

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	May 21, 2025	
HEARING DATE:	June 4, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	2015-01232	
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 073082 Conditional Use Permit No. 201500052 Environmental Plan No. 201500089	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	5101 Overhill Drive	
OWNER/APPLICANT:	Peak Capital Investments, LLC c/o Scott Tran	
PUBLIC MEETINGS HELD:	2 of 5	
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO because it was deemed complete prior to the effective date of the IHO.	
CASE PLANNER:	Erica G. Aguirre, AICP, Principal Planner eaguirre@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 2015-01232, Vesting Tentative Tract No. 073082 and Conditional Use Permit No. 201500052, based on the Findings and Conditions contained within this report from the prior LA County Board of Supervisors ("Board") approval on March 6, 2018 (Exhibit C - Board Approval from March 6, 2018), including minor modifications and updates proposed in this report.

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT ALONG WITH THE REQUIRED FINDINGS OF FACT AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NO. 073082 AND CONDITIONAL USE PERMIT NO. 201500052, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AS MODIFIED HEREIN.

PROJECT DESCRIPTION

A. Entitlements Requested

- Vesting Tentative Tract Map (“VTTM”) No. 073082 is a request to create one multi-family lot with 88 attached condominium units within one building (“Project”) on 1.84 gross (1.77 net) acres within the C-1 (Restricted Business) Zone in the unincorporated community of Ladera Heights / View Park - Windsor Hills (“Project Site”) pursuant to Los Angeles County (“County”) Code Chapter 21.38 (Vesting Maps). The Project includes five dwelling units voluntarily set aside for moderate-income households with incomes no greater than 120% of the average median income (“AMI”).
- Conditional Use Permit (“CUP”) No. 201500052 is a request to authorize a residential use in the C-1 Zone pursuant to prior County Code Sections 22.28.110 (Uses Subject to Permits)¹ and for development within a Hillside Management Area (“HMA”) pursuant to prior County Code Section 22.56.217 (HMAs – Additional Regulations)². This includes two modifications to County Code Title 22 (Planning and Zoning): a reduced front yard setback from 20 to 15 feet, and an increase in the height limit of 35 feet by 30 feet for a total building height of 65 feet.

B. Project Background

On August 2, 2017, the County Regional Planning Commission (“Commission”) approved the Project and adopted a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”). The Commission’s adoption of the MND and MMRP and approval of the Project was appealed to the Board. During the November 21, 2017 Board public hearing, the Board indicated its intent to deny the appeal and uphold the Commission’s previous adoption of the MND and MMRP and approval of the Project. Subsequently, the Board denied the appeal on consent and approve the Project on March 6, 2018, and the Notice of Determination was filed that same day. A Petition for Writ of Mandate (Case No. BS172990) was then timely filed by the United Homeowner’s Association (“UHA”) in the Los Angeles County Superior Court (“Court”). In this lawsuit, UHA legally challenged the County’s approval of the Project, including the adoption of the MND and MMRP.

¹ For reference only, this is currently County Code Table 22.20.030-B (Principal Use Regulations for Commercial Zones)

² For reference only, this is currently County Code Chapter 22.140 (HMAs)

The matter came before the Court on June 14, 2019, and on June 27, 2019, and the Court issued a ruling. In the ruling, the Court found that the MND satisfied most requirements of the California Environmental Quality Act (“CEQA”), including most of the topic areas that UHA challenged (Aesthetics, Air Quality, Greenhouse Gas Emissions, and Land Use and Planning). However, the Court found that MND did not fully satisfy the requirements of CEQA as to impacts to Traffic and Circulation. As a result, the Court set aside the County’s adoption of the MND and MMRP and approval of the Project. On October 10, 2019, a Court Order was issued to clarify the Court’s finding and to provide specific direction that an Environmental Impact Report (“EIR”) must be prepared and completed to assess the potential for the Project to result in Traffic and Circulation impacts. Because the Court found the County’s action and determinations were justified as to Air Quality, Land Use and Aesthetics, the EIR did not need to address these or other environmental topic areas, and the new analysis focused on Traffic and Circulation impacts only. In response to the October 10, 2019, Court Order, an EIR focused on Traffic and Circulation impacts only was prepared for this Project.

The Project is not subject to the Westside Area Plan, which became effective on April 11, 2025, given the prior vesting date of August 24, 2016. The Project now under consideration retains its vesting date of August 24, 2016, and is subject to the General Plan and County Code requirements in place at that time. The Project scope, including all project design features, have not changed, with the exception of required off-site pedestrian and sidewalk improvements along the Overhill Drive right-of-way. Therefore, this report does not include new analysis or findings with regards to the original Project scope and instead refers to the final Board approval (Exhibit C – Board Approval from March 6, 2018).

New analysis and findings are limited to the EIR, and to the proposed off-site pedestrian and sidewalk improvements.

C. Project

The Project will create one multi-family lot developed with 88 attached condominium units in one building. The Project Site is accessible from two points of access on Overhill Drive, a 100-foot-wide existing Major Highway on the County Master Plan of Highways to the east. One of the points of access is the southerly driveway, which leads to a minimum 28-foot-wide private driveway and fire lane, a 41-foot radius turnaround, and access to the parking structure. The other point of access is the northerly driveway in and out of the subterranean parking structure. The Project includes 139,281 square feet of habitable living space within a five-story, 65-foot-high building along with a subterranean parking garage for 198 vehicular parking spaces (including 22 guest parking spaces), and 53 total bicycle parking spaces (nine short-term and 44 long-term spaces). The Project includes 21,098 square feet (27%) of improved open space, including pedestrian walkways, landscaping, and other common areas (outdoor swimming pool, and community room, and exercise room). There are two existing neighboring walls to the north across from the

adjacent parcel and south of the Project Site that are 10 and six feet high, respectively, within the Project's side yard setback areas. These walls will remain. The Project includes a proposed six-foot-high wall with three-and-one-half-foot-high railing along the northerly and northeasterly portion of the Project Site within the front yard area. The existing six-foot-high chain-link fencing along the easterly perimeter of the Project Site in the front yard area will be removed. There will also be a two-foot-high wall on the northeast portion of the Project Site in the front yard area, but no other perimeter walls or fencing are proposed on the eastern side of the Project. To the west along La Brea Avenue, in the rear setback area, there is an existing six-foot-high wall of which a portion will remain. The applicant will propose a 6-to-12-foot-high wall with 3.5-foot-high railing on the northerly and southerly portions of the perimeter along La Brea Avenue in the rear setback area.

The Project will require planting of a minimum of 49 new, native and/or drought-tolerant trees onsite. Additional public-right-of-way improvements include a six-foot-wide public sidewalk and four-foot-wide parkway along the Project's frontage on Overhill Drive, for a total of 10 feet of public right-of-way from the property line to the street. The Project also includes two requests to modify development standards. The Project requests to exceed the maximum height limit of 35 feet by 30 feet (for a total height of approx. 65 feet), and to reduce the front yard setback distance from 20 feet to 15 feet.

Grading for the Project includes 28,450 cubic yards ("cy") of total grading including 28,150 cy of cut, 300 cy of fill, and 27,850 cy of export. The Project Site is currently vacant. The project includes five dwelling units voluntarily set aside for moderate income households with incomes no greater than 120% of the AMI.

Additionally, the Project will be required to provide pedestrian and sidewalk improvements along extended portions of the west and east side of Overhill Drive for approximately 1,500 linear feet (including the Project's frontage). These off-site improvements include parkways with landscaping and 24-inch box trees. Another requirement will be added regarding the submittal of a designated haul route for the off-site transport of the project's export material.

HOUSING ACCOUNTABILITY ("HAA") AND HOUSING CRISIS ("SB330") ACTS

The HAA applies to this Project. The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project 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 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).
- 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. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

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. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings shall not exceed the five-meeting limit. As of January 1, 2020, two meetings have occurred regarding this Project on the following dates:

- Hearing Examiner Meeting held on December 8, 2022, and

- Regional Planning Commission Hearing held on June 4, 2025.

ENVIRONMENTAL ANALYSIS

In response to the October 10, 2019, Court Order, an EIR focused on Traffic and Circulation impacts only was prepared for this Project. On November 2, 2020, a Notice of Preparation (“NOP”) for the EIR was prepared and distributed for public review to solicit input on the EIR. The NOP and comments received within the 45-day review period were considered in the preparation of the Draft EIR, and are included as part of its Appendix A. As part of the NOP process, the County prepared an updated Environmental Checklist (“Initial Study”) to confirm the findings of the previous MND, except Traffic and Circulation, to be analyzed in the Draft EIR. The Initial Study examines all environmental topic areas, and it is included as Appendix B of the Draft EIR. The previously adopted MMRP was included as an attachment to the Initial Study, as those measures would continue to apply to the Project in accordance with the Court Order and upon final approval of the Project.

