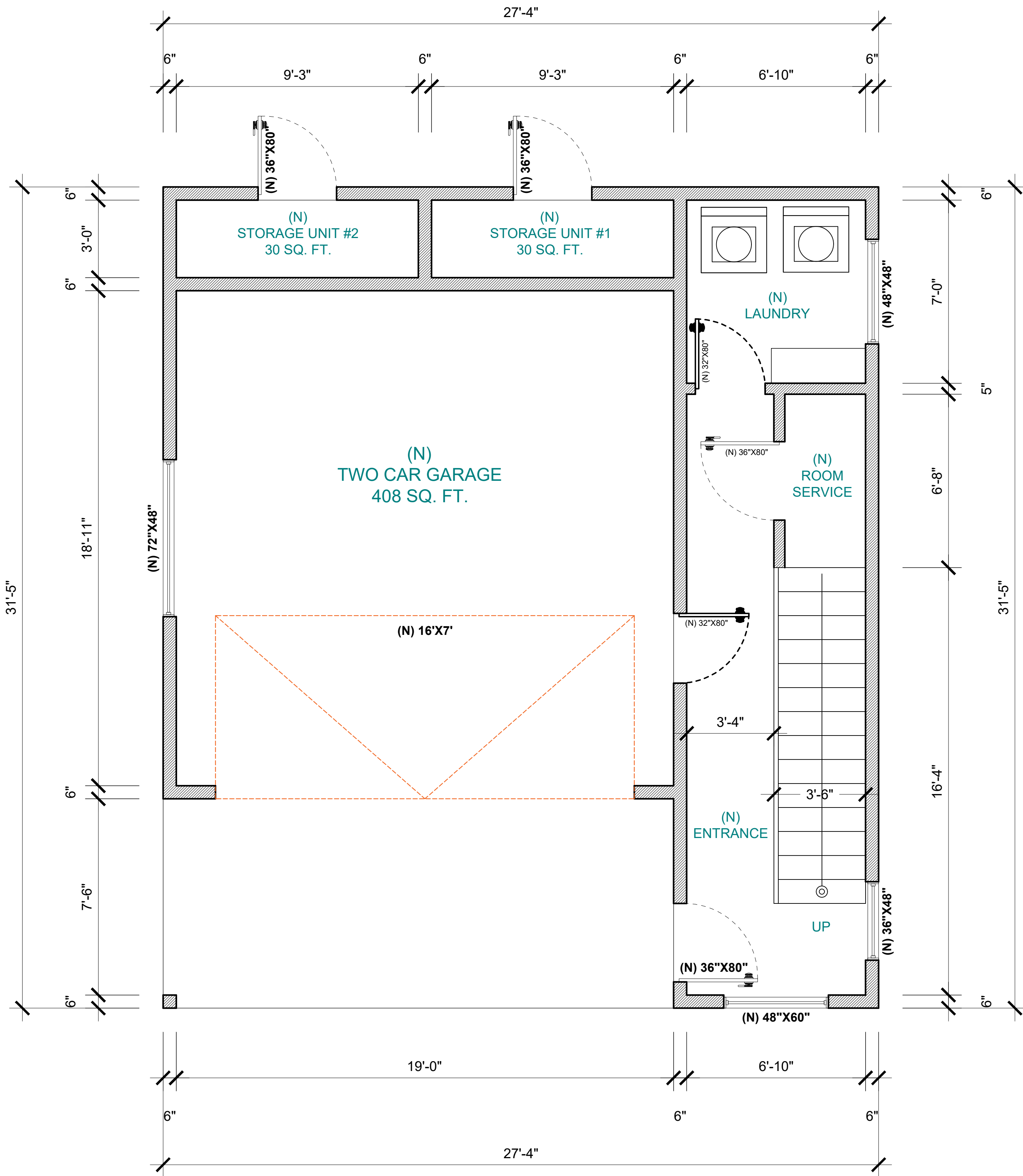
127 N. Catalina St. #2 Los Angeles, CA 90004  
office: (323) 203-9640  
chile182@hotmail.com



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CHECKED BY: W.R.	PROJECT : 022-024
SHEET NO.	

A-1

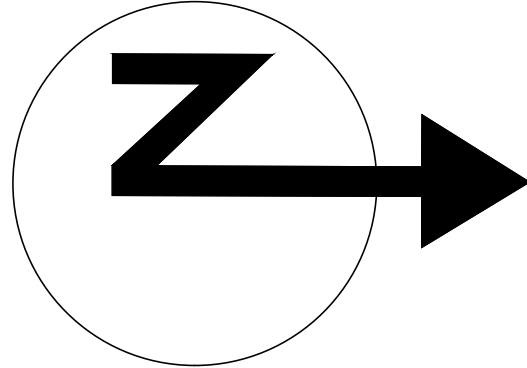




PROPOSED 1st FLOOR PLAN

SCALE: 3/8" = 1' - 0"

1



LEGEND	
	ENERGY STAR COMPLIANT EXHAUST FAN DUCTED TO TERMINATE OUTSIDE OF BUILDING, SHALL BE HUMIDISTAT CONTROLLED; MIN. 50 CFM
	SMOKE DETECTOR HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED
	CARBON MONOXIDE DETECTOR HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED
	WATER HEATER

WALL LEGEND	
	DEMO WALL
	EXISTING WALL
	NEW WALL

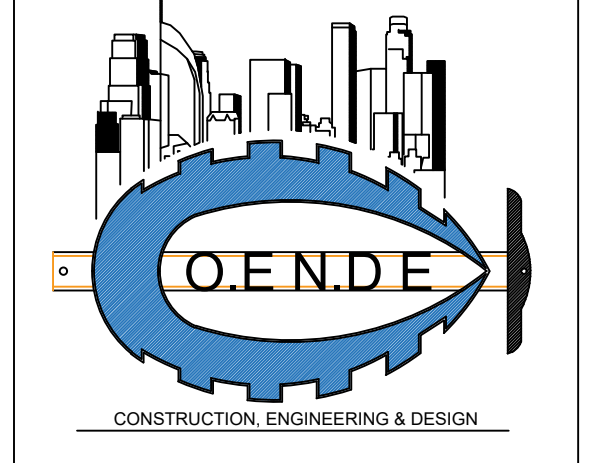
ADDITIONAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
4. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
5. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

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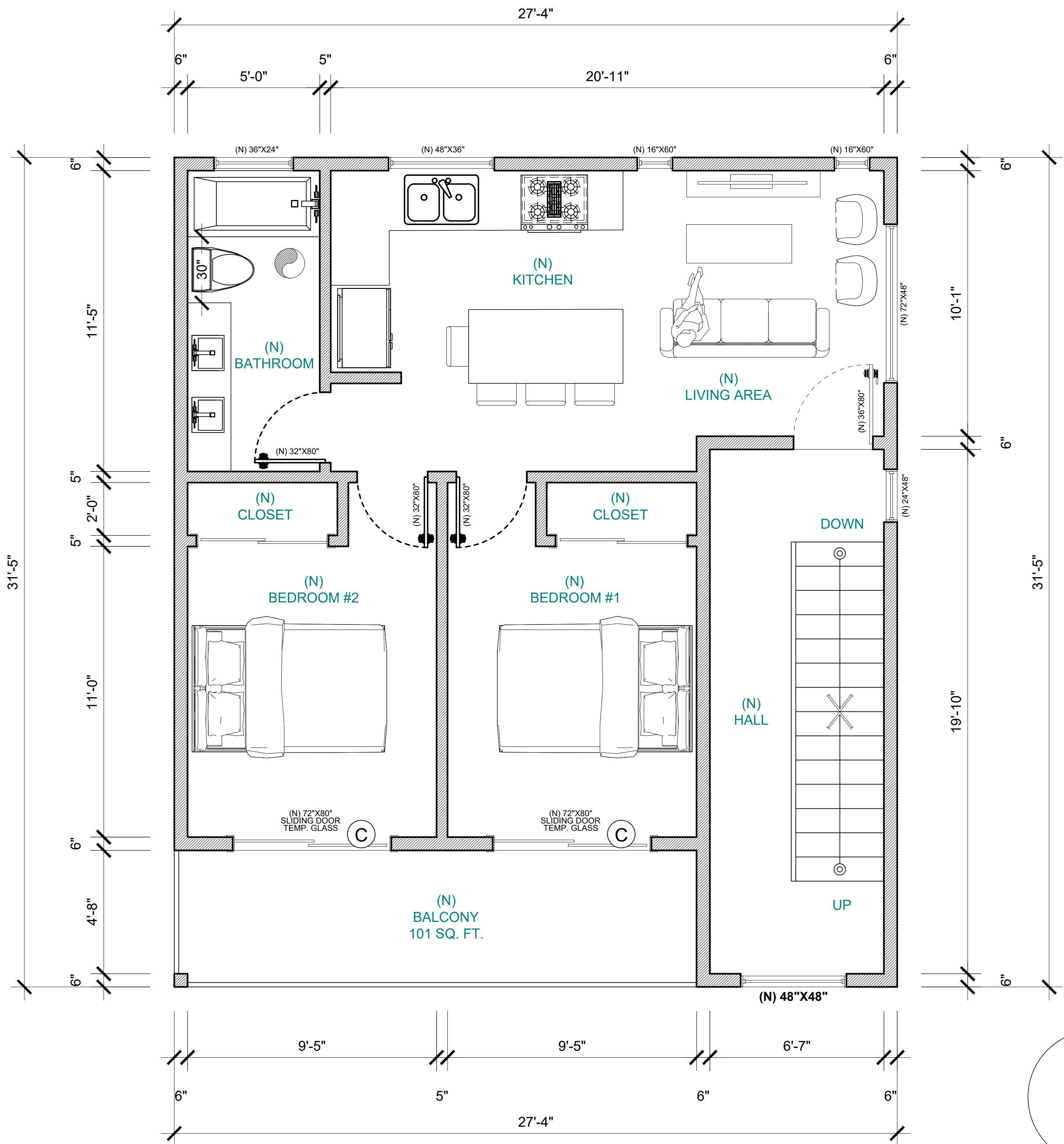
DESCRIPTION:	PROPOSED NEW DUPLEX 3 STORY 1,551 SQ. FT.
	OWNER: MR. HENRY HERNANDEZ 7507 Crockett Blvd Los Angeles, CA 90001

COENDE CONSTRUCTION, ENGINEERING & DESIGN VICTOR VIZCAINO	127 N. Catalina St. #2 Los Angeles, CA 90004 office: (323) 203-9640 chile182@hotmail.com



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CHECKED BY: W.R.	PROJECT : 022-024
SHEET NO. A-2	

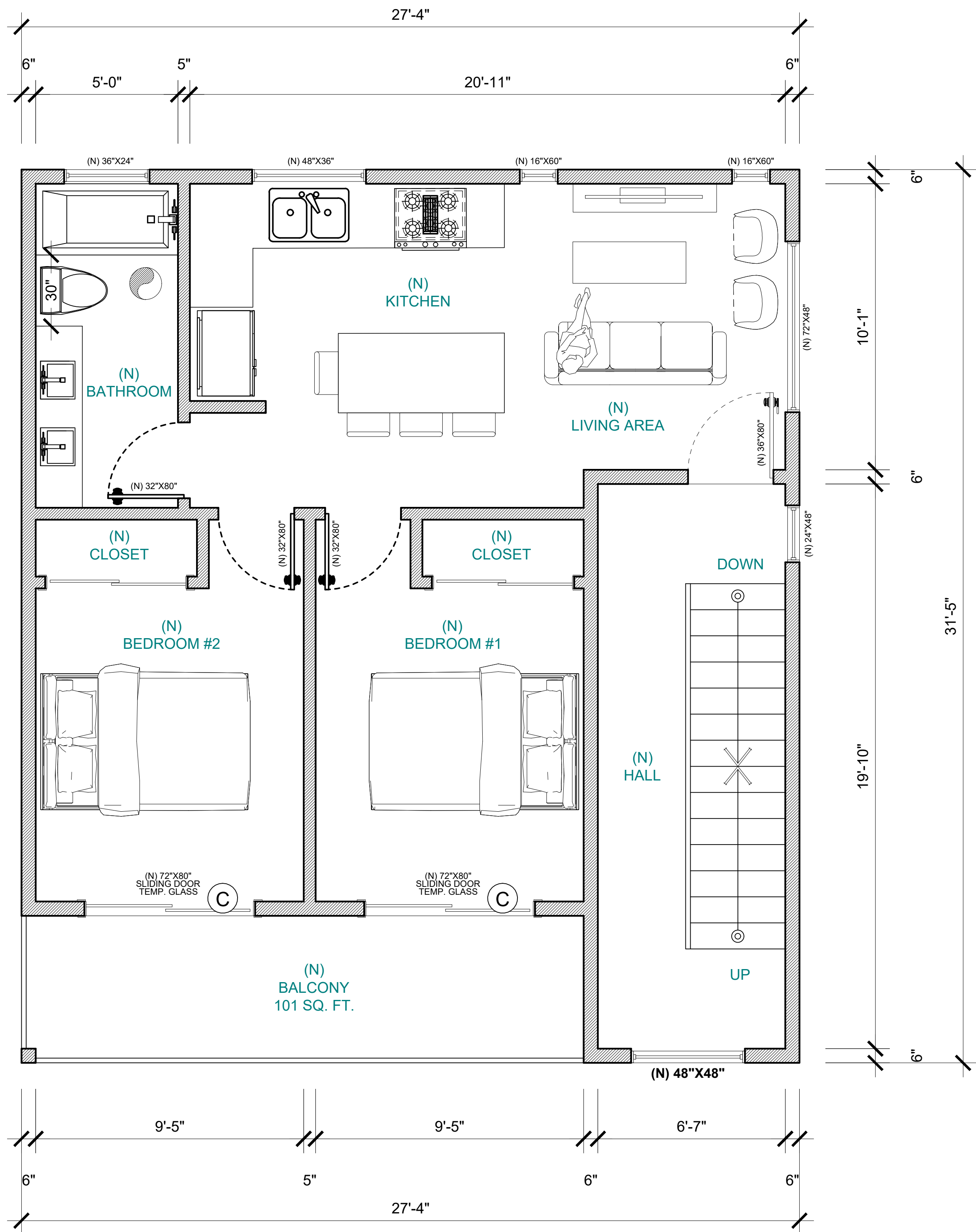




PROPOSED 2nd FLOOR PLAN

SCALE: 3/8" = 1' - 0"

