

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	September 6, 2023	
HEARING DATE:	September 20, 2023	AGENDA ITEM:8
PROJECT NUMBER:	PRJ2021-002804-(2)	
PERMIT NUMBER(S):	Tentative Parcel Map No. 83464 / RPPL2021007571	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	2316 East 119 th Street, Los Angeles	
OWNER:	Gabriel Alvarez	
APPLICANT:	Jesus Millot	
PUBLIC MEETINGS HELD:	2 OF 5	
INCLUSIONARY HOUSING ORDINANCE (IHO):	The Project is not subject to the IHO.	
CASE PLANNER:	Michelle Lynch, Senior Planner mlynch@planning.lacounty.gov	

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 PRJ2021-002804-(2), Tentative Parcel Map No. 83464, based on the Findings (Exhibit C – Draft Findings) contained within this report and subject to the Conditions of Approval (Exhibit D – Draft Conditions of Approval).

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE TENTATIVE PARCEL MAP NUMBER 83464 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Tentative Parcel Map No. 83464 to create two low-density residential parcels including a flag lot on 12,067.03 net square feet /0.28 net acres ("Project") in the SP (Willowbrook Transit Oriented District ("TOD") Specific Plan) Willowbrook Residential 1 Zone pursuant to Chapter 21.48 (Minor Land Divisions) of the Los Angeles County ("County") Code.

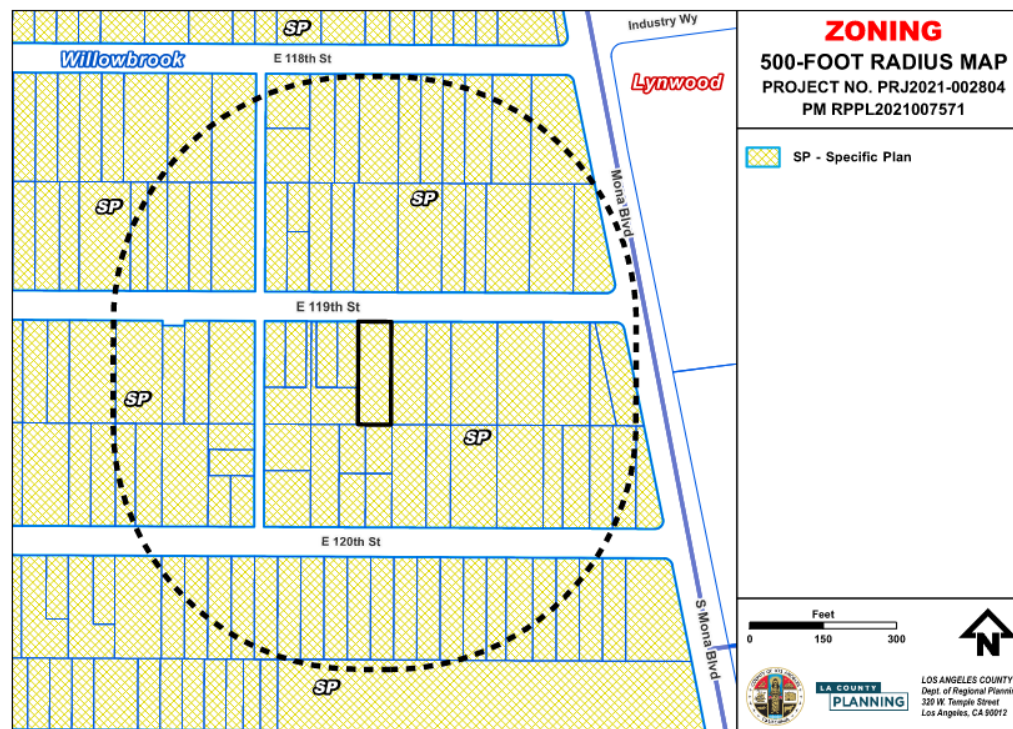
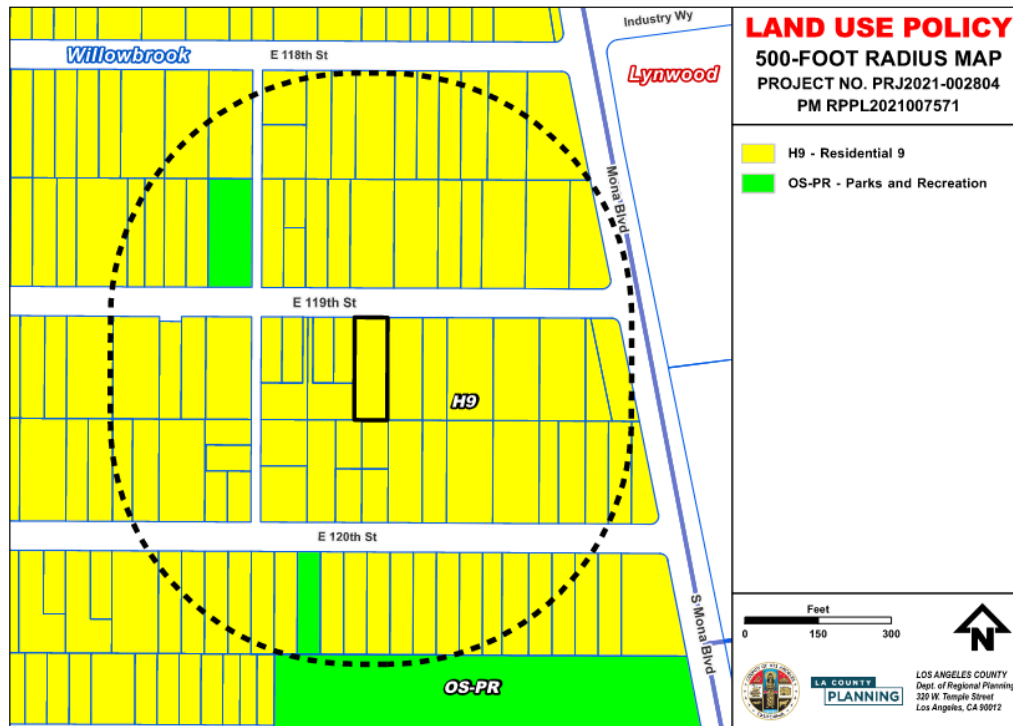
B. Project

The Project is located at 2316 East 119th Street in the unincorporated community of Willowbrook ("Project Site"). Parcels No. 1 and 2 will both be accessible from 119th Street and proposed to be 5,490.91 square feet and 6,576.13 square feet in size, respectively. The existing single-family residence will remain on Parcel No. 1. However, a portion of the existing single-family residence will be removed to accommodate the shared private driveway and fire lane and 20-foot-wide flag lot access for Parcel No. 2, as well as a 10-foot-wide highway dedication in the front yard setback area.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre)	SP (Specific Plan) Willowbrook Residential 1	Single-family residences
NORTH	H9	SP Willowbrook Residential 1, OS-PR (Open Space- Parks and Recreation)	Single-family residences, Park
EAST	H9	SP Willowbrook Residential 1	Single-family residences,
SOUTH	H9	SP Willowbrook Residential 1 and OS-PR	Single-family residences, Park
WEST	H9	SP Willowbrook Residential 1	Single-family residences



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	Zone 1-Single-Family Residences	September 12, 1927
2018-0032	Willowbrook TOD SP Residential 1	September 18, 2018

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP34977	Residential Dwelling	06/30/1986
RPPL2020003672	New Junior Accessory Dwelling Unit	10/13/2021

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the H9 land use category of the Willowbrook TOD Specific Plan. This land use category allows for a maximum density of 9 dwelling units per net acre and is intended for low-density and single-family residences. The proposed Project consists of two parcels including a flag lot with one existing single-family residence proposed to remain on Parcel No. 1. The existing residence is compatible with the existing land uses in the area, which consists primarily of other single-family residences. Parcel No. 2 is a flag lot that will remain vacant and could potentially accommodate up to two dwelling units, if they are able to meet the applicable development standards for the SP Residential 1 Zone. However, no development is currently proposed. The Project is consistent with the Willowbrook TOD Specific Plan H9 land use category focused on low-density residential uses.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project Site is located in an urbanized and built out single-family neighborhood. Changes are proposed to the single-family home on Parcel No. 1 to accommodate the 10-foot-wide highway dedication in the front yard area, the flag lot, and a shared private driveway and fire lane access for both parcels. No new development is currently proposed. Any future development on Parcel No. 2 would be considered infill development, and would need to be compatible in use, design, and density to Title 22 Development Standards of the County Code and the Willowbrook TOD Specific Plan. This will require additional review under a separate permit. Both parcels have access to 119th Street, a 60-

foot-wide public right-of-way. Parcel Nos. 1 and 2 front 119th street, with Parcel No. 2 proposed as a flag lot. Both parcels will use the shared 20-foot-wide private driveway and fire lane.