The Draft EIR, including the Initial Study, addresses the environmental effects associated with the Project. The Project scope has not changed from what was analyzed under the adopted MND, except for the off-site pedestrian and sidewalk improvements required along the right-of-way on Overhill Drive extending north across from the adjacent parcel and south to Northridge Drive. The Draft EIR analyzed the same Project as was analyzed in the MND, excluding the off-site pedestrian and sidewalk improvements along the right-of-way on Overhill Drive; the off-site improvements are addressed in the Final EIR. The Notice of Completion and Availability for the Project was issued on November 7, 2022. The public review and comment period for the Draft EIR was from November 7, 2022, to January 6, 2023 (60 days), exceeding the 45-day minimum required pursuant to Title 14, Section 15105(a) of the California Code of Regulations. A Hearing Examiner meeting was held virtually on December 8, 2022, to receive public testimony on the adequacy of the Draft EIR prior to preparation of the Final EIR and subsequent Project consideration by the Commission.

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

No Impacts without Mitigation

The three areas of environmental impact for which no impacts would occur are listed below:

- Agriculture/Forest
- Mineral Resources
- Wildfire

Less Than Significant Impacts without Mitigation Measures

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

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

Specifically, regarding Traffic and Circulation:

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

Less Than Significant with Mitigation Measures

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

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

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

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

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

COMMENTS RECEIVED

a. Public Comments

From April 19 to April 25, 2025, after public notices for the Project were mailed out, Staff received several emails from Mr. John W. Heath, Esq., co-founder of the UHA, requesting confirmation about when the Final EIR and responses to comments made on the Draft EIR, and hearing materials for the project, would be posted. Additionally, on May 14, 2025, Mr. John Reischl asked questions about the Project's proposed height modification and vesting status. Staff responded to these queries via email and telephone, respectively.

ADDITIONAL FINDINGS

In addition to the findings the Board adopted on March 6, 2018, the following draft findings are to be added or updated for the Project (note that numbering here does not reflect final numbering):

RECITALS

- 1. HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on June 4, 2025, in the matter of Project No. 2015-01232, consisting of Vesting Tentative Tract Map No. 73082 (“TR073082”), which was previously approved by the Commission on August 2, 2017, the Board on November 21, 2017, and later set aside due to a court mandate to prepare a transportation-focused EIR for a project. TR07082 was considered together with Conditional Use Permit (“CUP”) No. 201500052, and the Environmental Plan No. 201500089. The Vesting Tentative Tract Map, CUP, and Environmental Plan, are referred to collectively as the “Project.”

- 2. HEARING PROCEEDINGS.** *Reserved.*

GENERAL PLAN CONSISTENCY

- 3. GP 1. Employ Smart Growth, GP 2. Ensure community services and infrastructure are sufficient to accommodate growth, and GP 5. Provide healthy, livable and equitable communities.**

GP 1 supports “creating vibrant neighborhood centers around transit stations where people can live, work, and shop without the need to drive to each destination,” while conserving natural resources. GP 2 states that the provision of “urban infrastructure must be context-sensitive” and necessary for effective growth management and for new urban development. Finally, GP 5 promotes safety through improvements aimed at creating pedestrian-friendly environments and complete streets accessible to all users. The Project Site is located within a High-Quality Transit Corridor or “HQTC” as defined by the SCAG Region for plan year 2050, developed for SCAG's Connect SoCal 2024, the Regional Transportation Plan/Sustainable Communities Strategy (“RTP/SCS”). A HQTC is a corridor with fixed route bus service with service intervals no longer than 20 minutes during peak commute hours. The proposed sidewalk improvements, including landscaped parkways and trees, will enhance the existing urban pedestrian infrastructure, as well as pedestrian safety and connectivity along Overhill Drive.

ENVIRONMENTAL FINDINGS

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

ADMINISTRATIVE FINDINGS

9. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), of the County Code, the community was properly notified of the public hearing by mail, newspaper, *The Sentinel*, and property posting. Additionally, the Project notice and case materials were posted on LA County Planning's website. On April 10, 2025, a total of 66 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a

500-foot radius from the Project Site, including 10 notices to those on the courtesy mailing list for the View Park Zoned District and to any additional interested parties.

10. HOUSING ACCOUNTABILITY ACT. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map and environmental findings.

11. PUBLIC MEETINGS. The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Two meetings occurred on the following dates:

- Hearing Examiner Meeting held on December 8, 2022, and
- Commission Hearing held on June 4, 2025.

CONDITIONS OF APPROVAL

The following shall be added to the VTTM No. 073082 conditions of approval:

Prior to Final Map Recordation

Off-site Improvements

1. The Subdivider shall carry out engineering and construction of sidewalk improvements along the west (approx. 700 linear feet) and east sides (approx. 800 linear feet) of Overhill Drive extending north across from the adjacent parcel and south to Northridge Drive, totaling approximately 1,500 linear feet, including landscaping and parkways with 24-inch box trees. The subdivider shall enter into a secured agreement/bond with Public Works to guarantee the engineering and construction of said sidewalk improvements, prior to final map recordation. Any security for these sidewalk improvements (or equivalent off-site improvements) shall be returned once the construction is completed by the Subdivider to the satisfaction of LA County Planning and Public Works, and prior to issuance of a Certificate of Occupancy.

The following shall be added to the CUP No. 201500052 conditions of approval:

Haul Route

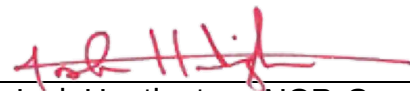
2. Prior to the issuance of a grading permit, the Permittee shall submit a Revised Exhibit "A" and obtain approval for the haul route of grading export.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; adopts the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation.
2. Approves **TENTATIVE TRACT MAP NO. 073082** and **CUP NO. 201500052**, subject to the these, and the attached findings, and conditions.

Report

Reviewed By:



Josh Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Vesting Tentative Tract Map No. 073082 dated August 24, 2016 (LINK) and Exhibit Map No. 073082 dated August 24, 2016 (LINK)
EXHIBIT B	Project Summary Sheet (LINK)
EXHIBIT C	Board approvals from March 6, 2018, for VTTM No. 073082 (LINK) and for CUP No. 210500052 (LINK)
EXHIBIT D	Final EIR, Findings of Fact, and MMRP (made publicly available online 30 days prior to June 4, 2025 RPC hearing) (LINK)

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

LEGEND

	CONCRETE PAVING
	ASPHALT CEMENT PAVING
	PERVIOUS PAVING
	BIOFILTRATION BMP (LID BMP)
	CONTOUR (EXISTING)
	CONTOUR (PROPOSED)
	SPOT ELEVATION (PROPOSED)
	SPOT ELEVATION (MATCH EXISTING)
	PROPOSED DRAIN LINE
	EXISTING SCREEN WALL
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	FINISH FLOOR
	FINISH GRADE
	FINISH SURFACE
	GARAGE FINISH FLOOR
	PROPERTY LINE
	PLANTER AREA
	RIGHT OF WAY
	TOP OF CURB
	TOP OF FOOTING
	TOP OF GRATE
	TOP OF WALL
	SECTION LETTER
	SHEET NUMBER



SITE AREA TABLE:

	SQ. FT.	ACRES
SITE AREA	80,390	1.846
GROSS AREA	103,900	2.385
EASEMENTS TO REMAIN	3,174	0.073
NET AREA	77,216	1.773 CY

LEGAL DESCRIPTION:
LOT 1 OF TRACT NO. 12584, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 DISTANT SOUTHWESTERLY THEREON 225 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT, 225 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 27.79 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT, 225 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT WESTERLY 235.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:
BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT
WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1458 FEET, TANGENT TO A LINE PARALLEL WITH AND 8 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE STRAIGHT LINE IN THE NORTHWESTERLY BOUNDARY OF SAID LOT AND TANGENT TO A LINE PARALLEL WITH AND 18 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 9, BLOCK A, TRACT NO. 12361, AS SHOWN ON MAP FILED IN BOOK 235, PAGES 10 AND 11 OF SAID MAPS; THENCE NORTHERLY ALONG SAID CURVE 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID COMPOUND CURVE 161.74 FEET TO SAID NORTHWESTERLY BOUNDARY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES

ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913 DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.

- 2'-2', 5' AND 10' EASEMENT FOR POLE LINES PURPOSES RECORDED MAY 13, 1941 IN BOOK 18434, PAGE 87, OF OFFICIAL RECORDS. TO REMAIN.
- AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED MARCH 15, 1943 IN BOOK 19868, PAGE 236, OF OFFICIAL RECORDS. (DOES NOT AFFECT PROPERTY)
- AN EASEMENT FOR SEWER PIPE LINE RECORDED SEPTEMBER 6, 1950 IN BOOK 34255, PAGE 131, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
- 6' EASEMENT FOR SANITARY SEWERS RECORDED DECEMBER 10, 1952 IN BOOK 40485, PAGE 241, OF OFFICIAL RECORDS. TO BE QUITCLAIMED ON FINAL MAP.
- AN EASEMENT FOR CUTS & FILLS PURPOSES RECORDED AUGUST 11, 1970 AS INSTRUMENT NO. 2412. (DOES NOT AFFECT PROPERTY)
- AN EASEMENT FOR SLOPE PURPOSES AS SHOWN AND DELINEATED ON THE ASSESSOR'S MAP BOOK 5009, PAGE 7, OF LOS ANGELES COUNTY, STATE OF CALIFORNIA. PORTION TO BE QUITCLAIMED ON FINAL MAP.