2



PROPOSED 3rd FLOOR PLAN

SCALE: 3/8" = 1' - 0"

3

ADDITIONAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
4. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
5. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

LEGEND

	ENERGY STAR COMPLIANT EXHAUST FAN DUCTED TO TERMINATE OUTSIDE OF BUILDING, SHALL BE HUMIDISTAT CONTROLLED; MIN. 50 CFM
	SMOKE DETECTOR HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED
	CARBON MONOXIDE DETECTOR HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED
	WATER HEATER
	TANK LESS

WALL LEGEND

	DEMO WALL
	EXISTING WALL
	NEW WALL

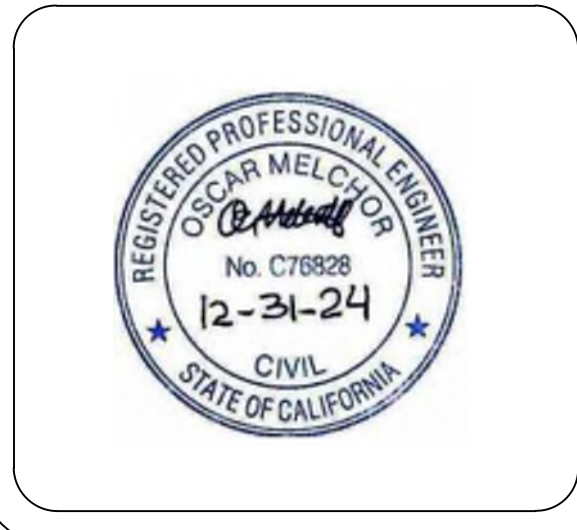
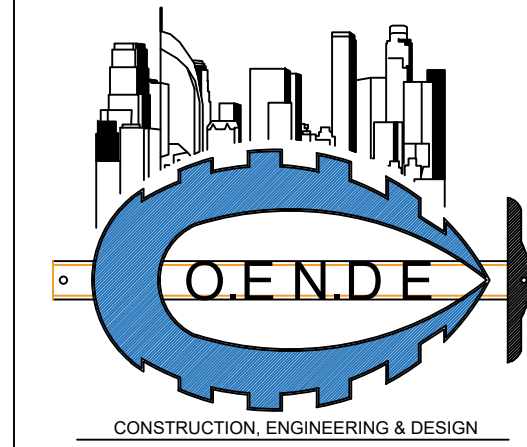
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DESCRIPTION:  
PROPOSED NEW DUPLEX 3 STORY  
1,551 SQ. FT.

OWNER:  
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COENDE CONSTRUCTION,  
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VICTOR VIZCAINO

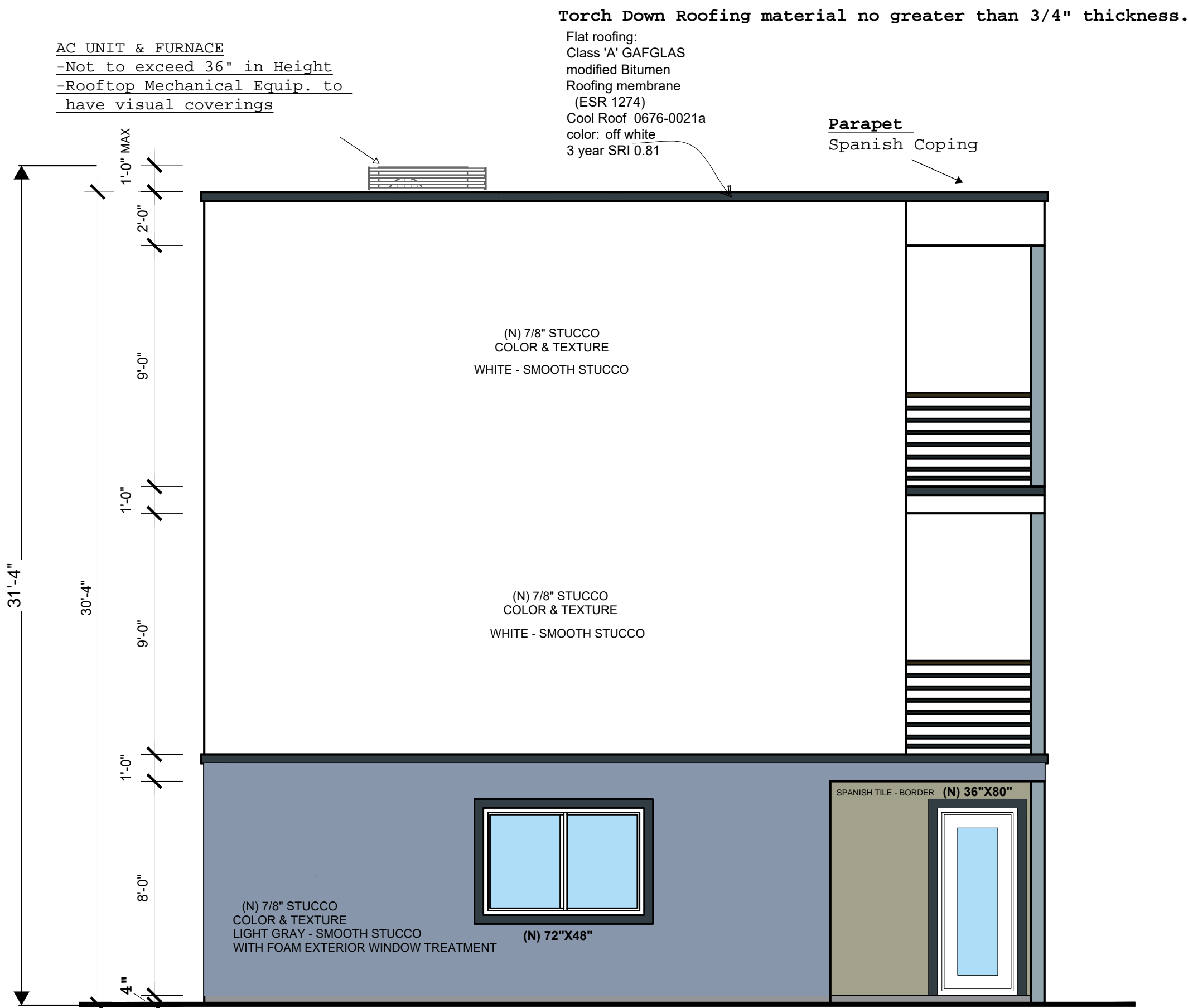
127 N. Catalina St. #2 Los Angeles, CA 90004  
office: (323) 203-9640  
chile182@hotmail.com



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CHECKED BY: W.R.	PROJECT : 022-024
SHEET NO.	

A-3

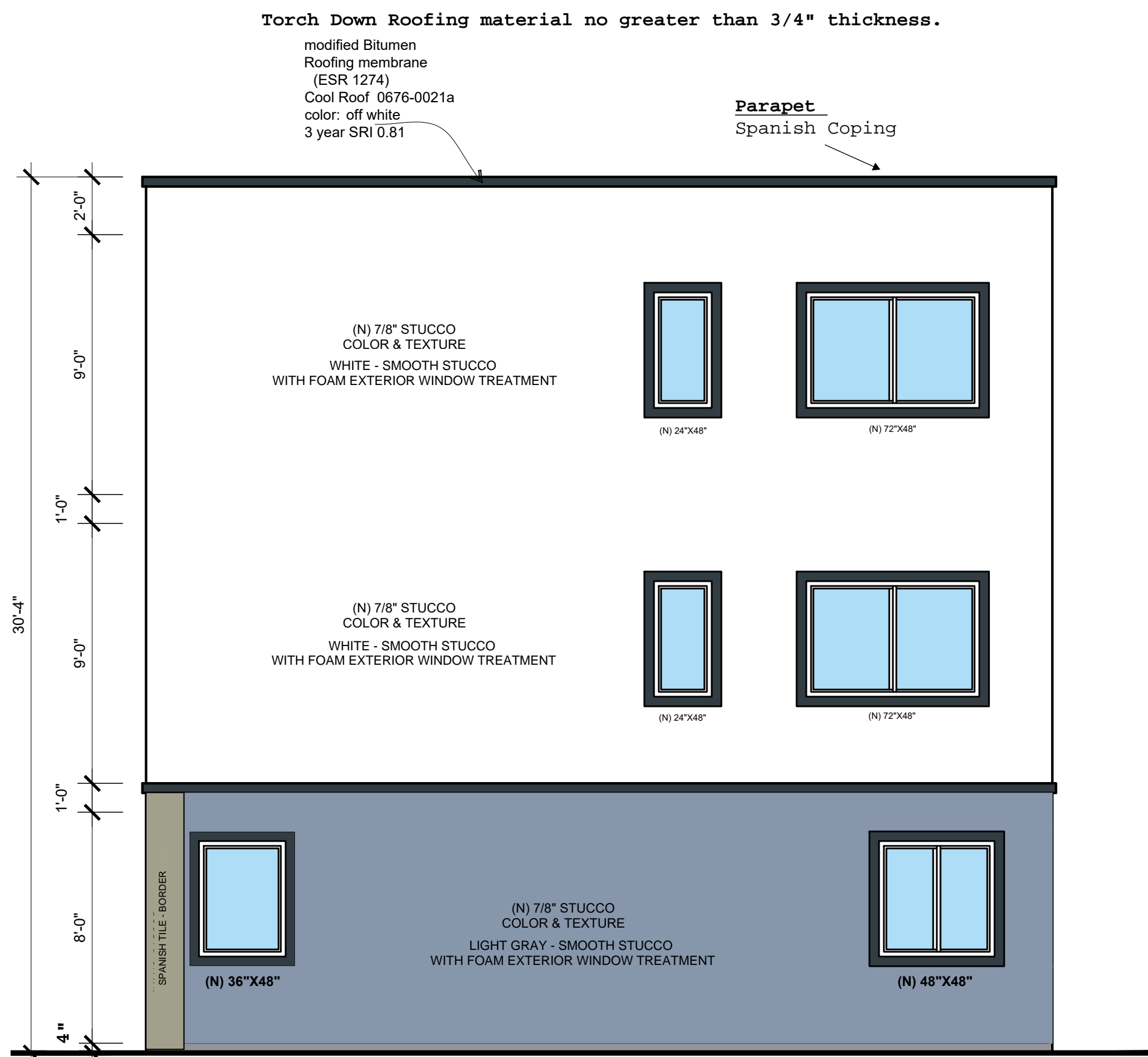




## SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"

1



## NORTH ELEVATION

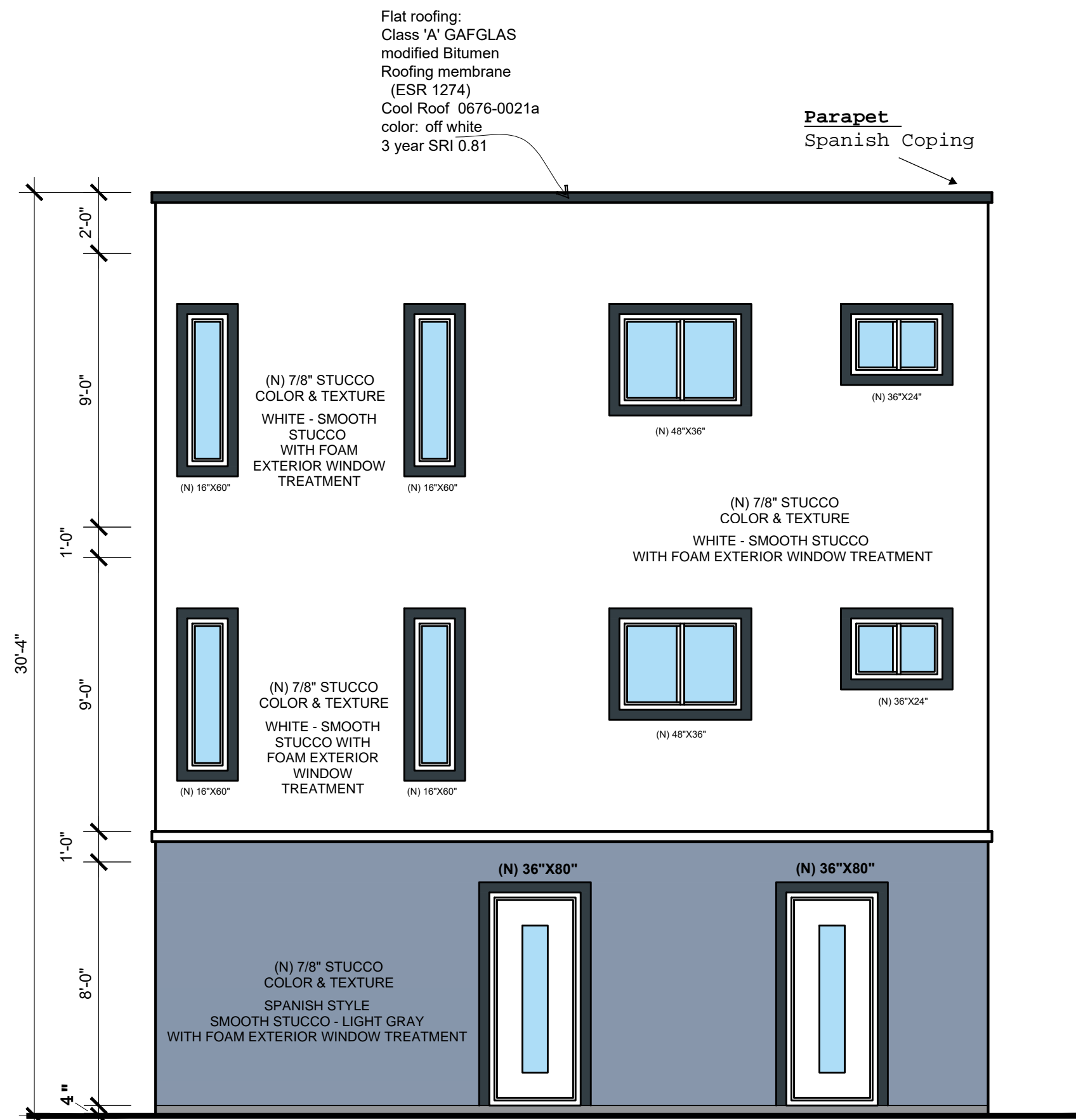
SCALE: 1/4" = 1' - 0"

2

## GENERAL REQUIREMENTS

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. \* (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF CLOSING AND SELF LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK 9R302.5.1)
- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6 (R302.6).