C. Design Compatibility

The Project proposes to create one additional flag lot parcel for a total of two parcels that are zoned SP Willowbrook Residential 1 and intended for low-density residential uses. The existing single-family residence will remain in place, but a portion will be removed to accommodate the required 10-foot-wide highway dedication, necessary access via the shared private driveway and fire lane, and flag lot access. The proposed platting is consistent with the neighborhood's lot configuration of rectangular-shaped lots and flag lots fronting 119th Street. Future proposed development will be subject to Title 22 Development Standards of the County Code and the Willowbrook TOD Specific Plan.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project is required to comply with all applicable subdivision and zoning requirements. The Project is not subject to the Inclusionary Housing Ordinance (“IHO”) because the Project does not meet the baseline density threshold of five units or more. A project subject to the IHO must meet certain applicability criteria. The project would have to result in a net increase of available dwelling units with five or more dwelling units. Depending on the submarket area, the project would then need to meet affordable housing requirements pursuant to a development agreement, specific plan, or local policy. In this case, the Project will create one additional lot, resulting in a potential net increase of units. However, no additional dwelling units are proposed as part of this subdivision. If proposed development results in a net increase of units and meets the five-unit baseline density threshold, the IHO will apply at that time. Presently, the Project is not subject to the IHO as it does not meet the minimum five-unit baseline density threshold. Consistency findings can be found in the attached Findings (Exhibit C – Draft Findings).

HOUSING ACCOUNTABILITY ACT (“HAA”) & SB 330 APPLICABILITY

The HAA applies to this Project. The HAA limits a local government's ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development's Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete), and
- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the project.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020 and under SB 8 (effective January 1, 2022), will extend to January 1, 2030.

For a development to qualify for the protections under the HAA, it must meet the definition of a housing development project. The Project being presented for your consideration qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, zoning, and development standards. The existing residence is owner-occupied and not subject to SB330 affordable and market-rate unit requirements. The Project is also exempt from the IHO. Therefore, it is imperative that the County comply in accord with State law, specifically the HAA, in approving or disproving housing development projects.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.196.030 (Findings and Decision) and 21.24.320 (Flag Lots) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit D – 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 as a Class 1 Existing Facilities and Class 15 Minor Land Divisions Categorical Exemption pursuant to California Environmental Quality

Act ("CEQA"). An environmental determination (Exhibit E – Environmental Determination) was issued for the Project.

The Project qualifies as a Class 1-Existing Facilities, categorical exemption under State CEQA Guidelines Section 15301 because the Project involves a minor alteration of an existing private structure involving negligible or no expansion of use beyond that existing at the time of this determination. The Project Site is improved with a single-family residence that will mostly remain in place; portions of the home will be demolished to accommodate the 10-foot-wide highway dedication, shared private driveway and fire lane, and flag lot access to Parcel No. 2. A Class 1 categorical exemption can apply when demolishing up to three single-family residences in an urbanized area. The Project proposes minor alterations to one existing residence.

The Project also qualifies as a Class 15-Minor Land Divisions, categorical exemption under State CEQA Guidelines Section 15315 because it involves a subdivision to create four or less parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project Site fronts a public street and will be served by existing infrastructure including public water and sewer. The Project Site does not contain any sensitive natural resources or other natural features as indicated for both Class 1 and Class 15 exemptions.

In addition, under the Class 15 exemption, the proposed urban infill project, which involves the creation of an additional parcel, is consistent with the maximum allowable density set by the Project Site's land use category. Therefore, the Project will not result in a cumulative impact. The Project consists of subdividing an existing parcel into two parcels including a flag lot within an established community and minor alterations to an existing structure; therefore, the project does not propose activity that will have a significant effect on the environment due to unusual circumstances. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemptions and the Project is categorically exempt.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Subdivision Committee ("Subdivision Committee") is comprised of County Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health as well as LA County Planning. The County Subdivision Committee cleared the Tentative Parcel Map dated March 15, 2023 and recommended the Project proceed to public hearing with required conditions of approval.

B. Other Agency Comments and Recommendations


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

C. Public Comments

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

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



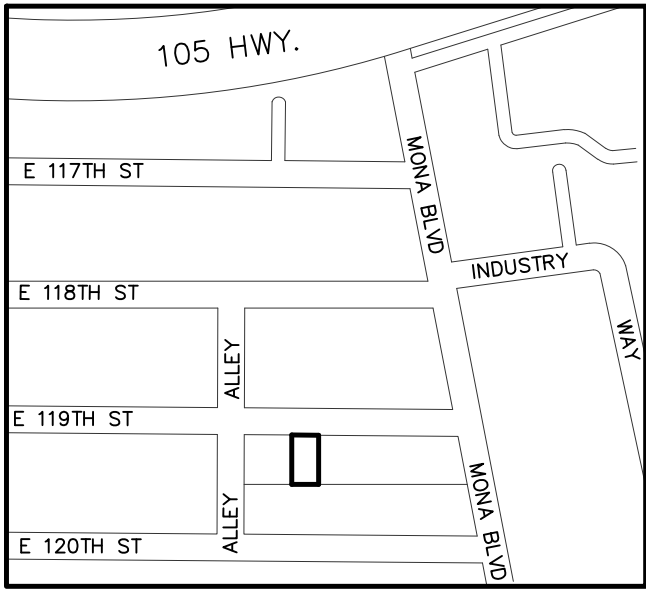
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative Parcel Map No. 83464
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Environmental Determination
EXHIBIT F	Applicant's Burden of Proof

RECEIVED 3/15/23
DEPT OF REGIONAL PLANNING
TENTATIVE MAP PM83464

MINOR LAND DIVISION
TENTATIVE PARCEL NUMBER 83464
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

LEGAL DESCRIPTION.
PORTION OF LOT 149 OF SPRINGDALE TRACT RECORDED IN BOOK 06
PAGE 194 IN UNINCORPORATED AREA OF LOS ANGELES COUNTY,
STATE OF CALIFORNIA.