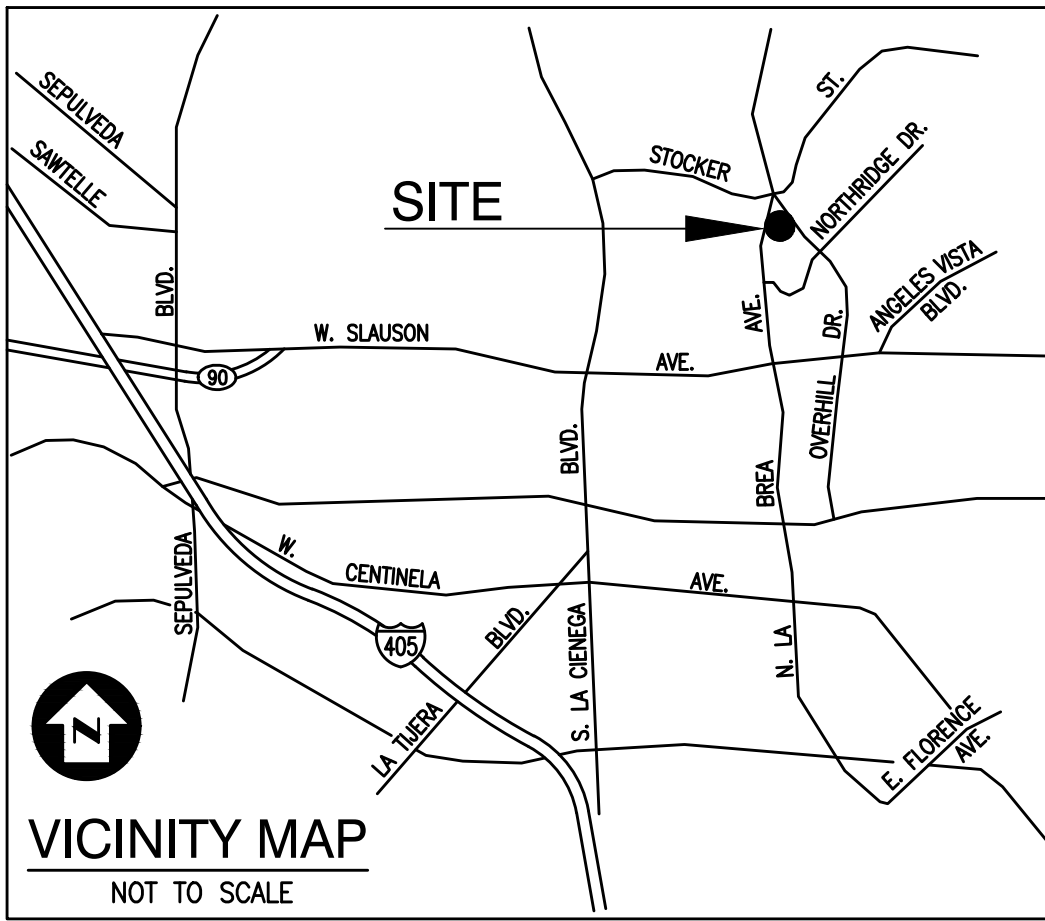
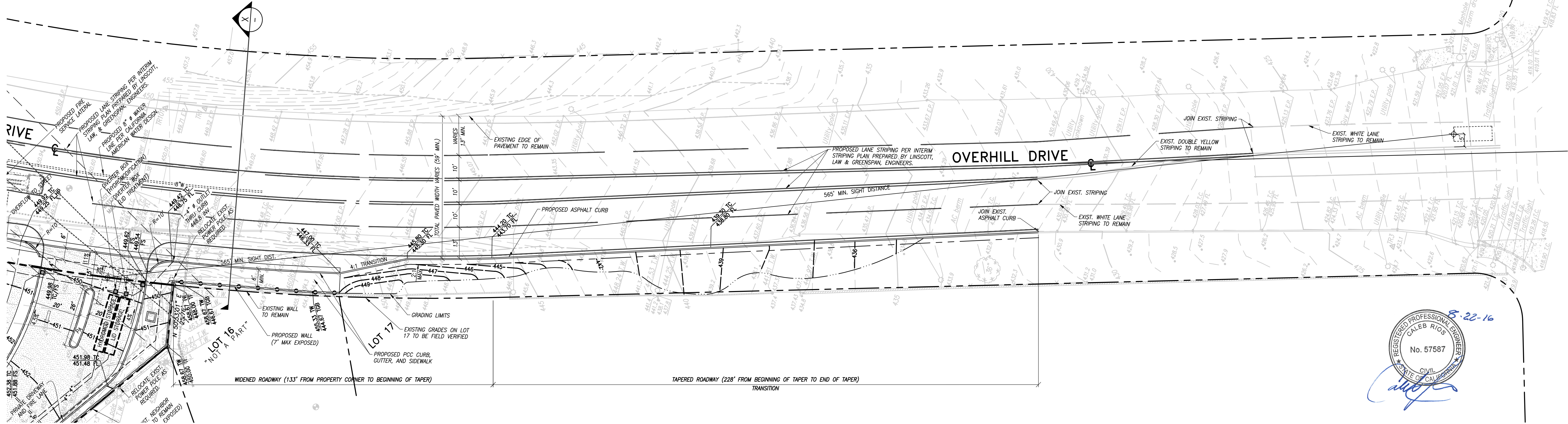
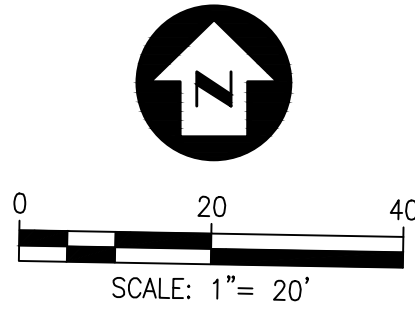