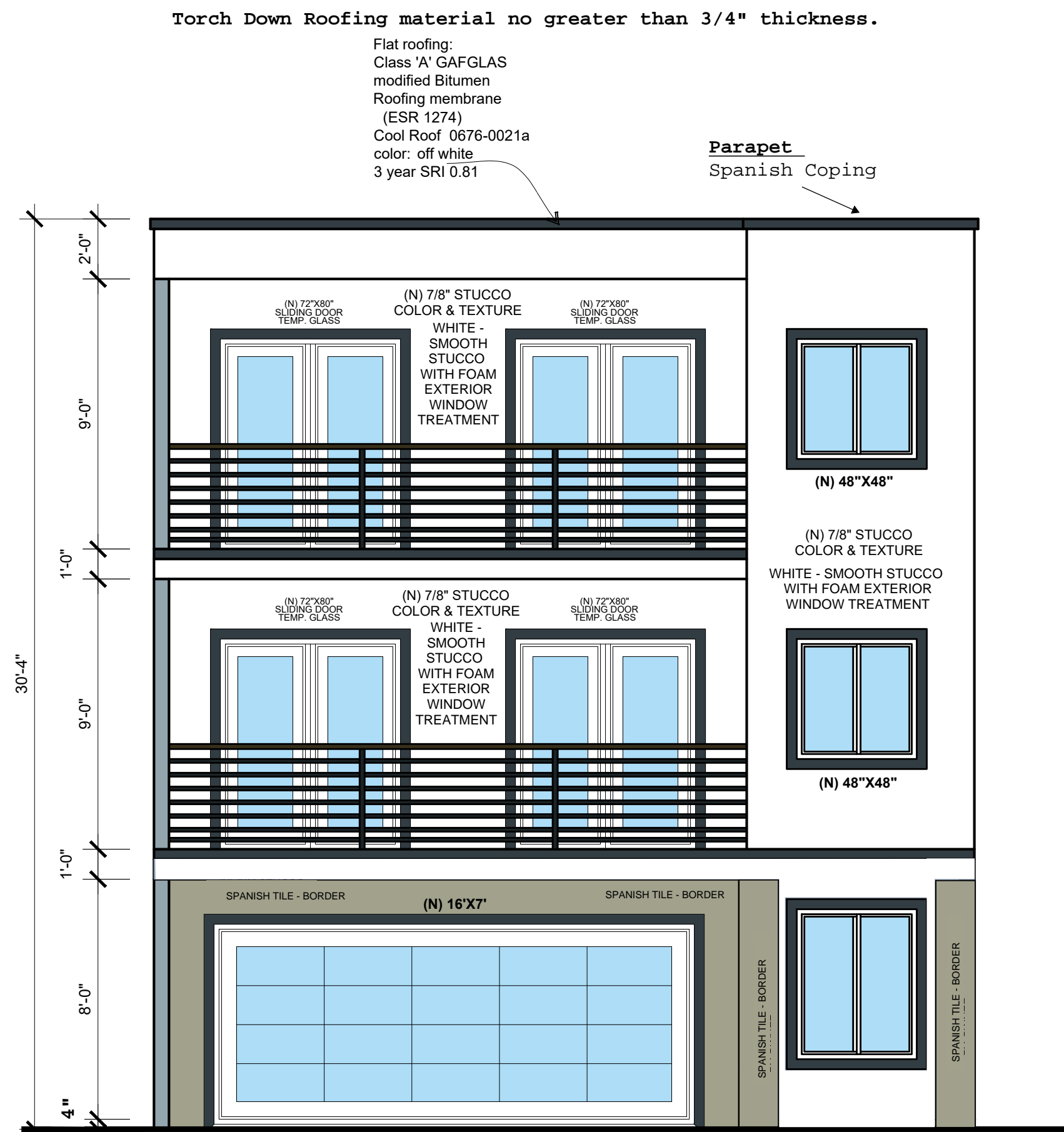
Torch Down Roofing material no greater than 3/4" thickness.



## EAST ELEVATION

SCALE: 1/4" = 1' - 0"

3



## WEST ELEVATION

SCALE: 1/4" = 1' - 0"

4

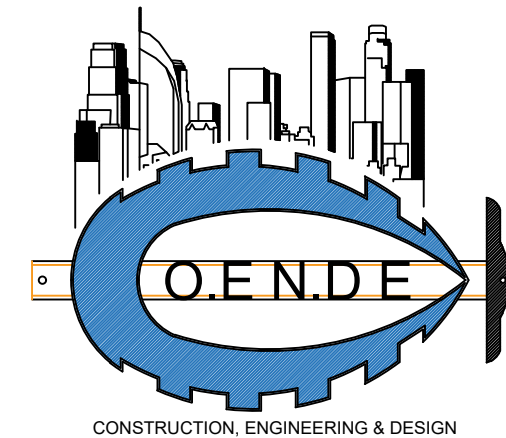
REVISIONS		
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DESCRIPTION:  
**PROPOSED NEW DUPLEX 3 STORY  
1,551 SQ. FT.**

OWNER:  
**MR. HENRY HERNANDEZ  
7507 Crockett Blvd Los Angeles,  
CA 90001**

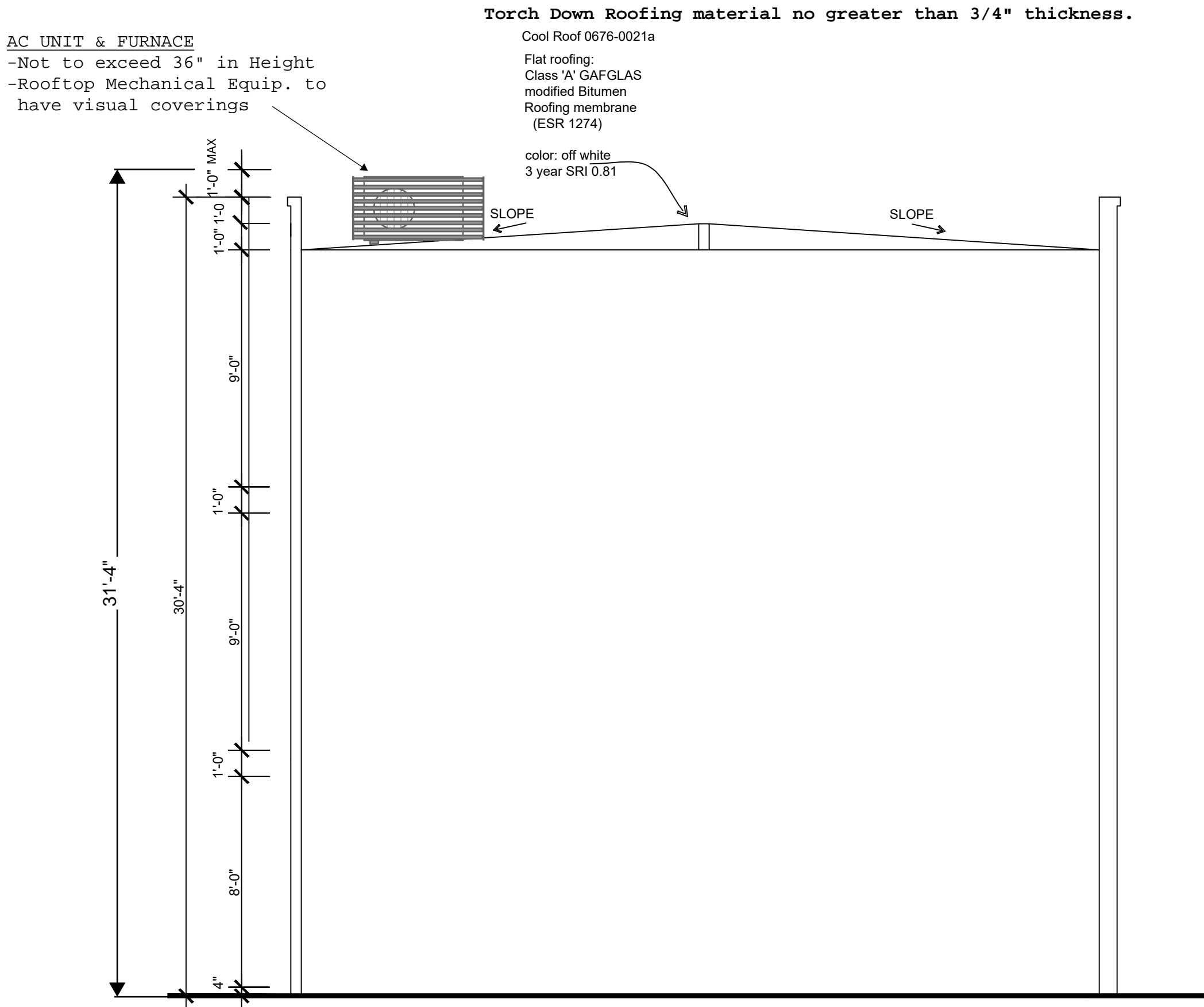
**COENDE CONSTRUCTION,  
ENGINEERING & DESIGN  
VICTOR VIZCAINO**

127 N. Catalina St. #2 Los Angeles, CA 90004  
office: (323) 203-9640  
chile182@hotmail.com

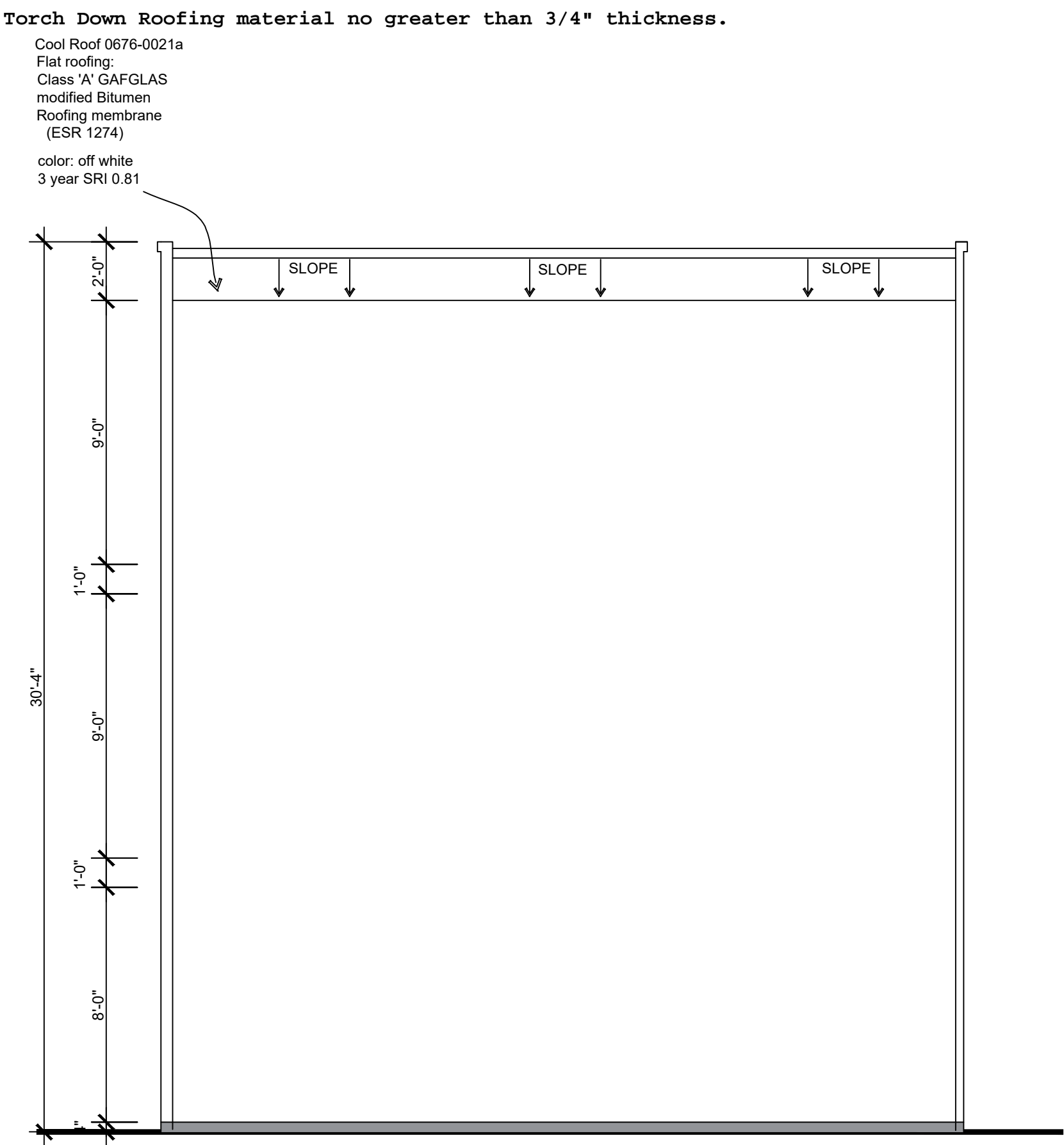


DRAWN BY: V.V.	DATE: 05-23-2024
CHECKED BY: W.R.	PROJECT : 022-024
SHEET NO.	