VICINITY MAP
N.T.S

SITE ADDRESS:
2316 E 119TH ST
LOS ANGELES, CA 90059
APN:
6150-022-003

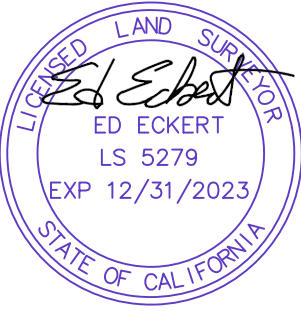
LAND SURVEOR:
ED ECKERT
860 N VICEROY AVE.
COVINA, CA 91723
(562)572-3507

SUBDIVIDER:
GABRIEL ALVAREZ
8449 EVEREST ST.
DOWNEY, CA 90242

DATE:
01-10-2023

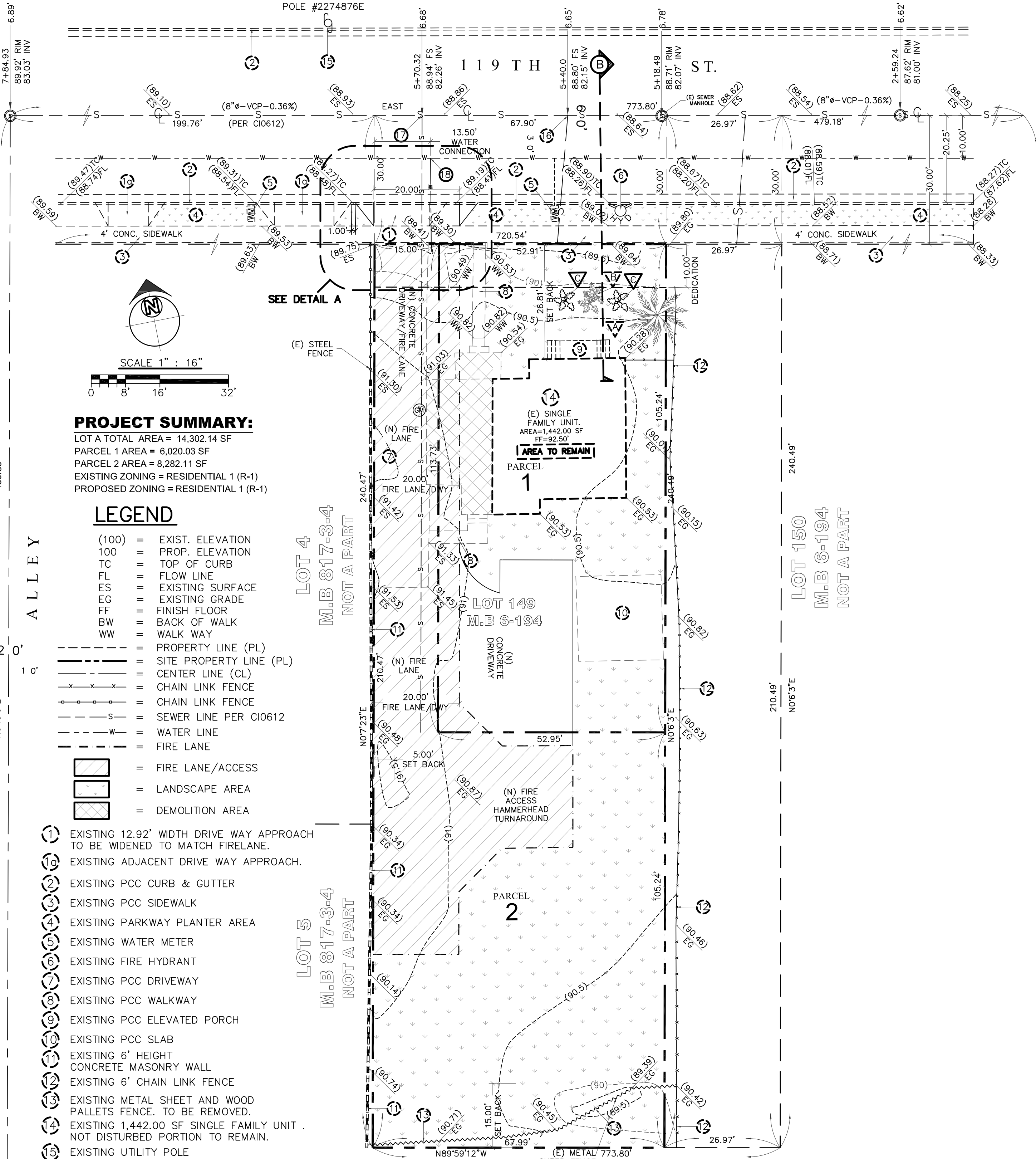
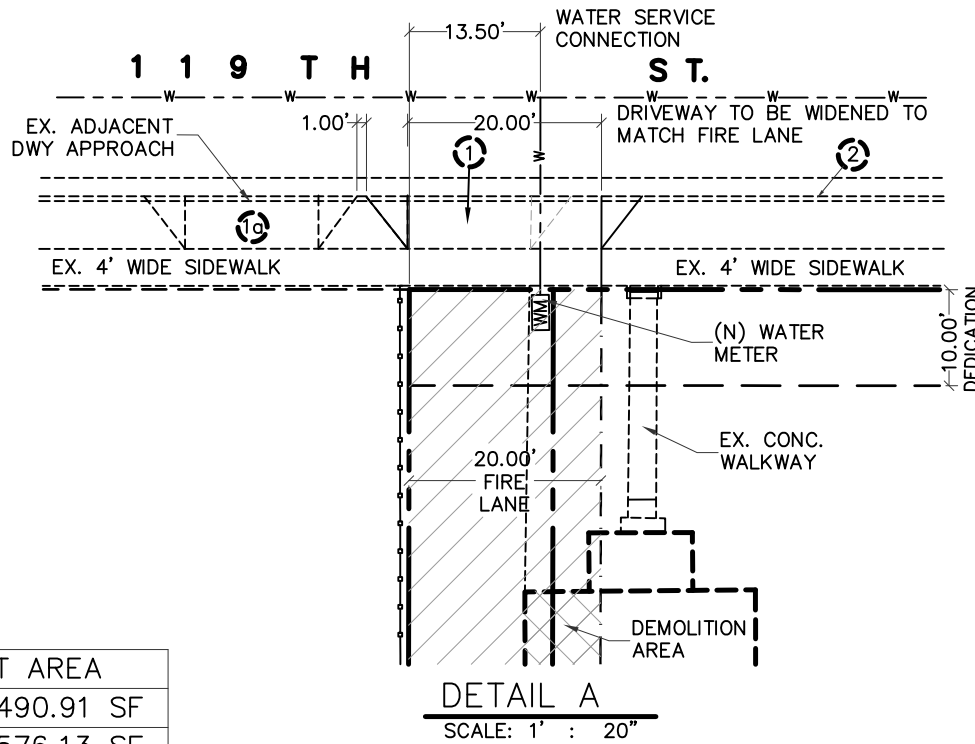
PROJECT NOTES.

1. NO OAK TREES ON SITE.
2. NO GRADING/IMPROVEMENTS ARE PROPOSED.
3. NO EASEMENTS ARE PROPOSED.
4. EXISTING DRIVEWAY AND WALKWAYS WILL BE REMOVED AND REPLACE ACCORDING NEW DEVELOPMENT.
5. PROPOSED CURB CUTS SHALL NOT EXCEED 40% OF STREET FRONTAGE.
6. NEW FENCING OR LANDSCAPE ADJACENT TO DRIVEWAY SHALL DEPRESS 42" WITHIN FIRST 10' ALONG BOTH SIDES.
7. ALL NEW UTILITIES SHALL BE UNDERGROUND.
8. NO EXISTING ON-SITE EASEMENTS.
9. CORNER MONUMENTS WILL BE SET PRIOR FILING THE FINAL MAP.