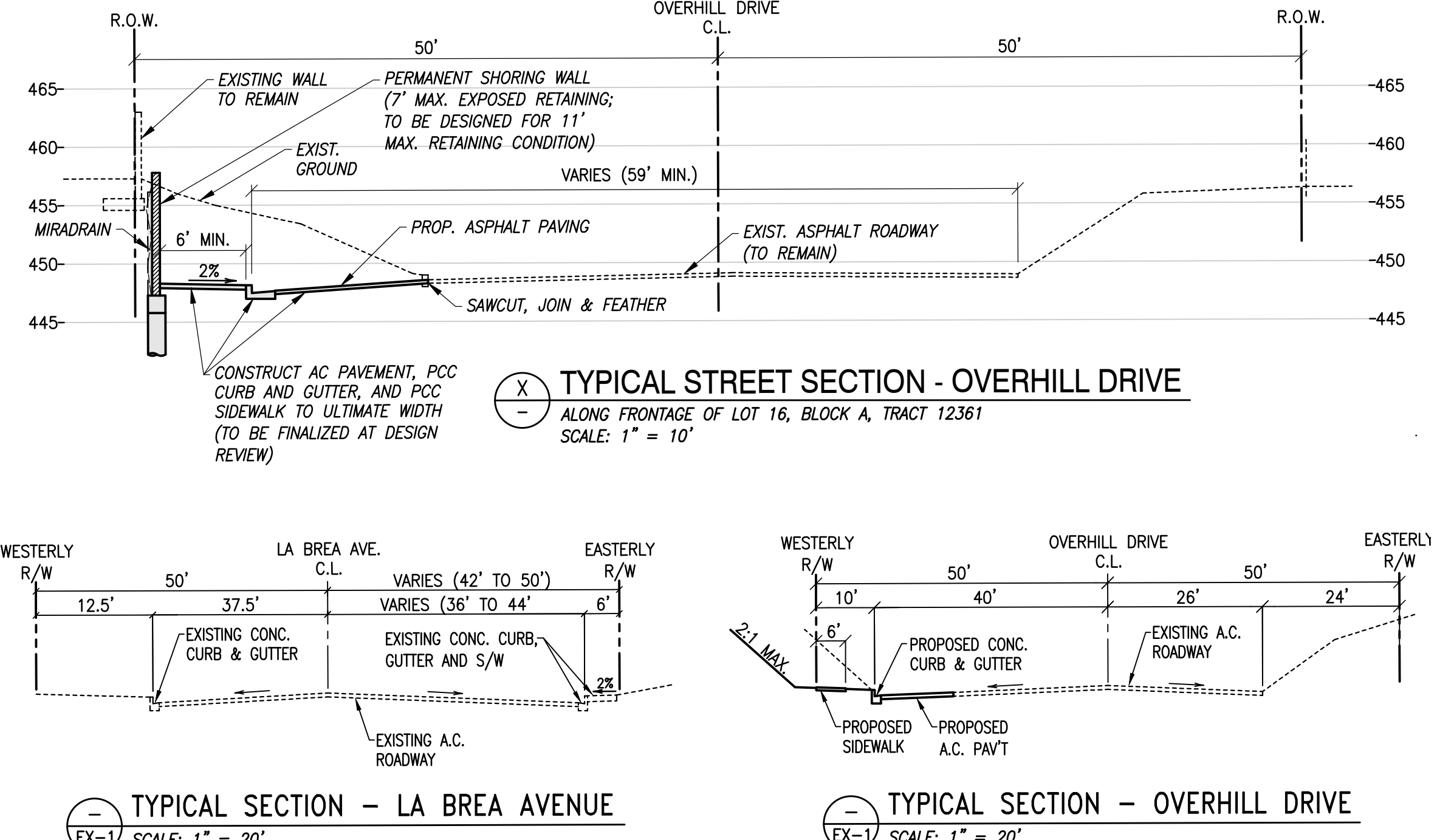
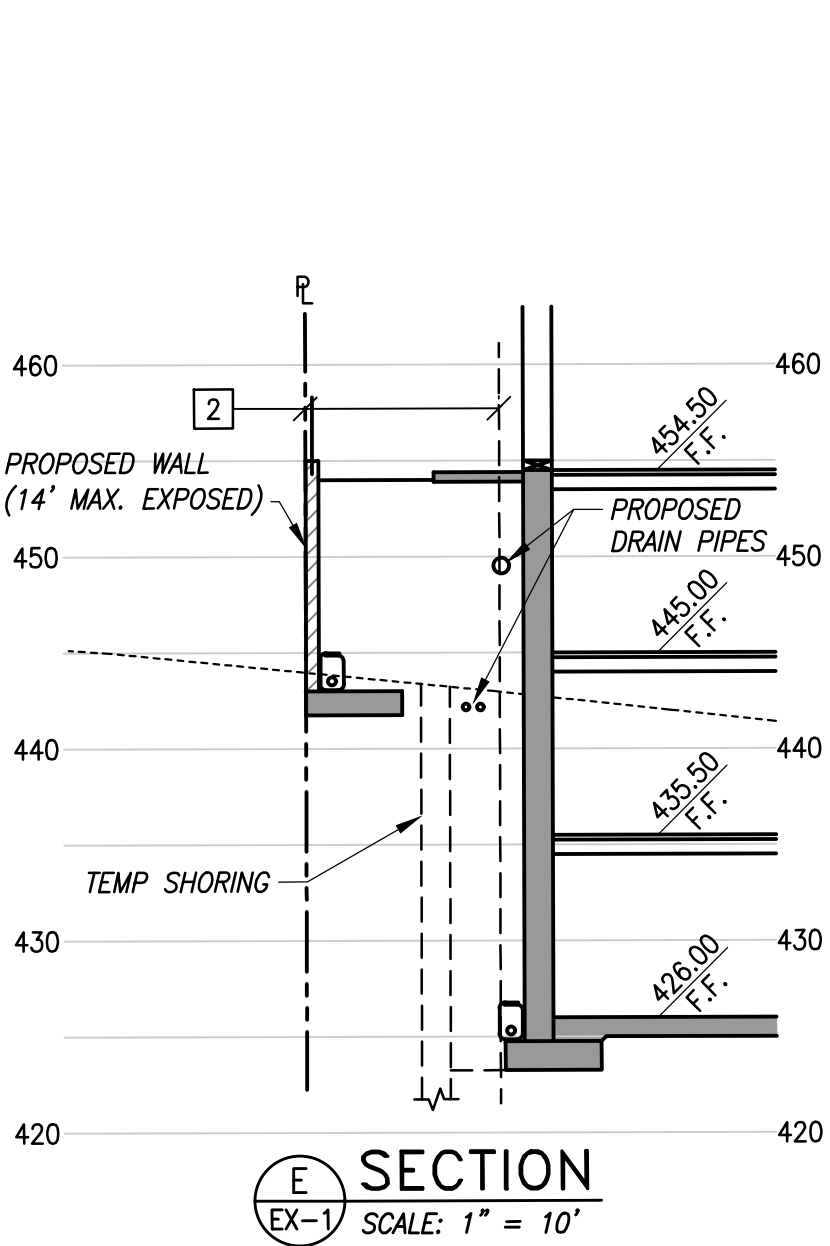
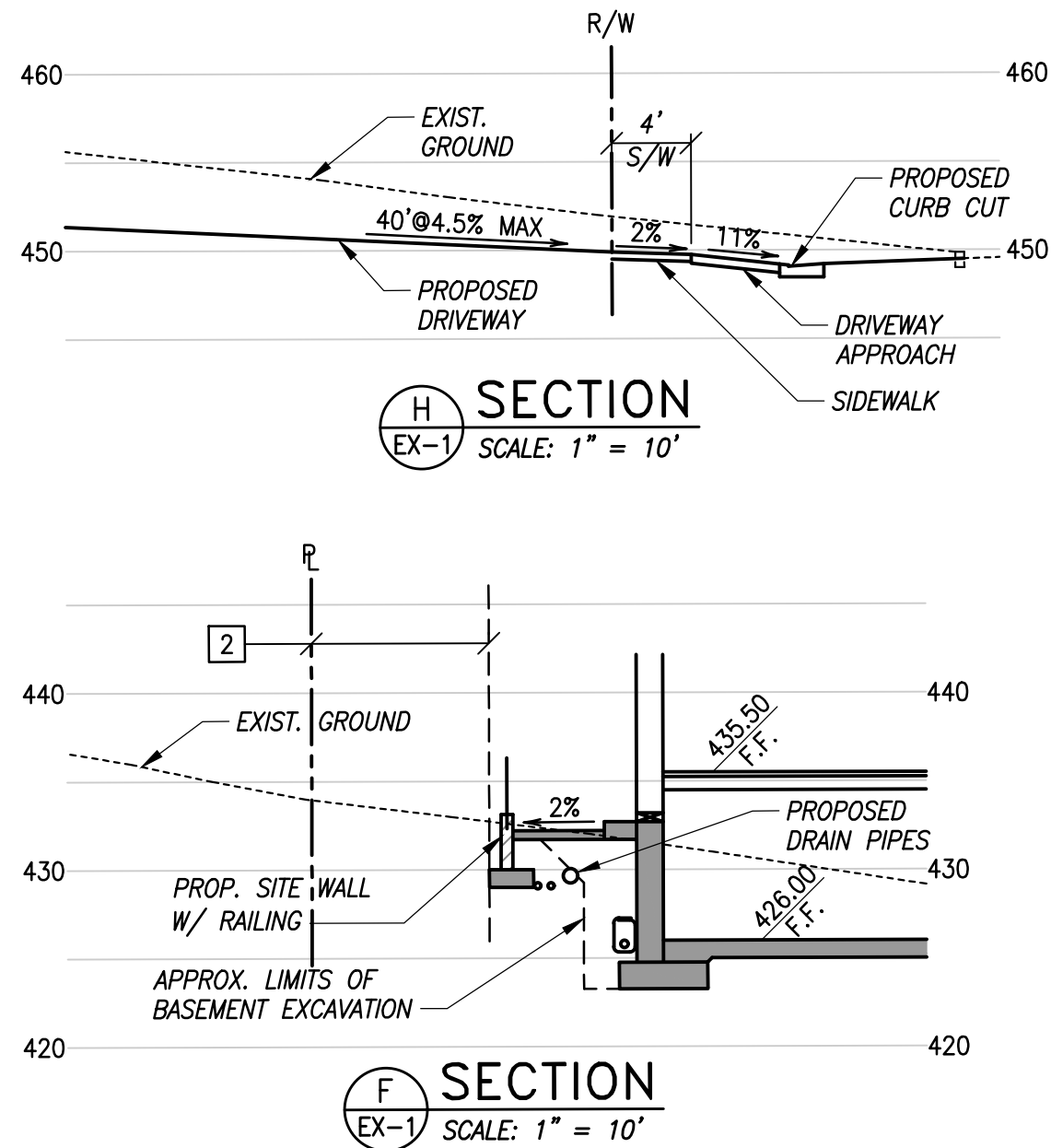
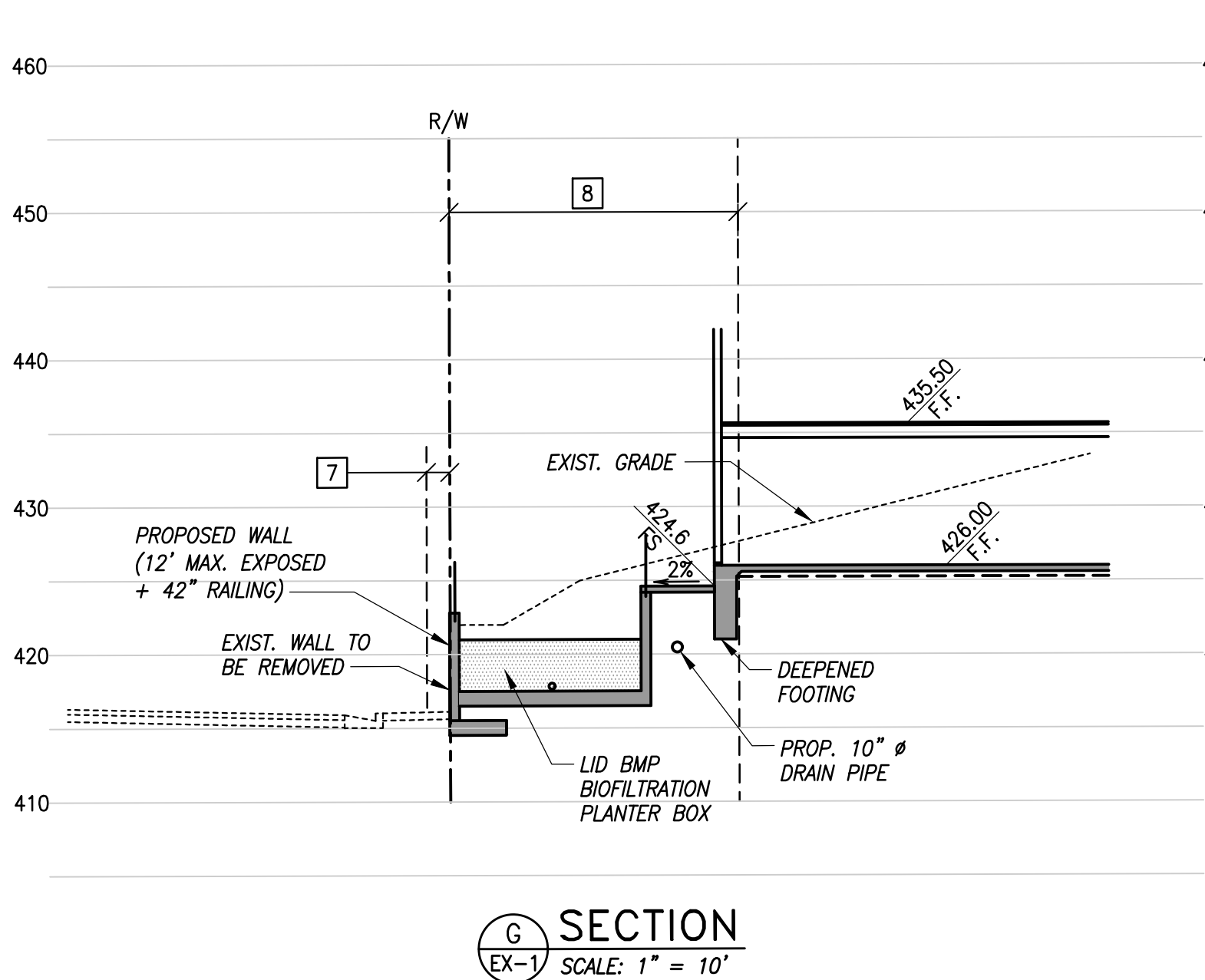
EXHIBIT "A"
TRACT MAP NO. 073082
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