**A-4**



NORTH/SOUTH PARAPET SECTION ①  
SCALE: 1/4" = 1' - 0"

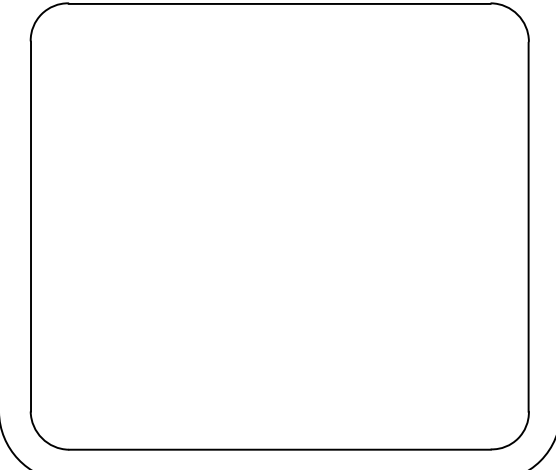
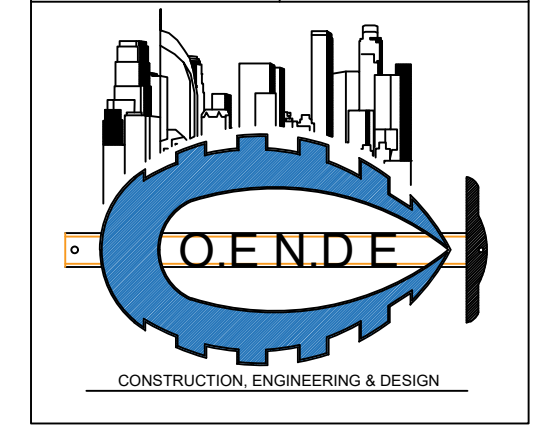


EAST/WEST PARAPET SECTION ③  
SCALE: 1/4" = 1' - 0"

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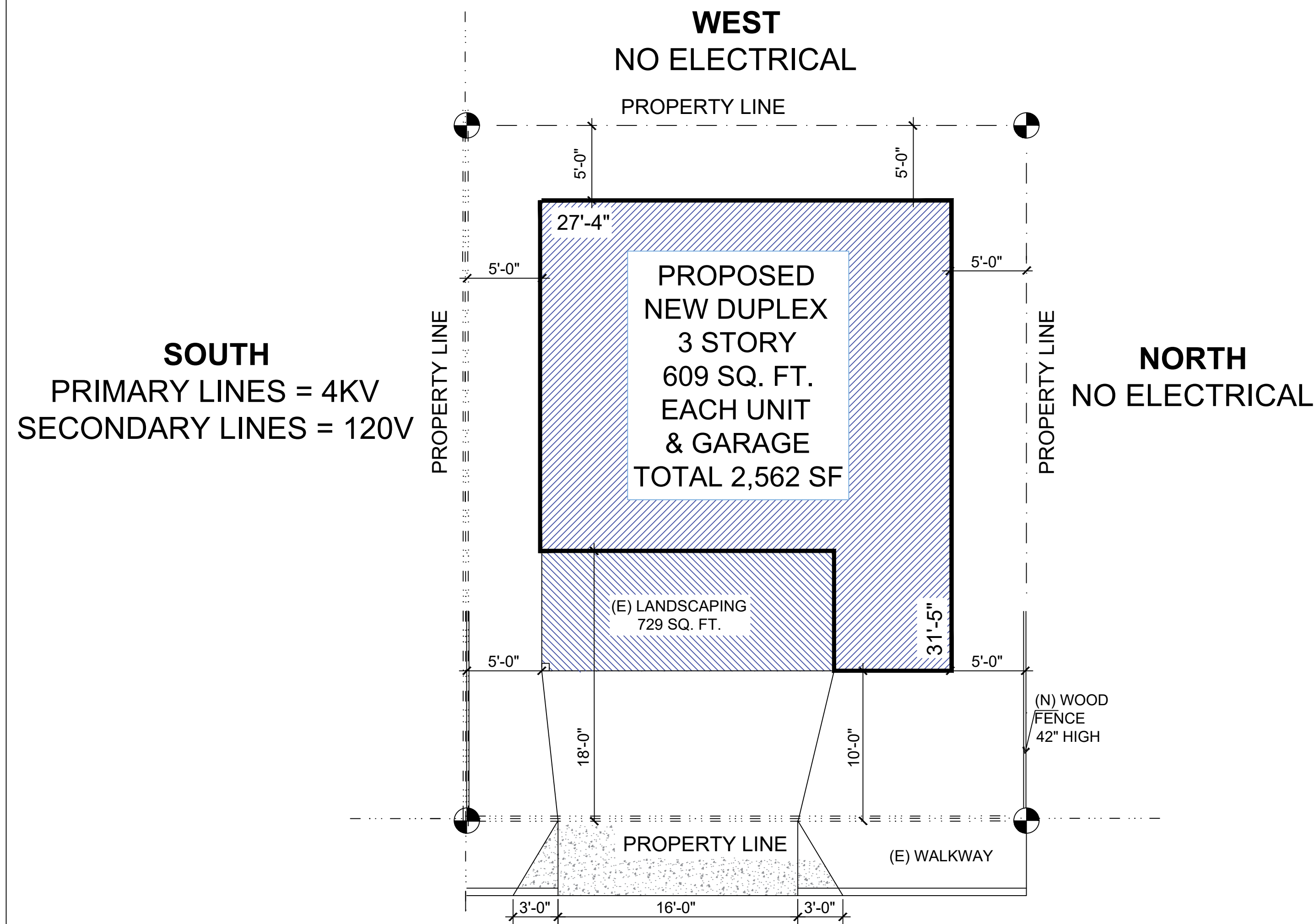
DESCRIPTION:	PROPOSED NEW DUPLEX 3 STORY 1,551 SQ. FT.
	OWNER: MR. HENRY HERNANDEZ 7507 Crockett Blvd Los Angeles, CA 90001

COENDE CONSTRUCTION, ENGINEERING & DESIGN VICTOR VIZCAINO	127 N. Catalina St. #2 Los Angeles, CA 90004 office: (323) 203-9640 chile182@hotmail.com



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CHECKED BY: W.R.	PROJECT : 022-024
SHEET NO. <b>A-5</b>	





**EAST**  
PRIMARY LINES = 4KV  
SECONDARY LINES = 120V

RE: (External):Re: 7507 Crockett Blvd Los Angeles 90001

Diego Martinez

to me

Hi Jon,

Wed, Mar 6, 6:54 AM (9 days ago)

The primary lines adjacent to your property are 4 kV and the secondary lines are 120V.

Diego Martinez

Distribution Local Planner

Dominguez Hills Service Center

Office: 626-302-0516

Cell: 626-506-7925

[SCE Rules & SCE Rates](#)

[SCE Distribution Manuals - free PDF Downloads](#)

[SCE Customer Service \(800\) 655-4555](#)

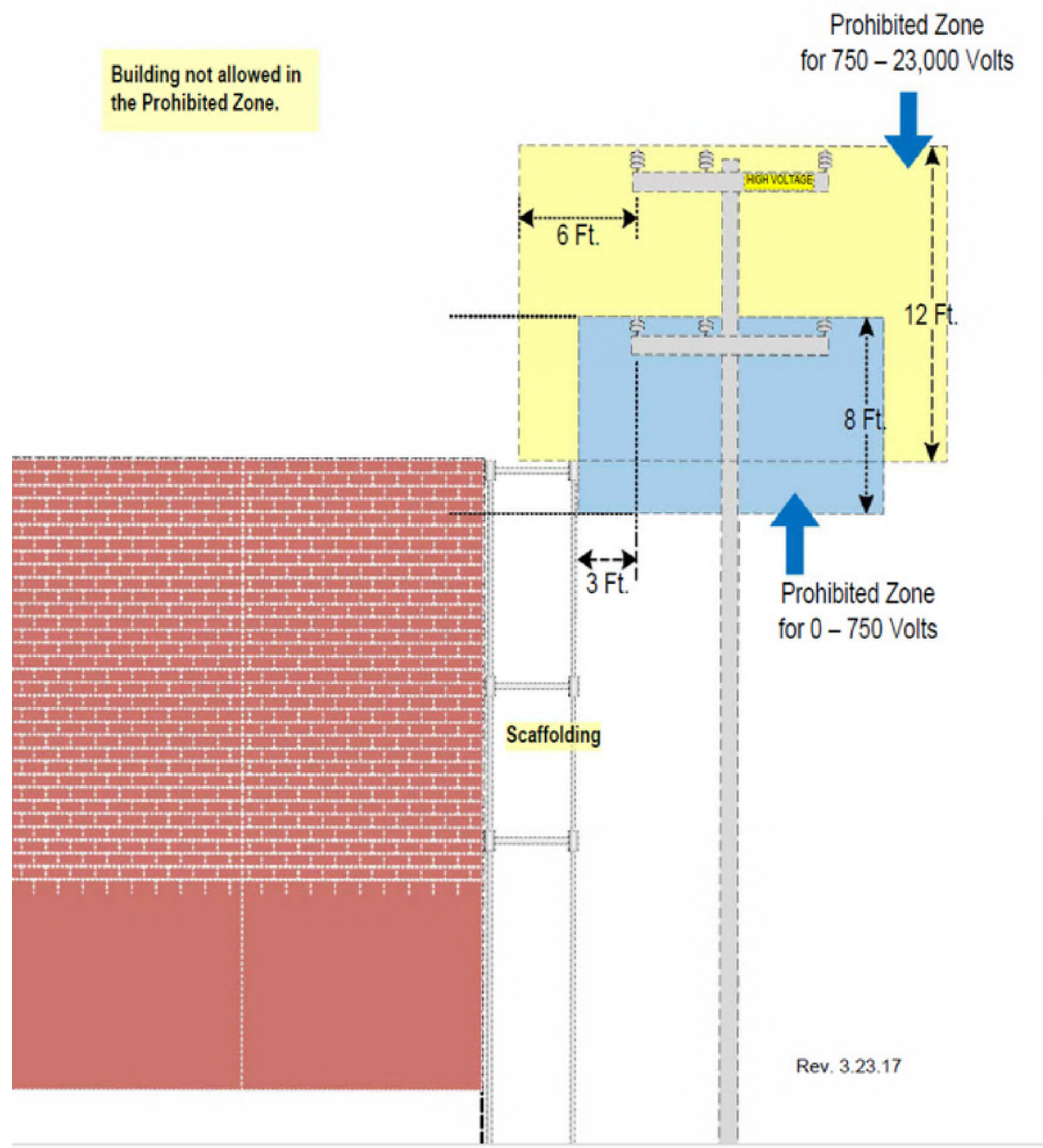


From: Jon Hernandez <jdreamteamla@gmail.com>

Sent: Tuesday, March 5, 2024 9:54 AM

To: Diego Martinez <Diego.Martinez@sce.com>

Subject: (External):Re: 7507 Crockett Blvd Los Angeles 90001



### POWER LINE MIN. CLEARANCES

The existing overhead utility and power lines will not be located over the aerial Fire Apparatus Access Road or between the Aerial Fire Apparatus Access Road and the proposed building(s). (Fire Code 503.2.1.2.2.2)

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DESCRIPTION:

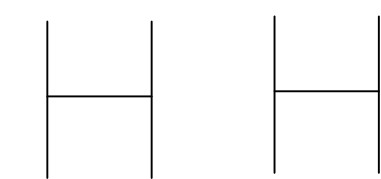
PROPOSED NEW DUPLEX 3 STORY  
1,551 SQ. FT.

OWNER:

MR. HENRY HERNANDEZ  
7507 Crockett Blvd Los Angeles,  
CA 90001

COENDE CONSTRUCTION,  
ENGINEERING & DESIGN  
VICTOR VIZCAINO

1020 S Cypress St Ste A, La Habra, CA 90631  
office: (562) 556-1228  
JDreamTeamLA@gmail.com



CONSTRUCTION

DRAWN BY: H.H.	DATE: 05-23-2024
CHECKED BY: H.H.	PROJECT : 022-024
	SHEET NO.

E-1

# 7507 CROCKETT. BLVD, LOS ANGELES



**PROJECT NUMBER**

PRJ2023-001119-(2)

**HEARING DATE**

June 18, 2024

**REQUESTED ENTITLEMENT**

Variance No. RPPL2023001583

## PROJECT SUMMARY

**OWNER / APPLICANT**

Henry Hernandez

**EXHIBIT DATE**

May 23, 2024

**PROJECT OVERVIEW**

A variance request to reduce the minimum lot area and width requirements to authorize an undersized 1,810-square-foot and 37.4-foot-wide lot in the RLM-2 (Residential Low-Medium 2) Zone of the Florence-Firestone Transit Oriented District Specific Plan pursuant to County Code Section 22.194.020 (Variance Applicability). The undersized lot was created by a grant deed on June 13, 1944, when the zoning at that time was R-2 (Two-Family Residence – 5,000 Square Feet Minimum Required Lot Area). On February 16, 2023, Certificate of Compliance (“COC”) No. RPPL2023000759 was recorded on the property with the condition that building permits shall not be issued until compliance with County zoning requirements for undersized parcels is resolved. The variance is required to clear the condition of the recorded COC to authorize development.

The variance is associated with ministerial Site Plan Review No. RPPL2024000514 to review the proposed duplex. The proposed duplex is three stories, 30 feet and 4 inches tall, with an attached two-car garage, laundry room, and storage spaces on the first floor; and balconies for each unit on the upper floors.