AREA TABLE

PARCEL	GROSS AREA	NET AREA
1	6,020.03 SF	5,490.91 SF
2	8,282.11 SF	6,576.13 SF
TOTAL	14,302.14 SF	12,067.03 SF



PROJECT SUMMARY:

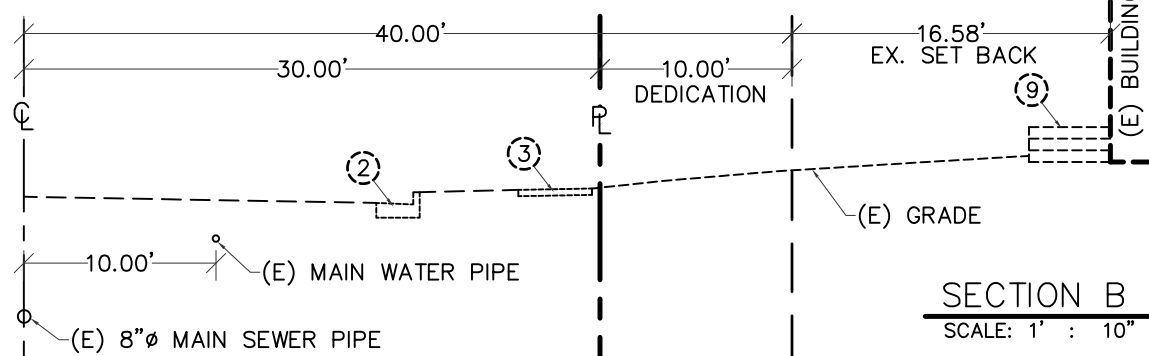
LOT A TOTAL AREA = 14,302.14 SF
PARCEL 1 AREA = 6,020.03 SF
PARCEL 2 AREA = 8,282.11 SF
EXISTING ZONING = RESIDENTIAL 1 (R-1)
PROPOSED ZONING = RESIDENTIAL 1 (R-1)

LEGEND

- (100) = EXIST. ELEVATION
100 = PROP. ELEVATION
TC = TOP OF CURB
FL = FLOW LINE
ES = EXISTING SURFACE
EG = EXISTING GRADE
FF = FINISH FLOOR
BW = BACK OF WALK
WW = WALK WAY
--- = PROPERTY LINE (PL)
--- = SITE PROPERTY LINE (PL)
--- = CENTER LINE (CL)
--- = CHAIN LINK FENCE
--- = CHAIN LINK FENCE
--- = SEWER LINE PER CIO612
--- = WATER LINE
--- = FIRE LANE
--- = FIRE LANE/ACCESS
--- = LANDSCAPE AREA
--- = DEMOLITION AREA

1. EXISTING 12.92' WIDTH DRIVE WAY APPROACH TO BE WIDENED TO MATCH FIRELANE.
2. EXISTING ADJACENT DRIVE WAY APPROACH.
3. EXISTING PCC CURB & GUTTER
4. EXISTING PCC SIDEWALK
5. EXISTING PARKWAY PLANTER AREA
6. EXISTING WATER METER
7. EXISTING FIRE HYDRANT
8. EXISTING PCC DRIVEWAY
9. EXISTING PCC WALKWAY
10. EXISTING PCC ELEVATED PORCH
11. EXISTING PCC SLAB
12. EXISTING 6' HEIGHT CONCRETE MASONRY WALL
13. EXISTING 6' CHAIN LINK FENCE
14. EXISTING METAL SHEET AND WOOD PALLETS FENCE. TO BE REMOVED.
15. EXISTING 1,442.00 SF SINGLE FAMILY UNIT. NOT DISTURBED PORTION TO REMAIN.
16. EXISTING UTILITY POLE
17. EXISTING 4" CLAY PIPE SEWER LATERAL
18. PROPOSED 4" SEWER LATERAL
19. PROPOSED NEW WATER CONNECTION AND METER.

- A. EXISTING PALM TREE
B. EXISTING YUCCA TREE
C. PROPOSED SHADE TREE PER SECTION 21.32.195 SUBDIVISION CODE



**PROJECT NUMBER**

PRJ2021-002804-(2)

HEARING DATE

September 20, 2023

REQUESTED ENTITLEMENT(S)Tentative Parcel Map No. 83464 /
RPPL2021007571

PROJECT SUMMARY

OWNER / APPLICANT

Gabriel Alvarez/Jesus Millot

MAP/EXHIBIT DATE

March 15, 2023

PROJECT OVERVIEW

To create two low-density residential parcels including a flag lot on 14,302.14 gross square feet (0.33 acres) / 12,067.03 net square feet (0.28 acres). The existing single-family residence will remain; however, a portion of the residence will be removed. This removal is necessary to accommodate access via a shared private driveway and fire lane and 20-foot-wide flag lot to Parcel No. 2, as well as a 10-foot-wide highway dedication along the front yard setback area. No other development is currently proposed as part of this project.

LOCATION

2316 East 119th Street, Los Angeles

ACCESS

119th Street

ASSESSORS PARCEL NUMBER

6150-022-003

SITE AREA14,302.14 square feet/0.33 acres (gross),
12,067.03 square feet/0.28 acres (net)**GENERAL PLAN / LOCAL PLAN**Willowbrook Transit Oriented District ("TOD")
Specific Plan**PLANNING AREA**

Metro

LAND USE DESIGNATION

H9 (Residential 9 - 0-9 Dwelling Units / Net Acre)

ZONESP (Specific Plan) Willowbrook Residential 1 (9
Dwelling Units / Net Acre)**PROPOSED UNITS**

N/A

MAX DENSITY/UNITS

3

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)Class 1 Categorical Exemption- Existing Facilities
Class 15 Categorical Exemption - Minor Land Divisions**KEY ISSUES**

- Consistency with the General Plan and Willowbrook TOD Specific Plan
- Satisfaction of the following portions of Title 21 and 22 of the Los Angeles County Code:
 - Chapter 21.48 Minor Land Divisions
 - Chapter 22.412 Willowbrook Transit-Orientated District Specific Plan
 - Chapter 22.18 Residential Zones
 - Chapters 21.24.320 and 22.110.170 Flag Lots

CASE PLANNER:

Michelle Lynch

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:mlynch@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2021-002804-(2)
TENTATIVE PARCEL MAP NO. 83464 / RPPL2021007571**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing on September 20, 2023, in the matter of Project No. PRJ2021-002804-(2) consisting of Tentative Parcel Map No. 83464 / RPPL2021007571 ("PM83464").
2. **ENTITLEMENT(S) REQUESTED.** Gabriel Alvarez ("subdivider"), requests PM83464 to create two parcels, including one flag lot, on 12,067.03 square feet/0.28 net acres ("Project") pursuant to Los Angeles County ("County") Code Chapter 21.48 (Minor Land Divisions).
3. **LOCATION.** The Project is located at 2316 East 119th Street, Los Angeles in the unincorporated community of Willowbrook within the Metro Planning Area ("Project Site").
4. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 – 0 to 9 dwelling units per net acre) land use category of the Willowbrook Transit-Orientated District ("TOD") Specific Plan ("SP"), a component of the General Plan.
5. **ZONING.** The Project Site is located in the Willowbrook-Enterprise Zoned District and is currently zoned SP Willowbrook Residential 1 (9 Dwelling Units / Net Acre).
6. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	SP Willowbrook Residential 1, OS-PR (Open Space-Parks and Recreation)	Single-family Residences, Park
EAST	H9	SP Willowbrook Residential 1	Single-family Residences,
SOUTH	H9	SP Willowbrook Residential 1 and OS-PR	Single-family Residences, Park

WEST	H9	SP Willowbrook Residential 1	Single-family Residences
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7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 12,067.03 square feet (0.28 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape with relatively flat topography and one single-family residence. The existing single-family residence will remain, but a portion of the residence will be removed to accommodate the shared private driveway and fire lane and 20-foot-wide flag lot access to Parcel No. 2, as well as the 10-foot-wide highway dedication within the front yard setback area.

B. Site Access

The Project Site is accessible via 119th Street, a 60-foot-wide public street and the Project is proposing a 20-foot-wide private driveway and fire lane for Parcel No. 1 and Parcel No. 2. A shared access agreement and future easement will be required.

C. Tentative Map

PM83464 depicts two parcels. Parcel No. 1 is 52.91 feet wide and 105.24 feet deep. Parcel No. 2 will be a flag lot, remain vacant, and includes the required Fire Department turn-around access. The shared private driveway and fire lane access is 20 feet wide. Parcel Nos. 1 and 2 have street frontage along 119th Street. Parcel No. 1 will maintain the existing single-family residence but will be modified to accommodate the shared private driveway and fire lane, flag lot access for Parcel No. 2, and a 10-foot-wide highway dedication along the front yard area of Parcel No. 1.

D. Affordable Housing

The Project does not include an affordable housing component. The Project is not subject to the Inclusionary Housing Ordinance ("IHO"), as it does not propose more than five dwelling units.