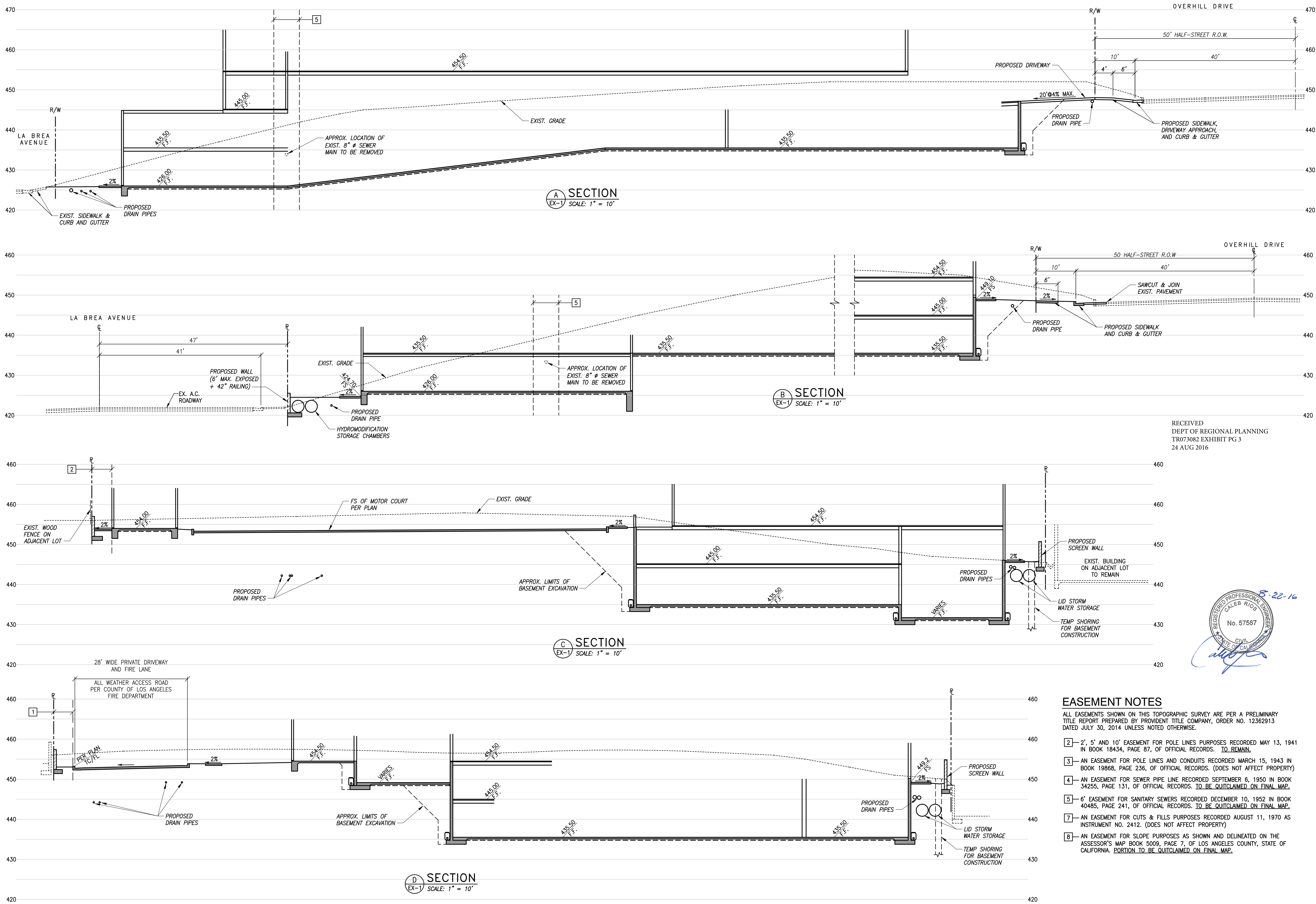
LEGEND

	CONCRETE PAVING		PROPOSED RETAINING WALL
	ASPHALT CEMENT PAVING	FF	FINISH FLOOR
	PERVIOUS PAVING	FG	FINISH GRADE
	CONTOUR (EXISTING)	FS	FINISH SURFACE
	CONTOUR (PROPOSED)	GFF	GARAGE FINISH FLOOR
	SPOT ELEVATION (PROPOSED)	P.L. OR P.	PROPERTY LINE
	SPOT ELEVATION (MATCH EXISTING)	PA	PLANTER AREA
	PROPOSED DRAIN LINE	R.O.W.	RIGHT OF WAY
	EXISTING SCREEN WALL	TC	TOP OF CURB
	PROPOSED SCREEN WALL	TF	TOP OF FOOTING
		TG	TOP OF GRATE
		TW	TOP OF WALL