**LOCATION**

7507 Crockett Boulevard, Florence-Firestone

**ACCESS**

Crockett Boulevard

**ASSESSORS PARCEL NUMBER**

6025-014-032

**SITE AREA**

0.04 acres (1,810 square feet)

**LOCAL PLAN**

Florence-Firestone Community Plan

**ZONED DISTRICT**

Roosevelt Park

**PLANNING AREA**

Metro

**SPECIFIC PLAN LAND USE DESIGNATION**

H30 (Residential 30 – 30 du/ac)

**SPECIFIC PLAN ZONE**

RLM-2 (Residential Low Medium 2)

**PROPOSED UNITS**

Two (2)

**MAX DENSITY/UNITS**

30 du/ac (2 units)

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption - New Construction or Conversion of Small Structures

Class 4 Categorical Exemption - Minor Alterations to Land

Class 5 Categorical Exemption - Minor Alterations in Land Use Limitations

**KEY ISSUES**

- Consistency with the General Plan
- Consistency with the Florence-Firestone Community Plan
- Consistency with the Florence-Firestone Transit Oriented District Specific Plan
- Satisfaction of the following portions of Title 22 of the County Code:
  - Section 22.194.050 (Variance Findings and Decision requirements)
  - Section 22.418.060 (Florence-Firestone TOD Residential Zones)
  - Section 22.418.090 (Florence-Firestone TOD Zone Additional Development Standards)

**CASE PLANNER:**

Evan Sahagun

**PHONE NUMBER:**

(213) 204 - 9939

**E-MAIL ADDRESS:**

ESahagun@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2023-001119-(2)  
VARIANCE NO. RPPL2023001583

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on June 18, 2024, in the matter of Project No. PRJ2023-001119-(2), consisting of Variance No. RPPL2023001583.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** Henry Hernandez ("Permittee") requests a Variance to reduce the minimum lot area requirement to allow 1,810 square feet in lieu of the required 5,000 square feet and to reduce the minimum lot width requirement to allow 37.4 feet in lieu of the required 50 feet (“Project”), to allow the construction of a proposed duplex, for an undersized lot located at 7507 Crockett Boulevard in the unincorporated community of Florence-Firestone (“Project Site”) in the RLM-2 (Residential Low-Medium 2) Zone of the Florence-Firestone Transit Oriented District Specific Plan (“Specific Plan”) pursuant to County Code Section 22.194.020 (Variance Applicability).
4. **ASSOCIATED MINISTERIAL ENTITLEMENT.** The Project is associated with Site Plan Review (“SPR”) No. RPPL2024000514 to authorize construction of a duplex (“Associated Project”) on the Project Site in the RLM-2 Zone of the Specific Plan pursuant to County Code Section 22.418.060.B (Land Use Regulations for TOD Residential Zones). The Associated Project is a ministerial review, subject to approval of the Variance to authorize the undersized lot area and width.
5. **ENTITLEMENT(S) REQUIRED.** On February 16, 2023, Certificate of Compliance (“COC”) No. RPPL2023000759 was recorded on the Project Site with the condition to comply with County zoning requirements for undersized parcels. A Variance is required to authorize the 1,810-square-foot lot area and 37.4-foot lot width to clear the condition of the recorded COC. A ministerial SPR is required to authorize construction of a duplex in the RLM-2 Zone of the Specific Plan.
6. **LOCATION.** The Project is located at 7507 Crockett Boulevard within the Roosevelt Park Zoned District and Metro Planning Area.
7. **PREVIOUS ENTITLEMENT(S).** The Project Site has not been granted any previous entitlements and is currently vacant.
8. **LAND USE DESIGNATION.** The Project Site is zoned RLM-2 in the Specific Plan, which implements the H30 (Residential 30 – 20 to 30 Dwelling Units per Net Acre) land

use category of the General Plan, consistent with the Florence-Firestone Community Plan (“Community Plan”).

9. **ZONING.** The Project Site is zoned RLM-2 in the Specific Plan. The Specific Plan does not establish minimum lot area or width requirements for the RLM-2 Zone; therefore, the required lot area is 5,000 square feet and the required width is 50 feet pursuant to County Code Section 21.24.240 (Area and width – Requirements generally). Pursuant to County Code Section 22.194.020 (Variance Applicability), a Variance is required to modify minimum lot area and width requirements.

**10. SURROUNDING LAND USES AND ZONING.**

LOCATION	SPECIFIC PLAN LAND USE POLICY	SPECIFIC PLAN ZONING	EXISTING USES
NORTH	H30	RLM-2	Single-family residences (“SFRs”), multi-family residences (“MFRs”)
EAST	H30	RLM-2	SFRs, MFRs
SOUTH	H30	RLM-2	SFRs, MFRs
WEST	H30, H50 (Residential 50 – 20 to 50 Dwelling Units per Net Acre)	RLM-2, RM (Residential Medium)	SFRs, MFRs

**11. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is approximately 1,810 square feet in size, 37.4 feet in width, and consists of one lot. The undersized lot was created by deed on June 13, 1944, and conditionally certified by COC No. RPPL2023000759 on February 16, 2023. The Project Site is undersized, rectangular in shape, has a flat topography, and is currently vacant. The Project Site will be served by public sewage and water.

B. Site Access

The Project Site is accessible via Crockett Boulevard to its east. Primary access for pedestrians and vehicles entering the Project Site will be via Crockett Boulevard, a 40-foot-wide local public street.

C. Site Plan

The site plan for the Associated Project depicts a new three-story duplex with 10-foot front and 5-foot interior setbacks, 695 square feet of landscaping, two new 15-gallon arbutus marina trees in the front yard, a new 16-foot-wide driveway, and adjacent public right-of-way. The lot is 37.4 feet wide and 46.4 feet deep. A new 16-foot-wide curb cut is proposed on Crockett Boulevard, which will serve as the



primary vehicle access to the attached 408-square-foot two-car garage on the first floor, which will be set back 18 feet from the front property line as required per the Specific Plan.

**D. Parking**

The Project will not modify parking standards and does not itself require parking. No minimum number of parking spaces are required for the Associated Project pursuant to California Assembly Bill No. 2097 (“AB 2097”). Although no parking is required, the Permittee is proposing voluntary covered parking in an attached two-car garage on the first floor. No bicycle parking spaces are required or proposed.

**12. CEQA DETERMINATION.**

Prior to the Hearing Officer’s public hearing on the Project, Department of Regional Planning (“LA County Planning”) staff determined that the Project qualifies for a Class 3, 4, and 5 Categorical Exemptions from the California Environmental Quality Act (“CEQA”) under State CEQA Guidelines Sections 15303, 15304, and 15305, respectively. The Permittee requests a Variance to reduce the minimum lot size requirement to develop on an undersized 1,810-square-foot, 37.4-foot-wide lot in the RLM-2 Zone. The Project is associated with a proposed three-story duplex with an attached 408-square-foot two-car garage on a vacant urban lot, and no grading is proposed. The requested Variance and construction of a duplex at the Project Site will not result in changes to surrounding land use or density. No exception to the exemptions applies, because the Project is not located within a Significant Ecological Area, a scenic highway or a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, LA County Planning staff (“Staff”) recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

**13. COMMUNITY OUTREACH.** On May 15, 2024, Staff reached out to the Permittee who confirmed that the Permittee informed some neighboring residents about the pending public hearing, and proposed duplex, in passing. No formal outreach efforts had been made.

**14. PUBLIC COMMENTS.** Staff has not received any comments at the time of this report.

**15. AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated October 10, 2023.
- B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated April 4, 2024.
- C. County Department of Public Health: Recommended approval in a letter dated January 25, 2024.

16. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (La Opinion), and property posting. On May 16, 2024, approximately one month prior to the public hearing, a "Notice of Public Hearing" sign was posted on an existing wrought-iron fence fronting the Project Site, plainly visible from the public right-of-way on Crockett Boulevard. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 8, 2024, a total of 145 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, as well as 3 notices to those on the courtesy mailing list for the Roosevelt Park Zoned District and to any additional interested parties.

### **GENERAL PLAN CONSISTENCY FINDINGS**

17. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Community Plan because the H30 land use designation is intended for single-family, two-family, and multifamily residences. The request for a Variance to reduce the minimum lot area and width requirements, allowing construction of a duplex, is consistent with the surrounding uses and the H30 land use designation.
18. **GOALS AND POLICIES – LAND USE ELEMENT.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the General Plan Land Use Element applicable to the proposed Project:
- **Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.**
  - **Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.**
  - **Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.**

The Project Site is a vacant lot surrounded mostly by SFRs and duplexes. Due to the minimum lot size requirement, this lot will remain vacant unless approved by a Variance, lot line adjustment, or zone change. The proposed Project provides an opportunity for infill development on a property that is already served by existing utilities, roadways, and services. The Project Site is located within a half-mile of the Florence Avenue Station ("Florence Station") on the Los Angeles Metro ("Metro") A Line, formerly known as the Metro Blue Line, a light-rail transit line extending from Long Beach to Azusa, with connections to other Metro bus and rail lines. Therefore, approval of the Project is consistent with the goal and policies referenced above by authorizing development on vacant and underutilized land along a transit corridor.

- **Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.**

- **Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.**

The Project Site is an undersized parcel, approximately 1,810 square feet in size, and is currently vacant. The proposed duplex is consistent with the surrounding uses which are mostly comprised of SFRs and duplexes. The Project is representative of a variety of densities, by accommodating a duplex on an undersized lot. Therefore, approval of the Project is consistent with the goal and policy referenced above by complementing varying building styles in the community.

**19. GOALS AND POLICIES – COMMUNITY PLAN.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the Community Plan applicable to the proposed Project:

- **Goal R-1: Housing options meet a range of residents’ needs, income levels, and household sizes, providing for increased housing supply and affordability.**
- **Policy R-1.5: Provide a range of housing choices and programs targeted to alleviate overcrowding.**
- **Goal R-2: Development of new higher density housing is located near transit stations and along major corridors.**

The proposed Project provides an opportunity for infill development on an undersized property, and the associated proposed duplex is consistent with the H30 land use designation. Without approval of the Variance, the Project Site would remain vacant and underutilized, limiting the range of housing choices in the vicinity. The Project Site is located within a half-mile of the Florence Station on the Metro A Line and has access to other major corridors, such as Florence Avenue and Alameda Street. Therefore, approval of the Project is consistent with the Community Plan goals and policy referenced above by providing additional housing options on underutilized land located near transit stations and along major corridors.

### **ZONING CODE CONSISTENCY FINDINGS**

**20. PERMITTED USE IN ZONE.** As the Project is a Variance to reduce minimum lot area and lot width requirements, the Hearing Officer finds that the Project is consistent with the RLM-2 zoning classification as two-family residences are permitted in such zone with an SPR pursuant to County Code Section 22.418.060.B (Land Use Regulations for TOD R Zones) as modified by Subdivision and Zoning Ordinance Interpretation Memo No. 2024-03, which clarifies certain provisions of the Specific Plan and allows duplexes in the RLM-2 Zone with a SPR pursuant to the general intent of the zone set forth in County Code Section 22.418.060.A (Purpose).

**21. REQUIRED YARDS.** As the Project is a Variance to reduce minimum lot area and lot width requirements, the Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.418.060.C (Development Standards

for TOD R Zones) regarding minimum building and garage door setbacks. The proposed front setback is 10 feet for the associated duplex building and 18 feet for the garage door. The proposed interior side and rear setbacks are 5 feet.

22. **HEIGHT.** As the Project is a Variance to reduce minimum lot area and lot width requirements, the Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.418.060.C (Development Standards for TOD R Zones) which limits building height to 36 feet and three stories. The proposed duplex is three stories and 30 feet and 4 inches in height.

23. **PARKING.** As the Project is a Variance to reduce minimum lot area and lot width requirements, the Hearing Officer finds that the Project Site is located within a one-half mile radius of a major transit stop or high-quality transit corridor; therefore, minimum parking requirements in the County Code cannot be enforced pursuant to AB 2097. Although parking is not required for the associated proposed duplex, an attached 408-square-foot two-car garage is proposed on the first floor. The Hearing Officer finds that the proposed parking design is consistent with the standards identified in County Code Section 22.112.080 (Parking Design).

24. **PRIVATE AND COMMON OPEN SPACE.** As the Project is a Variance to reduce minimum lot area and lot width requirements, the Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.418.090.N (TOD Zone Additional Development Standards) which requires a minimum of 80 square feet of private open space and a 120 square-foot common open space to be provided for each two-bedroom unit. Private open space is provided for each unit with a 101-square-foot balcony facing Crockett Boulevard, and common open space is provided in the side and rear yards with 695 square feet of landscaping.

25. **TREE PLANTING.** As the Project is a Variance to reduce minimum lot area and lot width requirements, the Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.126.030 (Tree Requirements) which requires two trees for a new residential project with three or fewer units. The proposed site plan depicts two new 15-gallon trees on-site.

26. **FENCES.** As the Project is a Variance to reduce minimum lot area and lot width requirements, the Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.418.060.C (Development Standards for TOD R Zones) regarding maximum fence heights. A five-foot-tall wooden fence is proposed along the side and rear property lines and is reduced to 42 inches within the 10-foot front yard setback area.

### **VARIANCE FINDINGS**

27. **The Hearing Officer finds that because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.** The subject parcel was created by deed on June 13, 1944, and is approximately 1,810 square feet in area and 37.4 feet



in width. Within a 500-foot radius, there are several developed lots zoned RLM-2 with less than the required 5,000 square-foot lot area. The parcel has been certified by conditional COC No. RPPL2023000759; without approval of a Variance, the Project Site will remain vacant, and no construction would be allowed. The strict application of County Code would prohibit any construction on the Project Site and therefore would deprive the property of the ability to develop a duplex, a privilege enjoyed by other properties in the vicinity and under identical zoning classification.