8. CEQA DETERMINATION

Categorical Exemption

Prior to the Commission's public hearing on the Project, the County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualified as Class 1 Existing Facilities and Class 15 Minor Land Divisions Categorical Exemption pursuant to California Environmental Quality Act ("CEQA").

The Project qualifies as a Class 1, Existing Facilities, categorical exemption under State CEQA Guidelines Section 15301 because the Project involves a minor alteration of an existing private structure involving negligible or no expansion of use beyond that existing at the time of this determination. The Project Site is improved

with a single-family residence that will mostly remain in place; portions of the home will be demolished to accommodate the 10-foot-wide highway dedication, shared private driveway and fire lane, and flag lot access to Parcel No. 2. A Class 1 categorical exemption can apply when demolishing up to three single-family residences in an urbanized area. The Project proposes minor alterations to one existing residence.

The Project also qualifies as a Class 15, Minor Land Divisions, categorical exemption under State CEQA Guidelines Section 15315 because it involves a subdivision to create four or less parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project Site fronts a public street and will be served by existing infrastructure including public water and sewer. The Project Site does not contain any sensitive natural resources or other natural features as indicated for both Class 1 and Class 15 exemptions.

In addition, under the Class 15 exemption, the proposed urban infill project, which involves the creation of an additional parcel, is consistent with the maximum allowable density set by the Project Site's land use category. Therefore, the Project will not result in a cumulative impact. The Project consists of subdividing an existing parcel into two parcels including a flag lot within an established community and minor alterations to an existing structure; therefore, the project does not propose activity that will have a significant effect on the environment due to unusual circumstances. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemptions and the Project is categorically exempt.

9. **COMMUNITY OUTREACH.** Prior to the Commission's public hearing on the Project, the subdivider did not perform any public outreach.
10. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Commission, LA County Planning Staff had not received public comments.
11. **AGENCY RECOMMENDATIONS.** Los Angeles County Subdivision Committee ("Subdivision Committee"): Recommended clearance to public hearing with conditions regarding Tentative Parcel Map No. 83464 dated March 15, 2033.
12. **PUBLIC HEARINGS.** Pursuant to the Housing Crisis Act ("SB 330"), the number of publicly held meetings does not exceed the five-meeting limit. Two meetings occurred as follows:
 - Subdivision Committee Meeting held on July 20, 2021,
 - Commission Hearing held on September 20, 2023.

13. **LEGAL NOTIFICATION.** Pursuant to Section 21.16.070 (Notice of Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspapers Los Angeles Daily Journal and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On August 17, 2023, a total of 105 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 notices to those on the courtesy mailing list for the Willowbrook-Enterprise Zoned District and to any additional interested parties.

14. **HEARING PROCEEDINGS.** *Reserved.*

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan and Willowbrook TOD Specific Plan because the H9 land use category is intended for single-family residences at a density of nine dwelling units per acre. The Project consists of two single-family lots on 12,067.03 square feet (0.28 net acres). There is only one existing single-family home which will remain, and no additional units are proposed on Parcel No. 2, at this time. Future development of Parcel No. 2 will be consistent with the H9 land use category and the Project is therefore consistent with the General Plan maximum density of three dwelling units for the Project Site.

16. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan and Willowbrook TOD Specific Plan, a component of the General Plan:

- General Plan - *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.*
- Willowbrook TOD Specific Plan- *Goal 4: Provide affordable housing opportunities.*
 - *Policy 4.2: Promote housing affordability through diversification of housing choices (ownership, rental, single-family, multi-family) for varied income groups.*

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area. Any future development will be infill in nature as the Project Site is built out and surrounded mostly by similar residential development. Although the project is not subject to IHO, additional development may include primary low-density residences and accessory dwelling units that diversify choices for ownership and rentals. Furthermore, the Project Site is not located within an SEA, and no natural resources exist on site.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the SP Willowbrook Residential 1 zoning classification as single-family residences are permitted in such zone pursuant to County Code Chapter 22.412 (Willowbrook TOD Specific Plan). The standards for the R-1 Zone contained in Chapter 22.18 shall apply to all development in the SP Willowbrook Residential 1 Zone. Development standards include a maximum height of 35 feet and two stories for new residences. The minimum floor area of a new single-family residence shall be 1,200 square feet. The use of asphalt for paving driveways and walkways is prohibited. Additional design standards include a minimum four-foot-wide walkway and front yard landscaping and maintenance. Wrought-iron style fences within the front yard and corner side yards that do not obscure views may be permitted to a maximum height of six feet. Additionally, clotheslines or clothesline structures are permitted, provided they are located to the rear of the structure, and not visible from adjoining street when viewed at ground level. Lastly, utility and mechanical equipment shall be screened from view and placed in locations that are not visible from the public right-of-way. Satellite dishes shall also be located away from the public view. Screening elements shall be an integral part of the building and no screening method shall give the appearance of being “tacked on.”
18. **AREA.** The Commission finds that the Project is consistent with the area standards identified in County Code Section 22.110.130 (Required Area and Width). The Project Site consists of 12,067.03 square feet, which is consistent with the 5,000 square-foot minimum lot size requirement of the R-1 (Single Family Residence) Zone as deferred to by the Willowbrook Residential 1 zone. Parcels No. 1 is proposed to be 5,490.91 square feet (net) and the flag lot for Parcel No. 2 will be 6,576.13 square feet (net) Therefore, the Project Site’s acreage accommodates the required minimum net area of 5,000 square feet for each parcel.
19. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones) and Chapter 22.412 Section 3.9(C). Willowbrook Residential Zone 1 (Development and Design Standards). The yard setback requirements for lots are as follows:
- Front yard setback minimum yard depth shall be 20 feet.
 - Rear yard setback minimum yard depth shall be 15 feet.
 - Interior side yard setback minimum yard depth shall be five feet.
 - Flag lots may propose a uniform distance of 10 feet from all lot lines.

The existing dwelling is currently maintaining a 26.81-foot-wide, front-yard setback area from the existing property line. However, with the required 10-foot-wide highway dedication the dwelling will be 16.81 feet from the new property line. Therefore, the removal of the front portion of the dwelling will be required. Furthermore, due to the shared access to the private driveway and fire lane and 20-foot-wide flag lot access to Parcel No 2., a side portion of the existing dwelling will also need to be removed.

The existing dwelling is currently 50.75 feet from the proposed rear property line. Any future development for Parcels Nos. 1 and 2 is subject to the applicable development and design standards. Parcel No. 2 may propose development consistent with the standard setbacks for yards or flag lot uniform distance of 10 feet from all lot lines.

20. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.070 (Fences and Walls), which states that fences and walls within the front yard area shall not exceed 42 inches, and side and rear fences/walls do not exceed six feet in height. Per the Willowbrook TOD Specific Plan, front yard wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet. The Project Site will propose new 42-inch-high fencing within the front yard area.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.04 (Rules for Provisions, Language, Measurement, and Interpretation), Chapter 22.110 (General Site Regulations) related to height, and Chapter 22.412 Section 3.9(C)(1.) (Maximum Height). Any proposed and existing dwellings will comply with the 35-foot height limit and two stories. The existing dwelling is a legally permitted structure and complies with maximum height requirements. Any future development must comply with the 35-foot height and two stories limit.
22. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distances Between Buildings) which requires a minimum distance of 10 feet between all main residential buildings on the same lot and six feet between accessory dwellings and primary dwellings. The Project does not include any other primary or accessory buildings. The Project must provide a two-car garage prior to final map recordation and will maintain six feet if detached from the primary dwelling.
23. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). Each single-family dwelling must maintain two-covered parking spaces. Prior to the recordation of the final map, a new two-car garage must be constructed for the existing single-family residence to remain on Parcel No. 1.
24. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Contents-Information and Documents Required). No grading is proposed with this Project.
25. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which requires that one tree be planted for every 25 feet of street frontage. A total of two trees will be planted along the 67.91-foot-wide street frontage in compliance with this requirement.