FOR CONTINUATION, SEE SHEET EX-1

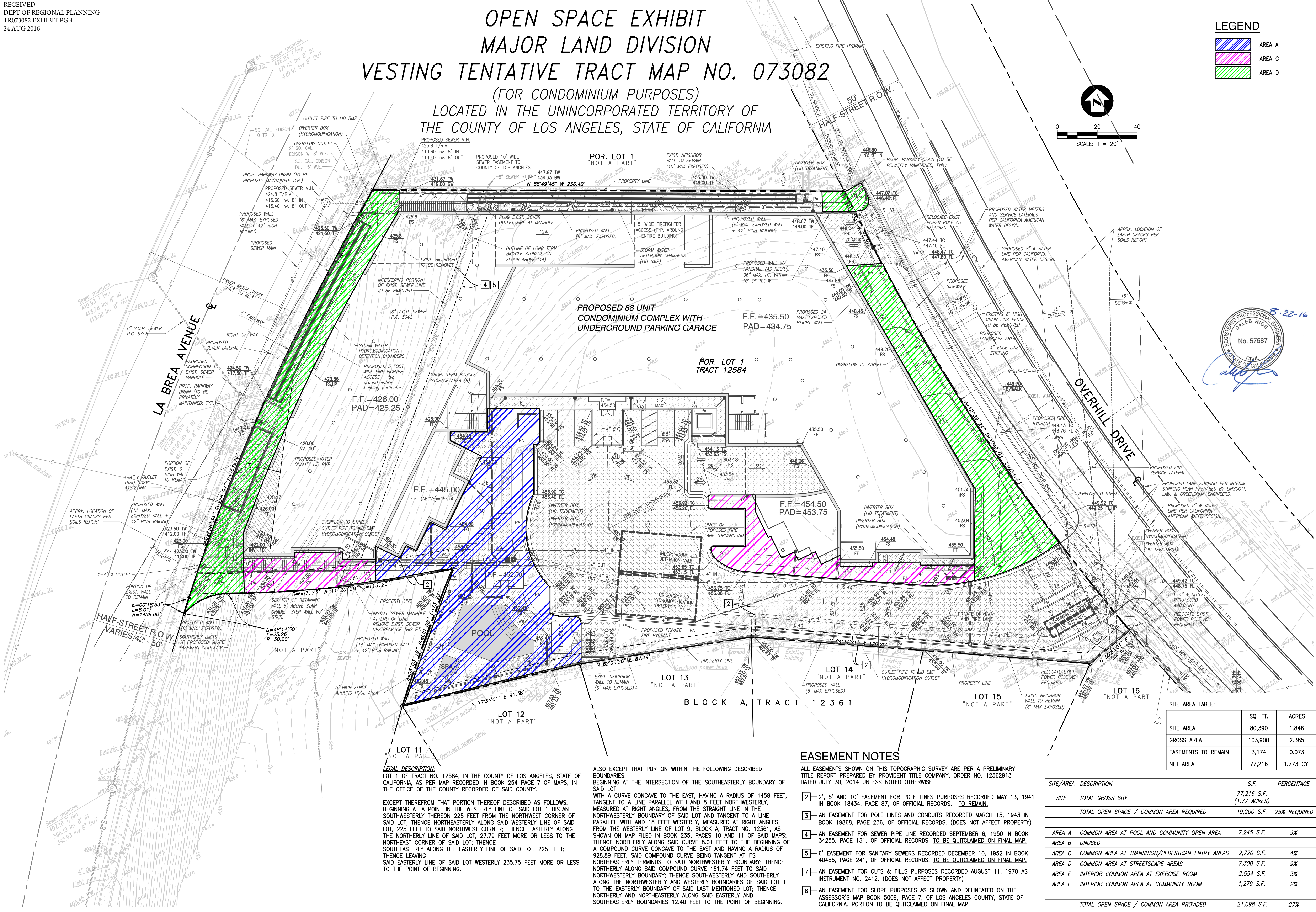
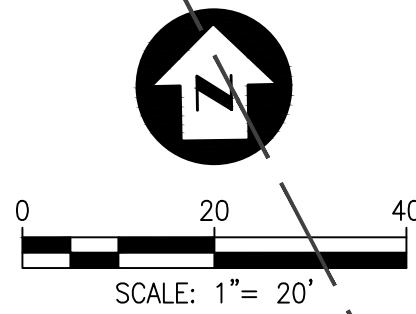
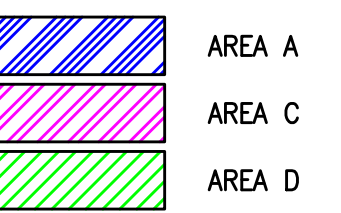




- EASEMENT NOTES**
- ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913 DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.
- 2' - 2', 5' AND 10' EASEMENT FOR POLE LINES PURPOSES RECORDED MAY 13, 1941 IN BOOK 18434, PAGE 87, OF OFFICIAL RECORDS. TO REMAIN.
 - AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED MARCH 15, 1943 IN BOOK 19868, PAGE 236, OF OFFICIAL RECORDS. (DOES NOT AFFECT PROPERTY)
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OPEN SPACE EXHIBIT
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 073082
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND



LEGAL DESCRIPTION:
LOT 1 OF TRACT NO. 12584, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 DISTANT SOUTHWESTERLY THEREON 225 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT, 225 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 27.79 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT, 225 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT WESTERLY 235.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:
BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT
WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1458 FEET, TANGENT TO A LINE PARALLEL WITH AND 8 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE STRAIGHT LINE IN THE NORTHWESTERLY BOUNDARY OF SAID LOT AND TANGENT TO A LINE PARALLEL WITH AND 18 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 9, BLOCK A, TRACT NO. 12361, AS SHOWN ON MAP FILED IN BOOK 235, PAGES 10 AND 11 OF SAID MAPS; THENCE NORTHERLY ALONG SAID CURVE 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHEASTERLY ALONG SAID COMPOUND CURVE 161.74 FEET TO SAID NORTHWESTERLY BOUNDARY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES

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SITE AREA TABLE:		
	SQ. FT.	ACRES
SITE AREA	80,390	1.846
GROSS AREA	103,900	2.385
EASEMENTS TO REMAIN	3,174	0.073
NET AREA	77,216	1.773 CY

SITE/AREA	DESCRIPTION	S.F.	PERCENTAGE
SITE	TOTAL GROSS SITE	77,216 S.F. (1.77 ACRES)	
	TOTAL OPEN SPACE / COMMON AREA REQUIRED	19,200 S.F.	25% REQUIRED
AREA A	COMMON AREA AT POOL AND COMMUNITY OPEN AREA	7,245 S.F.	9%
AREA B	UNUSED	-	-
AREA C	COMMON AREA AT TRANSITION/PEDESTRIAN ENTRY AREAS	2,720 S.F.	4%
AREA D	COMMON AREA AT STREETScape AREAS	7,300 S.F.	9%
AREA E	INTERIOR COMMON AREA AT EXERCISE ROOM	2,554 S.F.	3%
AREA F	INTERIOR COMMON AREA AT COMMUNITY ROOM	1,279 S.F.	2%
	TOTAL OPEN SPACE / COMMON AREA PROVIDED	21,098 S.F.	27%

- **PROJECT NOTES:**
 - THE CURRENT AND PROPOSED ZONING FOR THE PROJECT IS C-1 (RESTRICTED BUSINESS ZONE). THE PROPOSED PROJECT WOULD BE PERMITTED IN THIS ZONE WITH A CONDITIONAL USE PERMIT (CUP).
 - THE CURRENT AND PROPOSED LAND USE CATEGORY FOR THE PROJECT SITE IS CG (GENERAL COMMERCIAL). RESIDENTIAL USES ARE PERMITTED AT A DENSITY OF 0-50 DU/NET ACRE. A NET AREA OF 77,216 SQUARE FEET WOULD PERMIT A MAXIMUM OF 88 UNITS.
 - A HILLSIDE MANAGEMENT (HM) CUP IS REQUIRED FOR THE PROPOSED PROJECT. AN HM CUP BURDEN OF PROOF SHALL BE SUBMITTED. AN OPEN SPACE DEDICATION OF 25% OF THE NET AREA IS REQUIRED FOR URBAN AREAS.

PROPOSED PROJECT:
THE APPLICANT PROPOSES TO ENTITLE AND CONSTRUCT A
RESIDENTIAL BUILDING CONSISTING OF 88 CONDOMINIUM UNITS.

PARKING:
THERE WILL BE 198 SPACES. 10 AT THE ENTRY COURTYARD,
AND 188 IN THE UNDERGROUND GARAGE.

WATER QUALITY NOTE:
THE DEVELOPER/ENGINEER ACKNOWLEDGES
THAT THE SIZE OF THE WATER QUALITY
WILL BE REVIEWED AT THE IMPROVEMENT
PLAN STAGE. SIGNIFICANT CHANGES TO
WHAT IS SHOWN ON THE TENTATIVE MAP
MAY RESULT IN REVISING PLANNING
DOCUMENTS BY THE DEPARTMENT OF
REGIONAL PLANNING.

WATER QUALITY MAINTENANCE NOTE:
ALL WATER QUALITY AND LID BMPs ARE
TO BE PRIVATELY MAINTAINED BY ENTITIES
CONTRACTED BY THE PROPERTY OWNER.

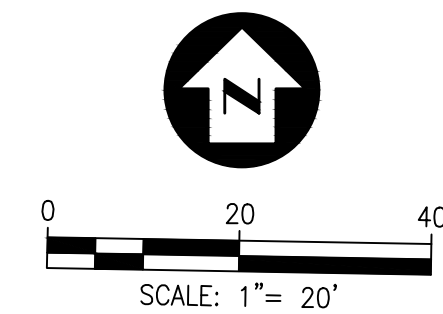
EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1 DISTANT SOUTHWESTERLY THEREON 225 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT, 225 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 277.9 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT, 225 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT WESTERLY 235.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT 4 WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1458 FEET, TANGENT TO A LINE PARALLEL WITH AND 8 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE PARALLEL TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 4, TANGENT TO A LINE PARALLEL WITH AND 18 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF LOT 9, BLOCK A, TRACT NO. 12361, AS SHOWN ON MAP FILED IN BOOK 235, PAGES 10 AND 11 OF SAID MAPS; THENCE NORTHERLY ALONG SAID CURVE 8.01 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 928.89 FEET, SAID COMPOUND CURVE BEING TANGENT AT ITS NORTHEASTERLY TERMINUS TO SAID NORTHWESTERLY BOUNDARY; THENCE NORTHERLY ALONG SAID COMPOUND CURVE 14.4 FEET TO SAID NORTHERLY BOUNDARY; THENCE NORTHERLY ALONG THE SOUTHWESTERLY AND SOUTHERLY BOUNDARIES OF THE NORTHWESTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1 TO THE EASTERLY BOUNDARY OF SAID LAST MENTIONED LOT; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND SOUTHEASTERLY BOUNDARIES 12.40 FEET TO THE POINT OF BEGINNING.