28. **The Hearing Officer finds the modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.** The requested Variance would modify the minimum lot area and width requirements to clear the condition imposed by COC No. RPPL2023000759, and no other modifications to development standards are requested. Furthermore, there are several other lots in the vicinity that have less than the required 5,000 square feet of lot area or less than the required 50-foot lot width. Therefore, the modification authorized will not constitute a grant of special privilege and it is consistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
29. **The Hearing Officer finds that strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.** COC No. RPPL2023000759 was recorded on the property with a condition that building permits shall not be issued until compliance with County zoning requirements for undersized parcels is resolved with approval of a lot line adjustment, zone change, or Variance. The Variance is requested to clear the condition of the COC and allow the related construction of a duplex at the Project Site. A lot line adjustment is infeasible as it would require coordination and exchange of real property between the adjacent property owners, and adjacent lots are not sufficient in size to accommodate such an adjustment. A zone change would require a lengthy legislative process which is impractical for the relatively small scope of this Project, and further, the Specific Plan does not establish minimum lot area or width requirements for any of its zones. The residential zones in the Specific Plan are intended to support a variety of housing options, types, and configurations. The RLM-2 Zone is intended to support townhomes, duplexes, and multifamily residential uses. Therefore, the strict application of zoning regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose of the RLM-2 Zone.
30. **The Hearing Officer finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.** If approved, the Variance would clear the condition imposed by COC No. RPPL2023000759 to allow development of a duplex in a low-medium density residential community. No other modifications to development standards are proposed; other applicable zoning and building regulations will ensure that the proposed duplex will not be materially detrimental to public health, safety, or general welfare. The Project Site is a vacant lot with access to existing utilities and transportation infrastructure. Because there are other undersized lots in the vicinity, similarly zoned, developed with SFRs and

duplexes, the requested Variance is not anticipated to diminish the use, enjoyment, or valuation of surrounding properties. Therefore, such adjustment is not expected to be materially detrimental in the matters referenced above.

### **ENVIRONMENTAL FINDINGS**

31. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption), 15304 (Class 4, Minor Alterations to Land categorical exemption), and 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption). The Permittee requests a Variance to reduce the minimum lot area and width requirements to allow development of a duplex on an undersized lot, which will not result in changes to or intensification of surrounding land use and density. No exception to the identified exemptions exists because the Project Site, in its entirety, is not located in an environmentally sensitive area, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, the exemptions listed above remain applicable to the Project.

### **ADMINISTRATIVE FINDINGS**

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at 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 Metro Development Services Section, LA County Planning.

### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted Specific Plan, a component of the General Plan and Community Plan.
- B. Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
- C. The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

- D. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.
- E. Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption), 15304 (Class 4, Minor Alterations to Land categorical exemption), and 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption) and there are no exceptions to the exemptions; and
2. Approves Variance No. RPPL2023001583, subject to the attached conditions.

**ACTION DATE: June 18, 2024**

CS:ES

June 18, 2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-001119-(2)  
VARIANCE NO. RPPL2023001583

**PROJECT DESCRIPTION**

The project is a variance to authorize an undersized 0.04-acre, 37.4-foot-wide lot in the RLM-2 (Residential Low Medium 2) Zone of the Florence-Firestone Transit Oriented District Specific Plan ("Specific Plan") subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("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. 6. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3 and 4 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 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.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in 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.

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

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

5. 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.
6. 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 (i.e. Recorder Office). 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.
7. **This grant shall not have a grant term.**
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single 30-day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, satisfaction of Condition No. 2 shall be considered use of this grant.
9. 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 and/or property owner from compliance with these conditions and applicable regulations.

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, inspections may 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. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). 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 \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. 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.

11. 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, a modified Exhibit "A" shall be submitted to LA County Planning **by August 18, 2024**.
12. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit the proposed plans to the Director of LA County Planning ("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.

**PROJECT SITE-SPECIFIC CONDITIONS**

13. This grant shall authorize a 0.04-acre, 37.4-foot-wide lot in the RLM-2 Zone of the Specific Plan.
14. The Permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated October 10, 2023.

**Attachments:**

Exhibit I      Public Works Department Letter dated October 10, 2023

**Pursuant to County Code [Section 22.194.050](#): Findings and Decision, the applicant shall substantiate the following facts:**

(Do not provide one word or Yes/No responses. If necessary, attach additional pages)

**B.1 Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The strict application of the minimum lot size requirement would deprive us of privileges enjoyed by other property owners in the vicinity who properties are also zoned RLM-2 (Residential Low-Medium 2). Our lot has been an empty lot since its inception. When compared to the other surrounding properties in the area, there is practically no empty land with the zoning classification of RLM-2 (Residential Low-Medium 2). It is unfair that our empty lot is subject to strict application that deprives us of construction a new home. The county code of minimum lot size requirements is a fair code but it is not fair in the sense that surrounding lots with minimum lot size requirements have already built homes on those small lots. Now we are having to gain approval through strict application process to build a home, when our neighbors have already done so before having the minimum lot size requirement.

**B.2 The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.**

Our property is not asking for any special privilege when compared to other properties in the vicinity and zone in which the property is situated. We are simply asking to build a new home on our empty lot. The new home we are requesting to build would be constructed following all the same requirements by other properties in the vicinity with the same zoning requirements and minimum lot size requirement.

The surrounding properties whom have already built homes with minimum lot size requirement to name a few:

- 7500 Crockett Blvd, Los Angeles, CA 90001
- 1866 E 76th Place Los Angeles, CA 90001-3151
- 7665 Crockett Boulevard Los Angeles, CA 90001-3148
- 7666 Crockett Boulevard Los Angeles, CA 90001-3149
- 7424 Bell Avenue Los Angeles, CA 90001-2720

Not allowing us to build due to strict application would deprive us of our privileges enjoyed by other property in the vicinity.

**B.3 Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.**

The hardships faced by strict application of zoning regulations have included a lot of time, headache, and paperwork. We agree with regulation and code compliance, but when there are several lots in the area that conform to the same standards and have had homes built on them it becomes extremely frustrating having to wait extra lengths of time.

We have paid several consultants and designers large sums of money to help us with this strict application process. We hope that all of our efforts are not wasted. It would be unfair to not gain approval since there are more than 10 lots in less than a 1 mile radius whom have had homes constructed with minimum lot sizes similar in nature. Our variance request is a request to build a home on a lot that has empty and neglected for decades. We ask for your help in turning a empty lot into a New Home.



**B.4 Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.**

All adjacent properties are residential properties that are similar in nature when comparing detriment towards public health, safety, general welfare, and to the use, enjoyment, or valuation of property of other persons located in the vicinity. All nearby access to public transportation, roads, and access to public parks will be maintained. All material will be delivered daily in a standard size pick up truck thus to prevent road closures. The site will implement LEAN building techniques to limit any waste materials and the surrounding areas will be maintained daily. An OSHA 30 - Licensed Supervision will be on site during all working hours 7am-5pm to ensure safety of both on site personal and any public personnel. This project will maintain a 5 day M-F work schedule, and construction should not last more than 5 months. After construction is completed the newly built property will contribute to the surrounding area and allow new residents to live and enjoy the Los Angeles community.

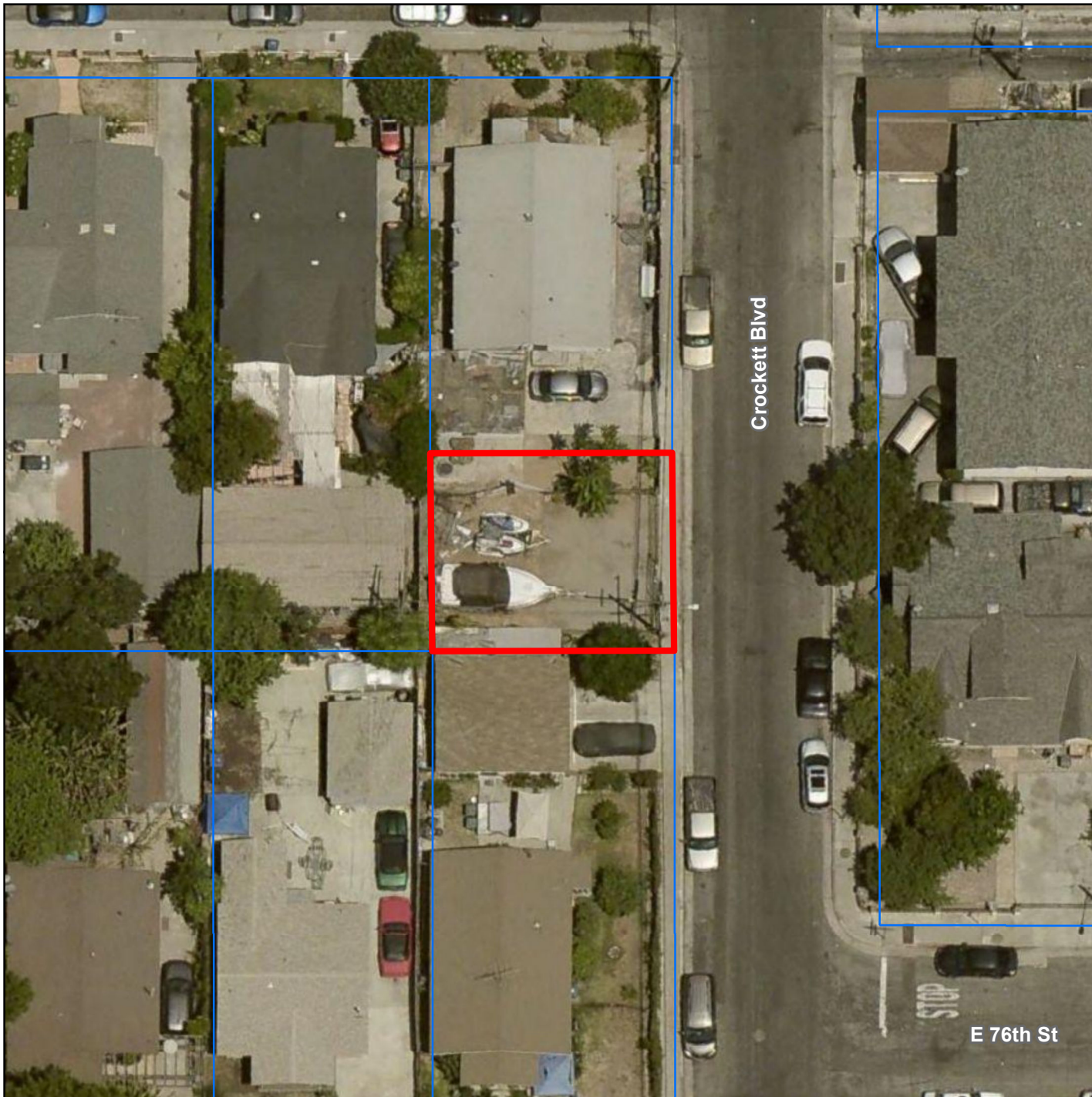
## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** June 18, 2024  
**PROJECT NUMBER:** PRJ2023-001119-(2)  
**PERMIT NUMBER(S):** Variance No. RPPL2023001583  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 7507 Crockett Boulevard, Los Angeles CA 90001  
**OWNER:** Dream LA Investments, LLC  
**APPLICANTS:** Henry Hernandez  
**CASE PLANNER:** Evan Sahagun, Planner  
 ESahagun@planning.lacounty.gov

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Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The Project qualifies as a Class 3, 4, and 5 Categorical Exemption under State CEQA Guidelines Sections 15303, 15304, and 15305, respectively, because the applicant requests a variance to reduce the minimum lot area and lot width requirements for an undersized 1,810-square-foot, 37.4-foot-wide vacant lot ("Project") to allow development of a proposed duplex in the RLM-2 (Residential Low Medium 2) Zone of the Florence-Firestone Transit Oriented District Specific Plan. Neither the requested variance nor proposed duplex will result in changes to the surrounding land use or density, and no other modifications to development standards are requested. No exception to the exemptions applies, because the Project is not located within a Significant Ecological Area, a scenic highway or a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.



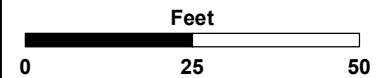
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-001119

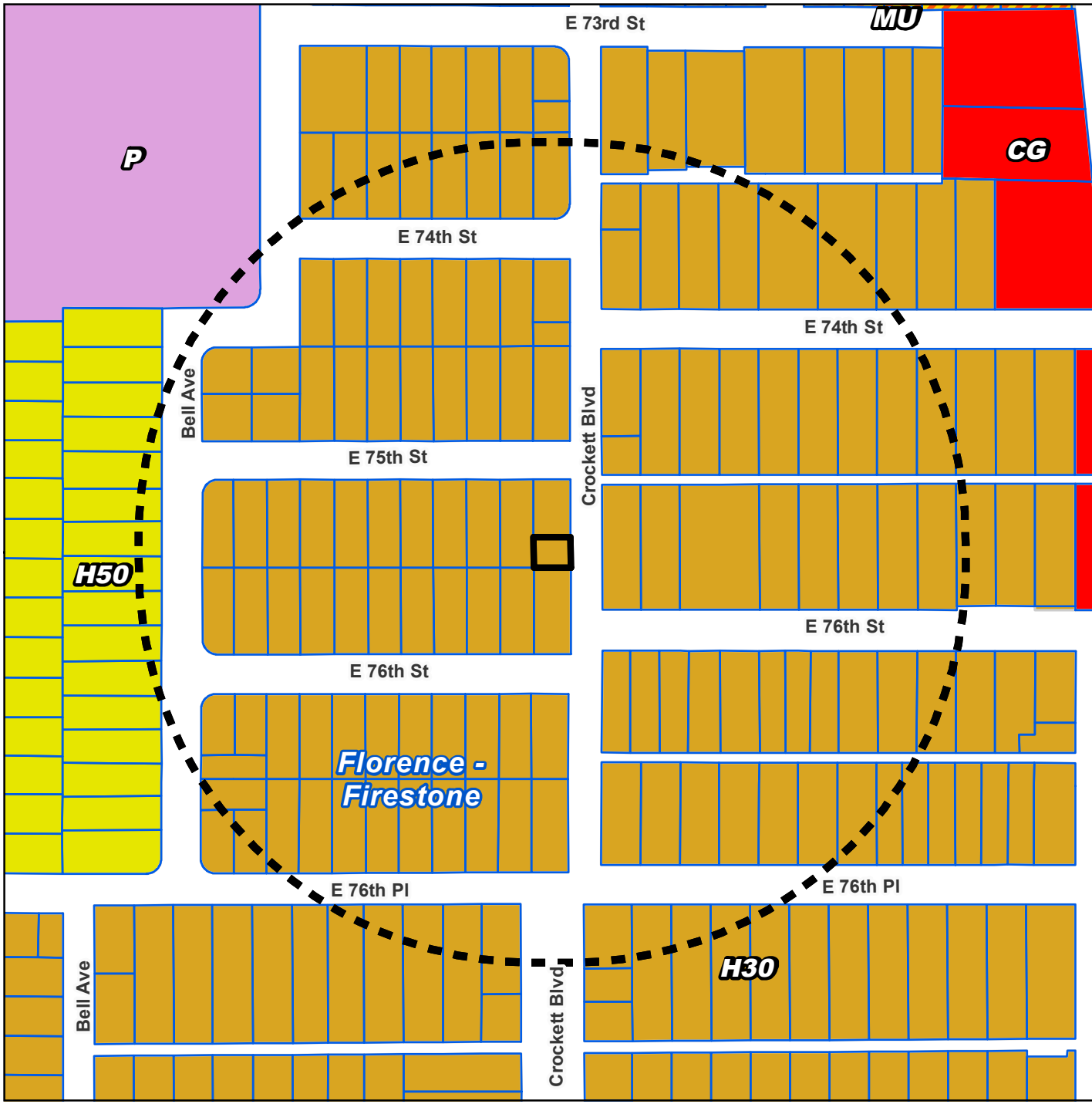
VARIANCE RPPL2023001583

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2022



LA COUNTY  
PLANNING






LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

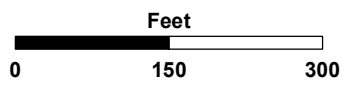


# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001119  
VARIANCE RPPL2023001583