26. **INCLUSIONARY UNITS.** The Commission finds that the Project is not subject to the IHO because it does not meet the criteria based on the baseline dwelling units.
27. **FLAG LOTS.** The Commission finds that the Project is consistent with the standards identified in County Code 21.24.320 (Flag Lots). While the design is not justified by topographic conditions, as the parcel is relatively flat with no slopes or steep terrains, the proposed flag lot design is justified by the size and shape of the division of land. This does not conflict with the pattern of the neighborhood development as there are other similar lot configurations within 500 feet of the Project Site. The flag lot access will maintain the required 15-foot access while providing a 20-foot ingress/egress easement for both parcels. The vehicular access strip, as proposed the private driveway and fire lane will not exceed 20 percent of the finished grade and easements for ingress and egress will be provided.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

28. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project complies with the General Plan policy to promote the provision of an adequate supply of housing by location, type and price and to promote the full use of existing service systems. The Project Site is an infill project in a developed area and is served by existing water and sewer systems.
29. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** In particular, the Project will satisfy *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.* The Project is located in an urbanized area, the property is neighboring already existing single-family homes and low-density developments. In addition, it also provides additional housing affordability through diversification of housing choices (ownership, rental and single-family) for varied income groups. The Project provides an opportunity for housing growth and housing choices with the creation of an additional parcel.
30. **The Commission finds that the site is physically suitable for the type of development.** The Project complies by providing enough area to accommodate two parcels while meeting minimum 5,000 square-foot lot area requirements. The development standards of the R-1 Zone and the Willowbrook TOD Specific Plan Willowbrook Residential 1 zone will require minor alterations to the existing dwelling to accommodate the new front yard setback and access requirements for both parcels.
31. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is consistent with the General Plan land use designation and maximum allowable density within H9 and complies with all development standards of the R-1 Zone and Willowbrook TOD Specific Plan including, but not limited to, standard 20-foot front yard setbacks, five-foot side yards

and 15-foot rear yard setbacks, as well as a maximum height of 35 feet and two stories. The existing residence will be modified to accommodate the 20-foot front yard setback which includes an additional 10-foot-wide highway dedication. Parcel No. 2 is a proposed flag lot and may substitute a uniform distance of 10 feet from all lot lines.

32. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat. The subject property is located within a fully developed urbanized/suburban setting and does not contain any sensitive wildlife or habitat environments.
33. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval and the Project will be connected to public water and sewer as such factors have been considered and cleared by the Subdivision Committee.
34. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

35. The Commission finds that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Section 15301 (Class 1-Existing Facilities) and 15315 (Class 15, Minor Land Divisions) categorical exemptions.

The Project qualifies as a Class 1-Existing Facilities, categorical exemption under State CEQA Guidelines Section 15301 because the Project involves a minor alteration of an existing private structure involving negligible or no expansion of use beyond that existing at the time of this determination. The Project Site is improved with a single-family residence that will mostly remain in place; portions of the home will be demolished to accommodate the 10-foot-wide highway dedication, shared private driveway and fire lane, and flag lot access to Parcel No. 2. A Class 1 categorical exemption can apply when demolishing up to three single-family residences in an urbanized area. The Project proposes minor alterations to one existing residence.

The Project also qualifies as a Class 15-Minor Land Divisions, categorical exemption under State CEQA Guidelines Section 15315 because it involves a subdivision to create four or less parcels. The parcel was also not involved in a division of a larger

parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project Site fronts a public street and will be served by existing infrastructure including public water and sewer. The Project Site does not contain any sensitive natural resources or other natural features as indicated for both Class 1 and Class 15 exemptions.

In addition, under the Class 15 exemption, the proposed urban infill project, which involves the creation of an additional parcel, is consistent with the maximum allowable density set by the Project Site's land use category. Therefore, the Project will not result in a cumulative impact. The Project consists of subdividing an existing parcel into two parcels including a flag lot within an established community and minor alterations to an existing structure; therefore, the project does not propose activity that will have a significant effect on the environment due to unusual circumstances. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemptions and the Project is categorically exempt.

SUPPLEMENTAL FINDINGS: FLAG LOTS

36. The Commissions finds the proposed flag lot design justified by the size and shape of the division of land. The proposed flag lot will maintain lot frontage through the 15-foot access and accommodate the 20-foot private driveway and fire lane for emergency vehicle access. The vehicular access strip, proposed as the private driveway and fire lane will not exceed 20 percent of the finished grade and easements for ingress and egress will be provided.
37. The Commission finds the Project is not in conflict with the pattern of neighborhood development. Similar lot configurations are located within a 500-foot radius from the subject property.

ADMINISTRATIVE FINDINGS

38. **HOUSING ACCOUNTABILITY ACT.** The Commission finds the Project is considered a housing development that is consistent with the General Plan and Zoning. The Commission finds the Project would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings above.
39. **PUBLIC HEARINGS.** The Commission finds that pursuant to SB 330, the number of publicly held meetings does not exceed the five-meeting limit. Two meetings occurred as follows:
- Subdivision Committee Meeting held on July 20, 2021
 - Commission Hearing held on September 20, 2023.

40. **LEGAL NOTIFICATION.** The Commission finds pursuant to Section 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Los Angeles Daily Journal, and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On August 17, 2023, a total of 105 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 notices to those on the courtesy mailing list for the Willowbrook-Enterprise Zoned District and to any additional interested parties.
41. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning

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

- A. The Commission finds that the map is consistent with the goals and policies of the General Plan.
- B. The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The Commission finds that the site is physically suitable for the type of development since the Project complies with all development standards of the R-1 zoning and Willowbrook TOD Specific Plan.
- D. The Commission finds that the site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed R-1 zoning and Willowbrook TOD Specific Plan.
- E. The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- H. The Commissions finds the proposed flag lot design is justified by the size and shape of the division of land. The proposed flag lot will maintain lot frontage through the 15-foot access and accommodate the 20-foot private driveway and fire lane for emergency vehicle access. The vehicular access strip, proposed as the private driveway and fire lane will not exceed 20 percent of the finished grade and easements for ingress and egress will be provided.
- I. The Commission finds the Project is not in conflict with the pattern of neighborhood development. Similar lot configurations are located within a 500-foot radius from the subject property.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and 15315 (Class 15, Minor Land Divisions Categorical Exemption); and
- 2. Approves Tentative Parcel Map No. 83464 / RPPL2021007571, subject to the attached conditions.

ACTION DATE: September 20, 2023

JH:EGA:ML
09/20/2023

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-002804-(2)
TENTATIVE PARCEL MAP NO. 83464 (RPPL2021007571)**

PROJECT DESCRIPTION

The project is a subdivision to create two residential parcels including a flag lot, on 12,067.03 square feet (0.28 net acres) subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 66499.37 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with LA County Planning in the 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 subdivider or subdivider's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance 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.
 - B. At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.
7. **Tentative Parcel Map No. 83464 shall expire on September 20, 2025.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
 8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the subdivider 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 subdivider from compliance with these conditions and applicable regulations.
 9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
 10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Tentative Map, or an approved Amendment Map.
14. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. This shall include any that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove, or cover said markings, or drawings within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

16. This grant shall authorize the creation of two parcels including a flag lot, as depicted on the Tentative Parcel Map dated March 15, 2023.
17. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code, and the Subdivision Map Act.
18. Permission is granted to adjust lot lines to the satisfaction of LA County Planning.
19. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Parcel Map dated March 15, 2023) consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.
20. Grading is prohibited as none is proposed as part of the project.
21. A final parcel map is required. A parcel map waiver is not allowed.
22. Gates are prohibited. The private driveway and fire lane shall not be gated.