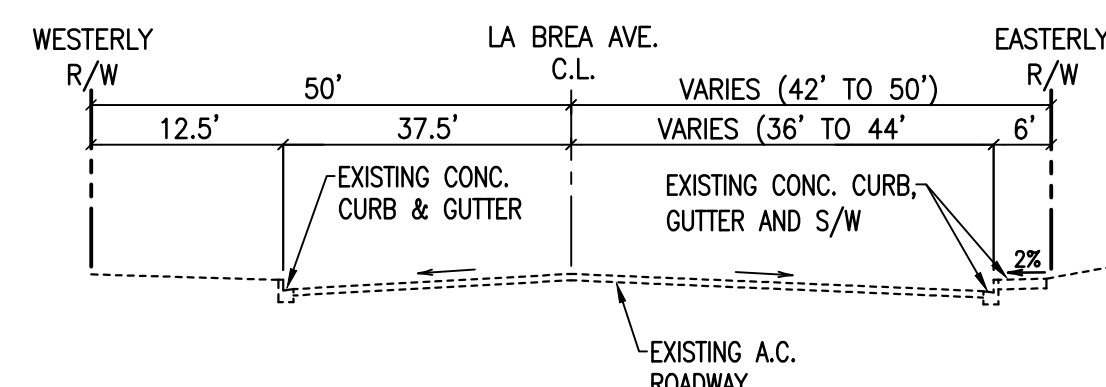
APN: 5009-007-022



SITE AREA TABLE:		
	SQ. FT.	ACRES
SITE AREA	80,390	1.846
GROSS AREA	103,900	2.385
EASEMENTS TO REMAIN	3,174	0.073
NET AREA	77,216	1.773 CY

ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY
TITLE REPORT PREPARED BY PROVIDENT TITLE COMPANY, ORDER NO. 12362913
DATED JULY 30, 2014 UNLESS NOTED OTHERWISE.

- OWNER/SUBDIVIDER: PEAK CAPITAL INVESTMENTS, LLC
EXISTING LAND USE: VACANT LOT
BENCHMARK: #5Y11361 (SEE BENCHMARK NOTE HEREON)
EARTHWORK:
CUT: 28,150 C.Y. / FILL: 300 C.Y. / EXPORT: 27,850 C.Y.
EXPORT DESTINATION: 1270 E. ARROW HIGHWAY
IRWINDALE, CA
NUMBER OF LOTS PROPOSED: 1 LOT
NUMBER OF UNITS: 88 UNITS
UTILITIES:
GAS SERVICE: SOUTHERN CALIFORNIA GAS
ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON
SEWER: LOS ANGELES COUNTY SANITATION DISTRICT
WATER: CALIFORNIA AMERICAN WATER COMPANY
8657 GRAND AVENUE
ROSEMEAD, CA 91770
TELEPHONE SERVICE: AT&T, COX, VERIZON
TELEVISION SERVICE: TIME WARNER COMMUNICATIONS



WESTERY R/W

OVERHILL DRIVE C.L.

EAST R/W

10'

50'

40'

26'

50'

24'

2.1 MAX.

6"

PROPOSED CONC. CURB & GUTTER

PROPOSED SIDEWALK

PROPOSED A.C. PAVT.

EXISTING A.C. ROADWAY

TYPICAL SECTION - OVERHILL DR

SITE DATA



PROJECT SUMMARY

PROJECT NUMBER HEARING DATE

2015-01232

June 4, 2025

REQUESTED ENTITLEMENT(S)

Vesting Tentative Tract Map No. 073082 / RTM-TR073082

Conditional Use Permit No. 201500052

Environmental Plan No. 201500089

OWNER / APPLICANT

Peak Capital Investments, LLC c/o Scott Tran

MAP/EXHIBIT DATE

August 24, 2016

PROJECT OVERVIEW

This is a request for a Vesting Tentative Tract Map to create one multi-family lot with 88 attached condominium units within one building on 1.84 gross (1.77 net) acres within the unincorporated community of Ladera Heights/View Park - Windsor Hills. A Conditional Use Permit is also required to authorize residential uses in a C-1 (Restricted Business – 5,000 Square Feet Minimum Lot Size) Zone, and for development within a designated Hillside Management Area (“HMA”). The project site is accessible from two points of ingress/egress along Overhill Drive. These include the northerly driveway extending from the subterranean parking structure, and the southerly driveway, which leads to a 28-foot-wide private driveway and fire lane and a 41-foot-wide radius turnaround, also providing access to the parking structure.

The project includes 139,281 square feet of habitable living space within a five-story, 65-foot-high building, along with a subterranean parking garage for 198 vehicular parking spaces, including 22 guest parking spaces, and 53 bicycle parking spaces, including nine short-term and 44 long-term spaces. The project also provides pedestrian walkways and 21,098 square feet of improved open space (27% of the project site), including common areas such as an outdoor swimming pool, and community and exercise rooms. Project modifications include a request to exceed the height limit of 35 feet for a total maximum height of 65 feet, and a request to reduce the front yard setback area from 20 to 15 feet. Total grading for the project is 28,450 cubic yards (“cy”), with 28,150 cy of cut, 300 cy of fill, and 27,850 cy of export. Additionally, the Project will be required to provide pedestrian and sidewalk improvements along extended portions of the west and east side of Overhill Drive for approximately 1,500 linear feet (including the Project’s frontage). These off-site improvements include parkways with landscaping and 24-inch box trees. The project site is currently vacant.

The project includes five dwelling units voluntarily set aside for moderate-income households no greater than 120% of the average median income. The current project under consideration retains its vesting as of August 24, 2016, and is subject to the General Plan and County Code requirements in place at that time. All County Code references within this report will refer to those in place at the time of vesting date. Current equivalent County Code sections are included as footnotes and to be used for references only. The project is not subject to the Westside Area Plan, which became effective on April 11, 2025, given the prior vesting date of August 24, 2016.

LOCATION

5101 South Overhill Drive

**ACCESS
HAZARD**

Overhill Drive

VERY HIGH FIRE

Yes

ASSESSORS PARCEL NUMBER

5009-007-022

SITE AREA

1.84 gross (1.77 net) acres

GENERAL PLAN / LOCAL PLAN General Plan		PLANNING AREA Westside	SUP DISTRICT 2
LAND USE DESIGNATION CG (General Commercial - Residential: 20 to 50 Dwelling Units Per Net Acre)		ZONE C-1	ZONED DISTRICT View Park
PROPOSED LOTS One Lot	MAX DENSITY/UNITS 16 Lots / 88 Units	COMMUNITY STANDARDS DISTRICT (CSD) None	

ENVIRONMENTAL DETERMINATION (CEQA)

The Environmental Impact Report has concluded that no significant and unavoidable impacts would occur as a result of the Project with the implementation of all mitigation measures. The six areas of environmental impact identified as less than significant with mitigation incorporated include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources.

KEY ISSUES

- Consistency with the General Plan, and satisfaction of the following portions of Title 21 and Title 22 of the County Code in place as of project vesting date of August 24, 2016:
 - Chapter 21.38 (Vesting Tentative Maps)
 - Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When)
 - Prior County Code Section 22.28.100 (Uses Subject to Director's Review and Approval)
 - Prior County Code Section 22.28.110 (Uses Subject to Permits)
 - Prior County Code Section 22.28.120 (Development standards for the C-1 Zone)
 - Prior County Code Section 22.56.040 (CUP Application—Burden of Proof)
 - Prior County Code Section 22.56.217 (HMAs – Additional Regulations)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Erica G. Aguirre	(213) 893 - 7020	eaguirre@planning.lacounty.gov



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

MARY C. WICKHAM
County Counsel

March 6, 2018

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

TELEPHONE
(213) 974-1948
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#17

MARCH 6, 2018

Agenda No. 45-B
11/21/17

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

**Re: PROJECT NO. R2015-01232-(2)
VESTING TENTATIVE TRACT MAP NO. 073082-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced subdivision related to the development of 88 single-family residential condominium units within one building on 1.84 gross acres located at 5101 South Overhill Drive within the unincorporated community of Ladera Heights/View Park-Windsor Hills, applied for by the Bedford Group. At the completion of the hearing, you indicated an intent to approve the subdivision. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By

SONIA L. CHAN
Senior Associate County Counsel
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