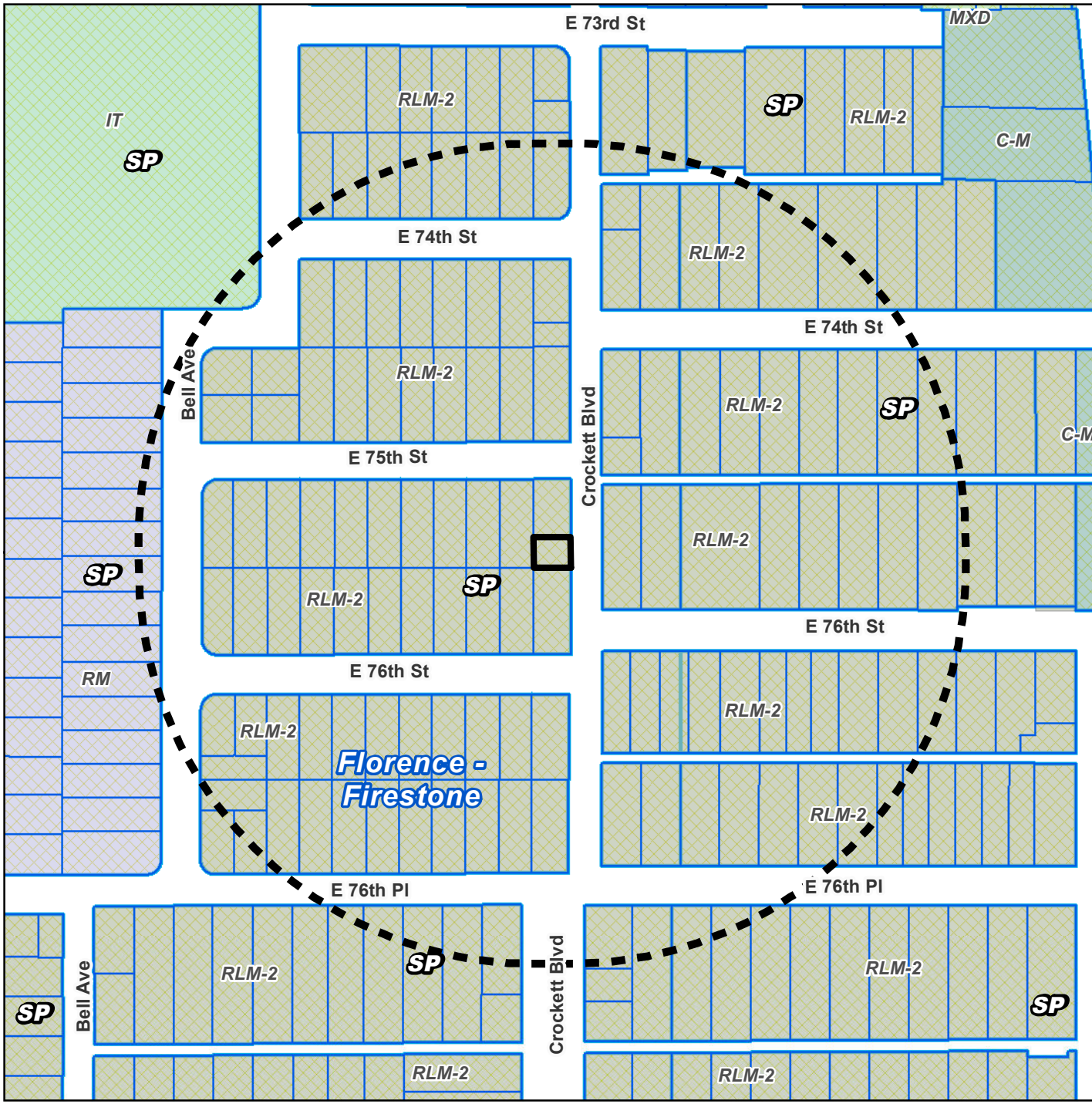
-  H50 - Residential 50
-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use
-  P - Public and Semi-Public



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001119

VARIANCE RPPL2023001583



SP - Specific Plan

Specific Plan - Florence - Firestone



Commercial Manufacturing



Institutional



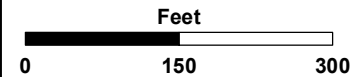
Mixed Use Development



Residential Low-Medium 2



Residential Medium



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

*Florence -  
Firestone*

E 74th St

E 74th St

E 75th St

Crockett Blvd

E 76th St

E 76th St

E 76th Pl

E 76th Pl

Bell Ave

## PARCEL SIZE ANALYSIS

### 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-001119

VARIANCE RPPL2023001583

 Assessor Parcel

 Project Parcel

 500-Foot Project Buffer

*Square Footage Ranges of Parcels  
Intersecting 500-Foot Buffer*

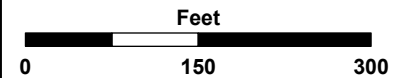
 ≤ 2,499.9

 2,500 - 3,599.9

 3,600 - 4,499.9

 4,500 - 4,999.9

 ≥ 5,000



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

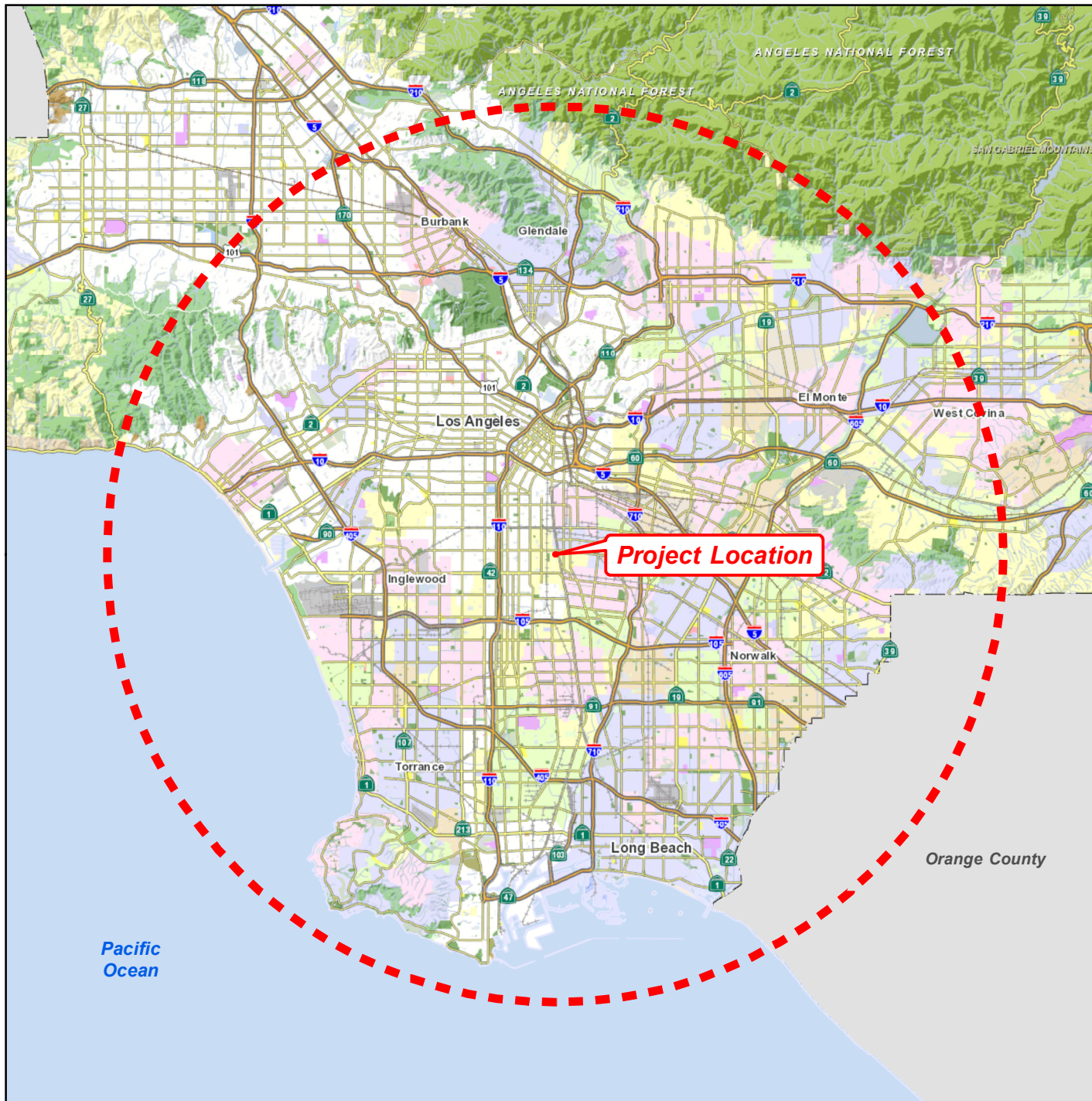


# 20-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-001119

VARIANCE RPPL2023001583



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-001119

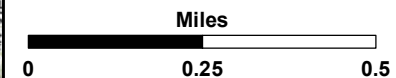
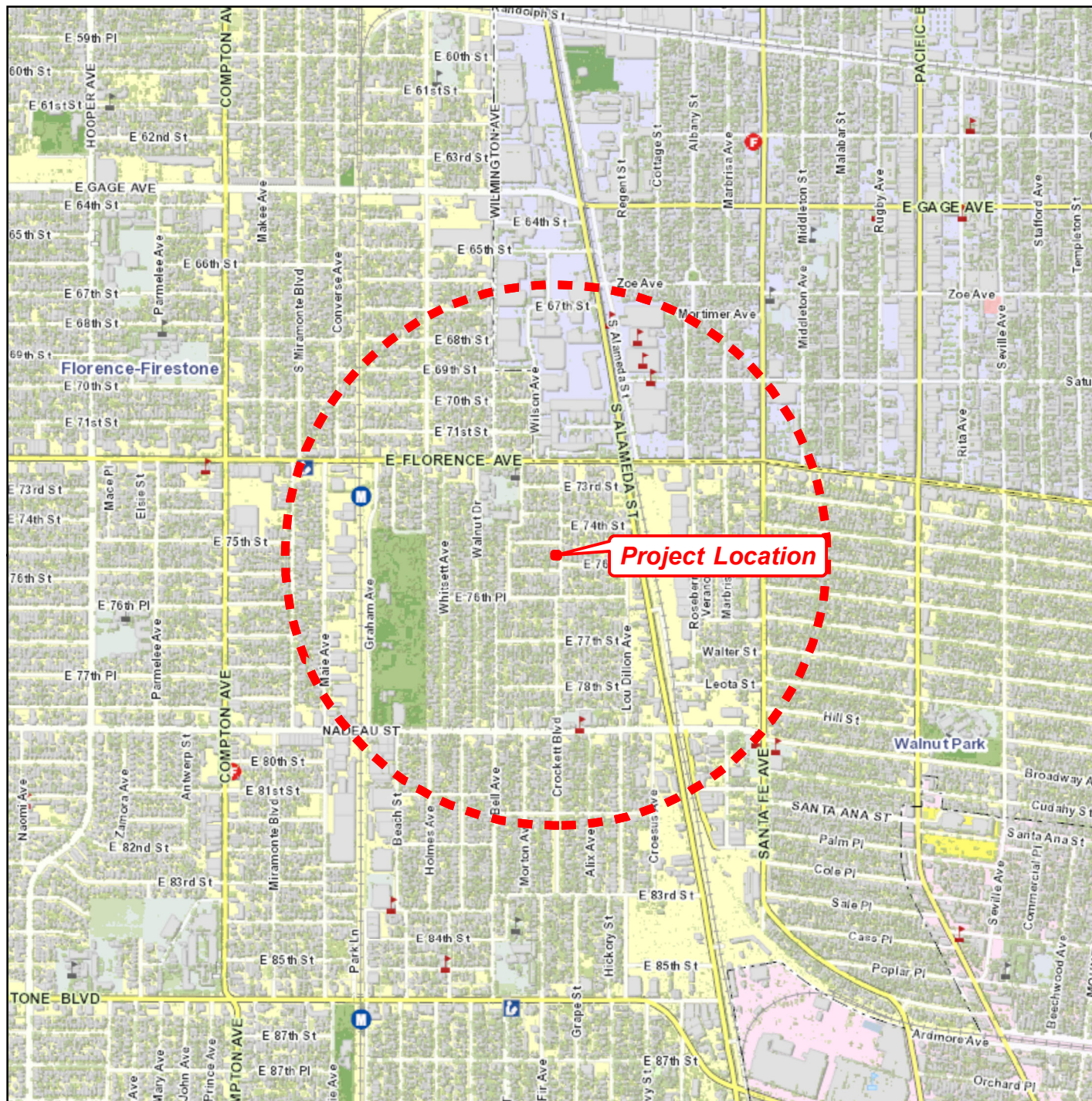
VARIANCE RPPL2023001583



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



**VARIANCE RPPL2023001583**LA COUNTY  
PLANNING

**LOS ANGELES COUNTY**  
**Dept. of Regional Planning**  
**320 W. Temple Street**  
**Los Angeles, CA 90012**













MARK PESTRELLA, 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

October 10, 2023

IN REPLY PLEASE

REFER TO FILE:

**LD-4**

TO: Carmen Sainz  
Metro Development Services  
Department of Regional Planning

Attention Evan Sahagun

FROM: James Chon   
Land Development Division

**VARIANCE (RPPL2023001583)**  
**7507 CROCKETT BOULEVARD**  
**ASSESSOR'S MAP BOOK 6025, PAGE 14, PARCEL 32**  
**UNINCORPORATED FLORENCE – FIRESTONE**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a variance request to build a new 1,551-square-foot, three-story duplex on a non-standard 1,734-square-foot lot.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a building permit, submit street improvement plans, through EPIC-LA under "Public Improvement Plans: Street Plans," to Public Works for review and approval for the construction of the new driveway.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct the new driveway on Crockett Boulevard.