23. Permission is granted to Parcel No. 2 to be a flag lot.

PRIOR TO RECORDATION OF A FINAL MAP

24. The subdivider shall apply for a site plan to LA County Planning for approval to ensure that the development on Parcel No. 1 meets all parking and development requirements. Prior to the partial demolition of the existing single-family residence, the subdivider shall apply for a ministerial site plan review to LA County Planning and obtain approval for the following:
- a. Two-car covered parking for the existing single-family residence.
 - b. The existing single-family residence must maintain the required 20-foot-wide front yard setback from the 10-foot-wide highway dedication for a total 30-foot-wide setback from the front property line and maintain the required 20-foot-private driveway and fire lane to accommodate ingress and egress for shared access to both parcels.
25. Obtain demolition permits from County Public Works, Building and Safety Division ("B&S") to demolish a portion of the existing residence to accommodate the access to both parcels and a 10-foot-wide highway dedication located within Parcel No. 1 as delineated on the Tentative Parcel Map dated March 15, 2023. Provide photographs and/or other evidence satisfactory to the Director that the structures in question have been modified and/or removed.
26. The subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director. Based on the frontage width of 67.91 feet, a minimum of two trees shall be planted.
27. The private driveway shall be labeled as Private Driveway and Fire Lane on the final map.
28. The subdivider shall submit a draft copy of the reciprocal ingress and egress agreement for the private driveway to the Director for review and approval.
29. The subdivider shall record a covenant for future reciprocal access and maintenance for the shared access easement for both parcels.
30. The subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the Tentative Parcel Map dated March 15, 2023 or an Amended Map approved by the Director.
31. The subdivider shall submit a draft copy of the project's maintenance agreement for the continued maintenance of the private driveway to the Director for review and approval.

32. The subdivider shall post on the private driveway: "No Parking-Fire Lane", unless designated parking otherwise permitted. The subdivider shall provide for continued enforcement in a maintenance agreement.

Attachments:

Exhibit D.1 Subdivision Committee Conditions of Approval for Tentative Parcel Map dated March 15, 2023

The following report consisting of 8 pages are the recommendations of Public Works.

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

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

8. If a parking garage is required, construct a new garage for Parcel 1 prior to final map approval.
9. Remove existing buildings as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal ingress and egress easement and right to grade for the common driveway serving both parcels.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
15. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz

PM83464L_Rev3_RPPL2021007571
https://planning.lacounty.gov/case/view/prj2021_002804

Phone (626) 458-4921

Date 04-10-2023





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

PARCELNO.: 083464

TENTATIVE MAP DATE: 03/15/2023

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions. There are no grading/improvements being proposed on the Tentative Map (only for subdivision purposes).

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

Review by:

A handwritten signature in black ink, appearing to be 'AM' or 'Alex Mikhailpoor'.

Alex Mikhailpoor

Date: 03/20/2023 Phone: (626) 458-4921

PCA LX001129 / A885
ESTU2022000322
EPIC LA RPPL2021007571
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Parcel Map	<u>83464</u>	Parcel Map Dated	<u>03/15/2023 (Tent.)</u>	Parent Tract	<u></u>
Grading By Subdivider?	<u>[N]</u> (Y or N) <u></u> yd ³	Location	<u>Willowbrook</u>		
Geologist	<u>Global Geo-Engineering, Inc.</u>	Subdivider	<u>Gabriel Alvarez</u>		
Soils Engineer	<u>Global Geo-Engineering, Inc.</u>	Engineer/Arch.	<u>Millot Engineering</u>		

Review No.3 of:

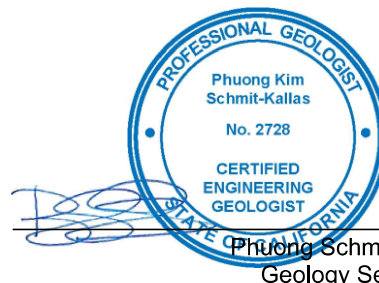
Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: 02/28/2021
References: ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

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

Prepared by



Date 04/03/2023

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

83464, Willowbrook, 2023-04-03, PM-5-A

1. Approval of this map pertaining to grading is recommended without conditions since no grading improvements are required.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Record a deed restriction to hold future owners responsible for maintaining the required drainage devices and paving without obstructing cross-lot drainage to the satisfaction of Public Works.

PC

Name Patricia Constanza Date 3/29/2023 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 83464\GP\2022-08-17 TM83464 Submittal\TPM83464g_rev3 Conditions.doc

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

1. The subdivider shall install separate house laterals to the existing sewer main line in 119th Street to serve each lot in the land division.


Prepared by Mike Tran
PM 083464S-rev3 (conditions) RPPL2021007571

Phone (626) 458-4921

Date 03-29-2023

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

1. Dedicate an additional 10 feet of right of way along the property frontage on East 119th Street for an ultimate right of way of 40 feet from centerline to the satisfaction of Public Works.
2. Widen the existing driveway along the property frontage on East 119th Street, this will require the driveway to be reconstructed to meet current Americans with Disabilities Act guidelines to the satisfaction of Public Works. Relocate affected utilities.
3. Any proposed or existing perimeter wall fencing or landscaping adjacent to the existing driveway along the property frontage on East 119th Street shall be depressed to 42 inches within 10 feet on both sides of the driveway to provide line of sight for pedestrians.
4. Plant street trees and provide irrigation system for street trees along the property frontages on East 119th Street to the satisfaction of Public Works.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains and landscaping including irrigation system to the satisfaction of Public Works.
7. Underground all new utility lines to the satisfaction of Public Works.
8. Comply with all street lighting requirements per the attached Traffic Safety and Mobility Division memo dated 08/04/2021

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated September 9th, 2021, issued by the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on September 9th, 2022. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor. An updated Will Serve letter will be required prior to Final Map clearance.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 1,000 square feet, in accordance with the Water Efficient Landscape Ordinance.



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:	RPPL2021007571	PROJECT NUMBER:	PM 83464
CITY/COMMUNITY:	Willowbrook	STATUS:	Cleared
PROJECT ADDRESS:	2316 E 119th Street Los Angeles, CA 90059	DATE:	04/12/2023

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).
2. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access, including emergency providers. A digital copy of the agreement shall be submitted to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be provided through EPIC-LA in the project's Final Map plan number.

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **83464**
Park Planning Area # **22**

DRP Map Date: **03/15/2023**
CSD:

SCM Date: **04/20/2023**

Report Date: **04/03/2023**

Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,041

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

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

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

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

The park obligation for this development will be met by:

The payment of \$3,041 in lieu fees.

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra,
California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



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



PARK OBLIGATION WORKSHEET

Tentative Map # **83464**
Park Planning Area # **22**

DRP Map Date: **03/15/2023**
CSD:

SCM Date: **04/20/2023**

Report Date: **04/03/2023**
Map Type: **Tentative Map - Parcel**

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

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **22**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.00	0.0030	1	0.01
M.F. < 5 Units	3.97	0.0030	0	0.00
M.F. >= 5 Units	2.68	0.0030	0	0.00
Mobile Units	4.47	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			2	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$253,380	\$3,041

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.01	\$253,380	\$3,041



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/



BOARD OF SUPERVISORS

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April 10, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

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

**SUBJECT: SUBDIVISION REQUEST-TENTATIVE MAP-PARCEL
CASE: RPPL2021007571
2316 E 110th STREET LOS ANGELES CA 90059**

Thank you for the opportunity to review the application and subdivision request for the subject property. This project proposes the subdivision to form two single lots.

Public Health recommends the approval of the aforementioned project. This approval is conditioned by the proposed use of public water and wastewater systems. The applicant provided a "Will Serve Letter" from Golden State Water Company dated September 19, 2022. and a letter dated, January 10, 2023, from Los Angeles County Sanitation District. Any change of methods for the provision 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.

Joshua Huntington

April 10, 2023

Page 2 of 2

- ☐ 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:

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

CC:va

DPH_CLEARED_2316 E 119th STREET LOS ANGELES CA 90059_RPPL2021007571_4.10.2023

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: August 15, 2023
PROJECT NUMBER: PRJ2021-002804-(2)
PERMIT NUMBER(S): Tentative Parcel Map No. 83464 / RPPL2021007571
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 2316 East 119th Street, Los Angeles
OWNER: Gabriel Alvarez
APPLICANT: Jesus Millot
CASE PLANNER: Michelle Lynch, Senior Planner
 mlynch@planning.lacounty.gov

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 1-Existing Facilities and Class 15-Minor Land Divisions Categorical Exemption pursuant to California Environmental Quality Act ("CEQA").

The project qualifies as a Class 1-Existing Facilities, categorical exemption under State CEQA Guidelines Section 15301 because the project involves a minor alteration of an existing private structure involving negligible or no expansion of use beyond that existing at the time of this determination. The project site is improved with a single-family residence that will mostly remain in place; portions of the home will be demolished to accommodate the 10-foot-wide highway dedication, shared private driveway and fire lane, and flag lot access to Parcel No. 2. A Class 1 categorical exemption can apply when demolishing up to three single-family residences in an urbanized area. The project proposes minor alterations to one existing residence.

The project also qualifies as a Class 15-Minor Land Divisions, categorical exemption under State CEQA Guidelines Section 15315 because it involves a subdivision to create four or less parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project Site fronts a public street and will be served by existing infrastructure including public water and sewer. The project site does not contain any sensitive natural resources or other natural features as indicated for both Class 1 and Class 15 exemptions.

In addition, under the Class 15 exemption, the proposed urban infill project, which involves the creation of an additional parcel, is consistent with the maximum allowable density set by the project site's land use category. Therefore, the project will not result in a cumulative impact. The project consists of subdividing an existing parcel into two parcels including a flag lot within an established community and minor alterations to an existing structure; therefore, the project does not propose activity that will have a significant effect on the environment due to unusual circumstances. The project site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The project site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemptions and the project is categorically exempt.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

TENTATIVE MAP FINDINGS

Pursuant to the Subdivision Map Act (Gov Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.

The proposed subdivision is under the regulations of willowbrook TOD specific plan within the residential zone 1

b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.

The design of the proposed subdivision is consistent with the willowbrook TOD specif plan for the residential zone 1 and in accordance with chapter 22.18 for design standards.

Rev. 03/2019

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c) The site is physically suitable for the type of development.

existing site is totally suitable for flag lot subdivision land is almost undeveloped & grade at natural state

d) The site is physically suitable for the proposed density of development.

in accordance with the table on page 34 of willowbrook TOD specific plan the site is in residential zone 1 which allows 9/acre dwelling units more than enough for the proposed

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

the proposed subdivision is a standard per county design standards measurements for single family residence lots environmental damage is not consider to be affected all surrounding area is residential development no wildlife habitat nearby

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design is in accordance with LA county standards all pertinent public health matters are handled as per county recommendations

g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The subdivision is not in conflict with existing easements established by any court with jurisdiction

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the

subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

the design and proposed subdivision is in accordance with county of Los Angeles Fire Department fire prevention division standards and exceeding state regulations where possible.

- i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

the proposed subdivision is half mile from Los Angeles Fire Department Station 41 on E 119th Street

FLAG LOT SUPPLEMENTAL INFORMATION

Pursuant to County Code Section [21.24.320](#), the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided

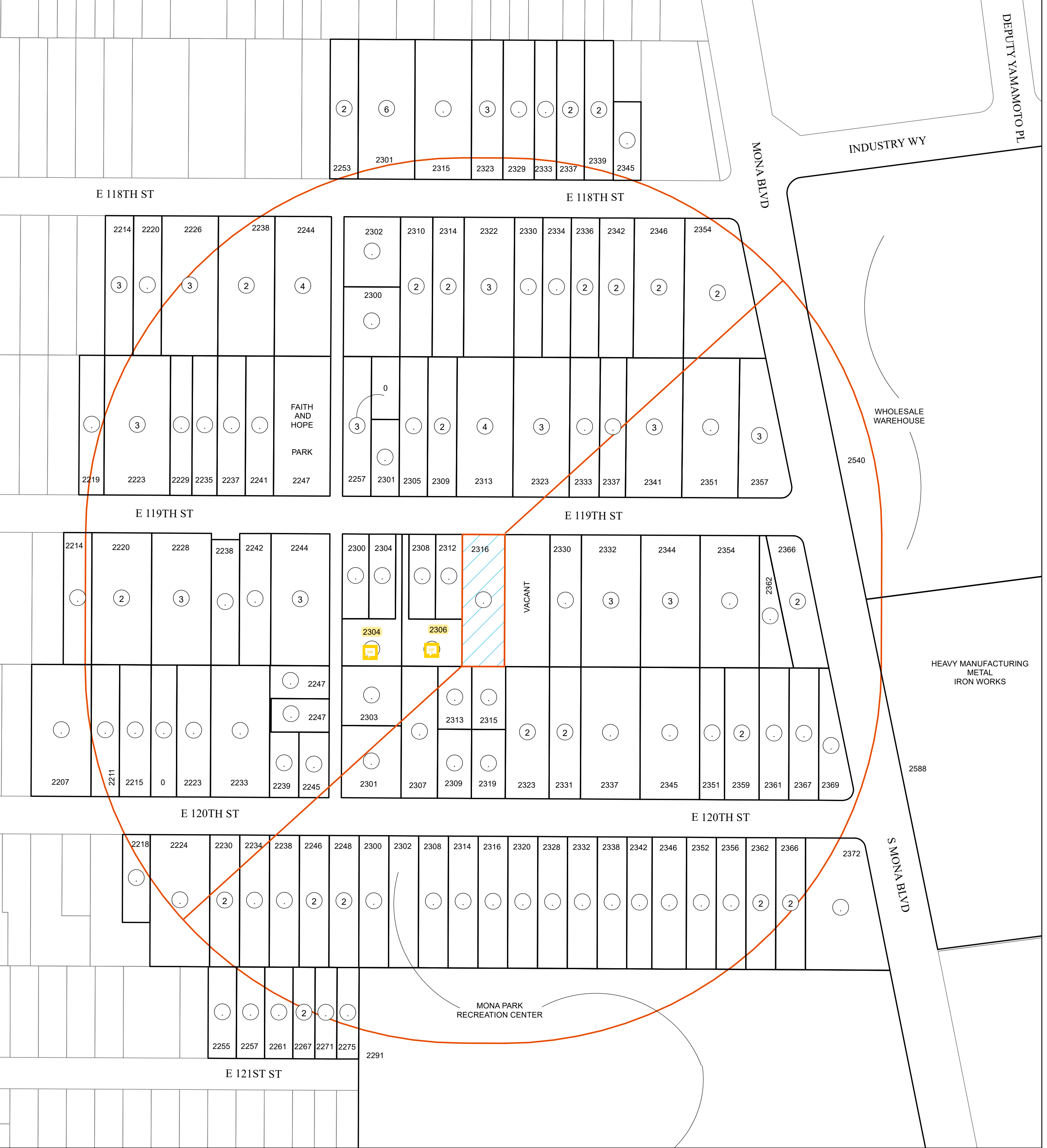
(Do not repeat the statement or provide Yes/No responses. Each answer needs to address the specific circumstances of the project in question. If necessary, attach additional pages.)

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below

B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.

C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.

D. How many flag lots are in a 500- foot radius and when were these flag lots created? Please answer these questions below and attach a copy of the radius map with each the flag lots clearly highlighted.



LMG

Map Prepared by:

Leon Mapping & GIS Services

15031 Chatsworth St, Ste 17

Mission Hills, CA 91345

818-235-7649

leonmapping@hotmail.com

www.laradiusmaps.com

Parcel # (APN): 6150-022-003

2316 E 119TH ST LOS ANGELES CA 90059-2624

SINGLE FAMILY RESIDENCE

OTHERS AS SPECIFIED

LAND USE 500'

ACREAGE: 0.327

DATE: 03/10/2021

UPDATE: _____

CASE #

USES: FIELD

SCALE: 1"=100'

CONTACT: MILLOT ENGINEERING

PHONE : (626)966-4251

N