For questions regarding the street condition, please contact Alyssa Eckley of Public Works, Land Development Division, at (626) 458-4921 or [aeckley@pw.lacounty.gov](mailto:aeckley@pw.lacounty.gov).



Carmen Sainz  
October 10, 2023  
Page 2

If you have any questions, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4921 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

EG:la

P:\LDPUB\SUBPCHECK\PLAN CHECKING FILES\CUP\RPPL2023001583 - 7507 CROCKETT BOULEVARD\2023-09-19 SUBMITTAL\DPW\_CLEARED\_2023-09-28\_RPPL2023001583.DOCX



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023001583

PROJECT NUMBER: Duplex (Variance) @  
7507 Crockett Blvd

CITY/COMMUNITY: Florence-Firestone

STATUS: Cleared

PROJECT ADDRESS: 7507 Crockett Boulevard  
Los Angeles, CA 90001

DATE: 04/04/2024

---

### CONDITIONS

1. This project is cleared to proceed to public hearing.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [joseph.youman@fire.lacounty.gov](mailto:joseph.youman@fire.lacounty.gov).



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**MEGAN McCLAIRE, M.S.P.H.**  
Chief Deputy Director

**LIZA FRIAS, REHS**  
Director of Environmental Health

**BRENDA LOPEZ, REHS**  
Assistant Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)



**BOARD OF SUPERVISORS**

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First District

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Third District


**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

January 25, 2024

TO: Carmen Sainz  
Supervising Regional Planner  
Department of Regional Planning

Attention: Evan Sahagun

FROM: Charlene Contreras   
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST-VARIANCE**  
**CASE: RPPL2023001583**  
**PROJECT: VARIANCE, DUPLEX @ 7507 CROCKETT BLVD.**  
**7507 CROCKETT BLVD. LOS ANGELES CA 90001**

Thank you for the opportunity to review the application and project located at the subject property. This project is a variance request to build a three-story duplex. The subject parcel is 1,734 square feet in R-2 zone (minimum of 5,000 square feet of required area). The property is a non-conforming lot due to size and will require a Conditional Certificate of Compliance to be recorded.

Public Health recommends the approval of the aforementioned project. This is conditioned by the current use of public water and wastewater systems. The applicant provided a water "Will Serve" letter from Golden State Water Company dated December 18, 2023. Moreover, the applicant provided a sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated January 12, 2024. Any change of methods for the provisions of potable water and sewage disposal shall invalidate this approval.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the aforementioned project.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at [municode.com](http://municode.com)). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards), 12.08.440 (Construction Noise) and 12.08.530 (Residential Air-Conditioning or refrigeration equipment).

1.1 Exterior Noise

Ordinance:

**12.08.390 Exterior Noise Standards**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

1.2 Construction Noise

Ordinance:

**12.08.440 Construction Noise**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for



emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

### 1.3 Community Noise

Ordinance:

#### **12.08.530 Residential air conditioning or refrigeration equipment**

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4. dBA levels not to be exceeded on the neighboring property

### Findings:

The subject site was surrounded by residential zoned properties in all directions. Per applicant, measures will be taken to minimize noise and dust originating from the construction activities. Specifically, acoustic blanket, mufflers and dust suppression measures will be utilized.

On September 29, 2023, noise levels were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting

(dBA) approximately five feet of the subject property line to determine background noise levels.

As shown in Table 5 below, the exterior ambient noise level results exceeded residential L50, L25, L8.3, L1.7, and L0 noise standards. As a result, the ambient noise level becomes the exterior noise standards.

Exterior Noise Standards, dBA											
Zone	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5min/hr	Result	1min/hr	Result	At no time	Result
Residential	11:18 am to 12:21 pm	50	56.8	55	63.0	60	68.1	65	76.2	70	87.1

Table 5. Std = Standard dB that may not exceed the cumulative period

## 1.4 Recommendations

### 1.4.1 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

### 1.4.2 Community noise

1. Ensure air-conditioner condensers noise level do not exceed 50 dBA at the neighboring property line.
2. Noise-attenuating sound wall is recommended on the property line to minimize the exterior noise level for the new building.
3. If warranted, it is also recommended to utilize noise-

attenuating building material to minimize interior noise level.

#### 1.4.3 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

Prior to starting to demolition of the existing structures, asbestos, lead-based paint, or other hazardous material need to be identified and properly removed. Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding above comments, please contact Yonas Taye of Public Health, Environmental Hygiene Program at (626) 430-5201 or [ytaye@ph.lacounty.gov](mailto:ytaye@ph.lacounty.gov).

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

CC:va  
DPH\_CLEARED\_7507 CROCKETT BLVD. LOS ANGELES CA 90001\_RPPL2023001583\_01.25.2024





7507 CROCKETT. BLVD, LOS ANGELES

REVISIONS		
#	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:  
**PROPOSED NEW DUPLEX 3 STORY  
1,551 SQ. FT.**

OWNER:  
**MR. HENRY HERNANDEZ  
7507 Crockett Blvd Los Angeles,  
CA 90001**

**COENDE CONSTRUCTION,  
ENGINEERING & DESIGN  
VICTOR VIZCAINO**

1020 S Cypress St Ste A, La Habra, CA 90631  
office: (562) 556-1228  
JDreamTeamLA@gmail.com



CONSTRUCTION

DRAWN BY: H.H.    DATE: 05-23-2024

CHECKED BY: H.H.    PROJECT : 022-024

SHEET NO.

**R-1**



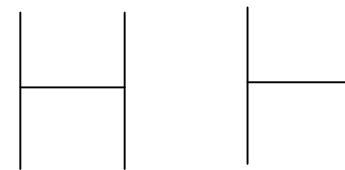


7507 CROCKETT. BLVD, LOS ANGELES

REVISIONS		
#	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:	PROPOSED NEW DUPLEX 3 STORY 1,551 SQ. FT.
	OWNER: MR. HENRY HERNANDEZ 7507 Crockett Blvd Los Angeles, CA 90001

COENDE CONSTRUCTION, ENGINEERING & DESIGN VICTOR VIZCAINO	1020 S Cypress St Ste A, La Habra, CA 90631 office: (562) 556-1228 JDreamTeamLA@gmail.com



CONSTRUCTION

DRAWN BY: H.H.	DATE: 05-23-2024
CHECKED BY: H.H.	PROJECT : 022-024
	SHEET NO.

R-2





7507 CROCKETT. BLVD, LOS ANGELES

REVISIONS		
#	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:	PROPOSED NEW DUPLEX 3 STORY 1,551 SQ. FT.
	OWNER: MR. HENRY HERNANDEZ 7507 Crockett Blvd Los Angeles, CA 90001

COENDE CONSTRUCTION, ENGINEERING & DESIGN VICTOR VIZCAINO	1020 S Cypress St Ste A, La Habra, CA 90631 office: (562) 556-1228 JDreamTeamLA@gmail.com

H H
CONSTRUCTION

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DRAWN BY: H.H.	DATE: 05-23-2024
CHECKED BY: H.H.	PROJECT : 022-024
	SHEET NO.
	<b>R- 3</b>





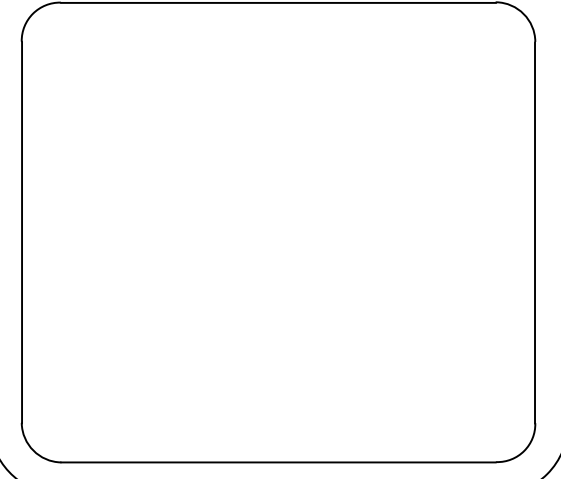
7507 CROCKETT. BLVD, LOS ANGELES

REVISIONS		
#	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION: <b>PROPOSED NEW DUPLEX 3 STORY 1,551 SQ. FT.</b>	OWNER: <b>MR. HENRY HERNANDEZ 7507 Crockett Blvd Los Angeles, CA 90001</b>
--	---

<b>COENDE CONSTRUCTION, ENGINEERING &amp; DESIGN VICTOR VIZCAINO</b>	1020 S Cypress St Ste A, La Habra, CA 90631 office: (562) 556-1228 JDreamTeamLA@gmail.com
--	---

CONSTRUCTION



DRAWN BY: H.H.	DATE: 05-23-2024
CHECKED BY: H.H.	PROJECT : 022-024
	SHEET NO. <b>R-4</b>



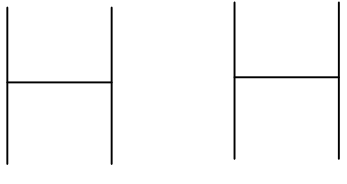


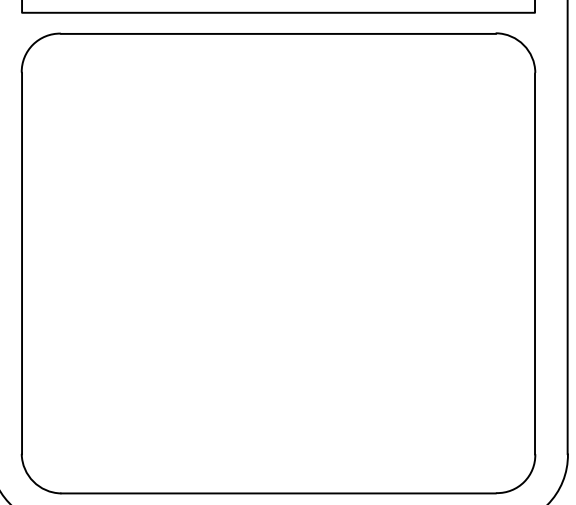
## 7507 CROCKETT. BLVD, LOS ANGELES

REVISIONS		
#	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION: <b>PROPOSED NEW DUPLEX 3 STORY 1,551 SQ. FT.</b>	OWNER: <b>MR. HENRY HERNANDEZ 7507 Crockett Blvd Los Angeles, CA 90001</b>
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<b>COENDE CONSTRUCTION, ENGINEERING &amp; DESIGN VICTOR VIZCAINO</b>	1020 S Cypress St Ste A, La Habra, CA 90631 office: (562) 556-1228 JDreamTeamLA@gmail.com
--	---


CONSTRUCTION



DRAWN BY: H.H.	DATE: 05-23-2024
CHECKED BY: H.H.	PROJECT : 022-024
	SHEET NO.
	<b>R-5</b>



# CERTIFICATE OF COMPLIANCE

## CONTINUATION

**CERTIFICATE OF COMPLIANCE NO.: RPPL2023000759 CONDITIONAL**

**Condition:**

**1) COMPLY WITH COUNTY ZONING REQUIREMENTS FOR UNDER-SIZED PARCELS, FOR ZONE. NO PLANNING APPROVALS OR BUILDING PERMITS WILL BE ISSUED UNTIL SUCH COMPLIANCE IS RESOLVED. CONFER WITH REGIONAL PLANNING STAFF RE: APPROVAL OF A LOT LINE ADJUSTMENT OR ZONE CHANGE OR VARIANCE.**

**APN: 6025-014-032**

**NOTES:**

**THIS CERTIFICATE DOES NOT CONSTITUTE A BUILDING PERMIT**

Prior to authorization to build on this property, the applicant will be required to conform to the County Building regulations. Such regulations include, but are not limited to; programs for appropriate sanitary sewage disposal, water supply for domestic use and fire suppression.

GEOLOGIC, soils and/or Drainage Conditions may exist on the subject property, which could limit development or necessitate that remedial measures be taken in order to obtain a Building Permit.

**DETERMINATION OF COMPLIANCE**

**NOTE:**

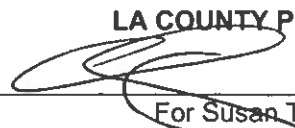
This determination DOES NOT GUARANTEE that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

**CERTIFICATE OF COMPLIANCE**

Pursuant to the provisions of the Subdivisions Map Act (Sec. 66410 et. Seq., Government Code, State of California) and the County Subdivision Ordinance (Title 21 of the Los Angeles County Code). I hereby certify that I have reviewed the above-described division of real property and have found it to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance



LA COUNTY PLANNING  
Amy J. Bodek, AICP  
Director of Planning

LA COUNTY PLANNING  
BY:  \_\_\_\_\_  
For Susan Tae  
TITLE: ASSISTANT DEPUTY DIRECTOR  
DATE: 2/16/23