SLC:ph
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Lori Glasgow, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2015-01232-(2)
VESTING TENTATIVE TRACT MAP NO. 073082-(2)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on October 24, 2017, in the appeal of Project No. R-2015-01232-(2), consisting of Vesting Tentative Tract Map No. 073082-(2) ("Vesting Map") and Conditional Use Permit No. 2015-00052-(2) ("CUP"), collectively the "Project." After public testimony, the Board closed the public hearing and continued the matter to November 21, 2017. The County Regional Planning Commission ("Commission") previously held duly-noticed public hearings on May 31, 2017 and August 2, 2017.
2. The Project is located at 5101 South Overhill Drive in the unincorporated community of Ladera Heights/View Park-Windsor Hills ("Project Site"). The Project Site is undeveloped and trapezoidal in shape with relatively steep topography.
3. The subdivider, the Bedford Group ("subdivider"), requests the Vesting Map to create one multi-family residential lot developed with 88 new, single-family condominium units within one building on 1.84 gross acres, whereby the owners will hold an undivided interest in the common areas, which, in turn, provide the necessary access and utility easements for all the units.
4. The CUP is a related request to exceed the maximum height of 35 feet above grade by 30 feet for a total maximum building height of 65 feet; to reduce the front-yard setback from the standard 20 feet to 15 feet along Overhill Drive; and to authorize residential use on a property zoned for commercial use.
5. The Project Site is located in the View Park Zoned District and is currently zoned C-1 (Restricted Business). The Project Site was established as unclassified in 1927 by Ordinance No. 1494. The most recent underlying tract map is TR12584 (M.B. 254-7), recorded on February 3, 1943. In 1947, the zone was changed to R-3 (Limited Multiple Residence). From 1948 to 1991, the Project Site was zoned C-3 (Unlimited Commercial). In 1991, the zone was changed from C-3 to CPD (Commercial Planned Development). The zone was changed from CPD to C-1 in 2015, which was associated with the County 2035 General Plan ("General Plan") update.
6. The Project Site is located within the CG-General Commercial ("CG") (up to 50 Dwelling Units per Net Acre) land use category of the General Plan Land Use Policy Map.

7. Surrounding zoning within a 500-foot radius of the Project Site includes:
- North: C-1;
South: R-1 (Single-Family Residence, 5,000 Square Foot Minimum Required Lot Area);
East: R-1; and
West: A-2 (Heavy Agricultural, 10,000 Square Foot Minimum Required Lot Area).
8. Surrounding land uses within a 500-foot radius of the Project Site include:
- North: Commercial retail;
South: Single-family residences;
East: Windsor Hills Math Science Elementary School; and
West: Oil fields.
9. The site plan for the Project depicts one multi-family residence lot developed with 88 condominium units within one building on 1.84 gross acres, trapezoidal-shaped lot with primary vehicular access and egress from two new driveways on Overhill Drive to the east. The Project Site fronts onto Overhill Drive and La Brea Avenue. A network of pedestrian paths will afford residents and guests access to and from the condominium residences, subterranean parking, and site amenities. Landscaping is depicted throughout the Project Site.
10. Each condominium residence will have at least two covered standard automobile parking spaces per dwelling unit, for a total of 198 parking spaces, including 22 guest parking spaces and at least seven Americans with Disabilities Act-compliant spaces. In addition, the proposed site plan identified nine short-term and 44 long-term bicycle parking spaces within the subterranean parking area. The required parking for the residential condominium development will be provided when the units are constructed.
11. Prior to the final Commission hearing session, from April 2016 to July 2017, the subdivider held at least nine community meetings at the Bedford Group offices, restaurants, a private home, a church, and other community venues to present the Project and attempt to address any concerns. At these meetings, the community, including the United Homeowners' Association II ("UHA II"), raised concerns regarding, among others, the Project's density and impacts on traffic congestion, air quality, and privacy, and views of residents and property owners of adjacent lots. In response to these concerns, the subdivider cited the landscaping and private driveway as buffers between the existing single-family residence structures adjacent to the Project Site and compliance with land use and zoning laws to address impacts due to the Project.
12. The County Departments of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation has also cleared the Project,

subject to payment of the park obligation fee. The County Department of Public Health ("Public Health") recommended approval of the Project because it will be served by the existing public water and sewer systems.

13. Prior to the Commission's public hearing on the Project, an Initial Study was prepared in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from the County Department of Regional Planning ("Regional Planning") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant impact on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 ("Zoning Code") of the Los Angeles County Code ("County Code"), the community was appropriately notified by mail, newspaper, and property posting of the Project's public hearings before the Commission and the Board. Additionally, the Project was noticed, and case materials were available on Regional Planning's website and at libraries located in the vicinity of Ladera Heights/View Park-Windsor Hills community.
15. Prior to the Commission hearing, Regional Planning staff ("staff") received various correspondence and phone calls from the public, including opposition letters, support letters, and two letters of concern. Those objecting to the Project expressed concern regarding its proposed height, increased traffic, the Project's density, and proposed construction near an earthquake fault zone. An email was also received from the UHA II on March 30, 2016, requesting that various aspects of the Project be reviewed. These concerns were addressed by technical reports underlying the recommendation of approval and to the satisfaction of the Commission. Those reports are available on the Regional Planning website.
16. On May 31, 2017, the Commission held a duly-noticed public hearing on the Vesting Map and CUP, and heard presentation by staff. The Commission continued the public hearing to allow time for staff and the subdivider to prepare supplemental materials analyzing the Project, and for the subdivider to conduct additional community outreach. At the continued hearing, on August 2, 2017, the Commission heard a presentation from staff, as well as testimony from the subdivider and the public. Staff provided information to the Commission related to comments regarding the South Coast Air Quality Management District 2016 Air Quality Management Plan ("AQMP"), the height of the building, and the presence of oil wells and recent fracking activity in the area. In addition, staff answered the Commission's questions regarding the current land use category, the General Plan update, and recent zoning consistency actions. Public comments were heard by 38 speakers who cited Project support, concern, or

opposition. Opposing testimony was heard from 23 people relating to the same concerns set forth in Finding Nos. 11 and 15 and additional concerns regarding infrastructure deterioration; the Project's impact on emergency services; increased crime; and lack of community compatibility. Fifteen individuals spoke in support of the proposed Project, emphasizing the need for housing in the subject area. The subdivider and its consultants provided information intended to rebut issues raised by the residents. With staff's input, the Commission requested that the subdivider provide a five percent set aside of units for buyers with moderate income limits (120 percent of area median income ("AMI")). After the completion of public testimony, the Commission closed the public hearing, adopted the MND and MMRP, and approved the Vesting Map and CUP.

17. On August 14, 2017, an appeal of the Commission's decision to the Board was filed by UHA II ("appellant") requesting the Board to consider the Project and deny the CUP and Vesting Map.
18. On October 24, 2017, the Board conducted a duly-noticed public hearing on the Vesting Map and CUP. The Board heard presentation by staff and testimony from the subdivider and the appellant. The appellant discussed the same issues that were raised at the previous public hearings. There was additional testimony from numerous speakers both in support and in opposition to the proposed Project, and a large crowd was present in the audience in support of the appellant. There was no discussion among the Board. The Board then closed the public hearing and continued the matter to November 21, 2017.
19. At the November 21, 2017 Board meeting, additional speakers, many of whom had spoken during the public hearing for the Project, addressed the Board to reiterate their concerns during public comment. By motion at the November 21, 2017 meeting, the Board denied the appeal, certified the MND, adopted the MMRP, upheld the findings of the Commission to approve the Vesting Map and CUP, and instructed County Counsel to prepare for the Board's consideration the necessary findings and conditions to approve the Project.
20. The Board finds that the Project is consistent with the CG land use classification set forth by the Housing Element of the General Plan. This designation allows up to 50 dwelling units per net acre. Based on the size of the Project Site and application of the land use category, the maximum number of residential units that may be developed at the Project Site is 88 units. The 88 units support the need to plan for denser and more compact housing types in the County.
21. The Board finds that the Project is consistent with the requirements and development standards of the C-1 zone, as modified by the related CUP. Section 22.28.110 of the County Code allows single-family residences with a conditional use permit within the C-1 zone.

22. The Board finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Board further finds that the Project encourages the development of well-designed residences within existing communities, increases the supply and diversity of housing, and promotes the full use of existing service systems.
23. The Board finds that the subdivider has demonstrated the suitability of the Project Site for the proposed uses, that establishment of the proposed use at such location conforms to good zoning practices, and that compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
24. The Board finds that the Project Site is physically suitable for the type of development and density proposed because the Project Site is located within a largely developed urban area, and will be served by adequate road and utility infrastructure.
25. The Board finds that the compatibility with surrounding land uses will be ensured through the conditions of the Vesting Map and CUP.
26. The Board finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board, pursuant to Division 7 (Commencing with section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the Project Site.
27. The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
28. The Board finds that there is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an area of land of similar size to the surroundings and surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
29. The Board finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
30. The Board finds that the division and development of the property in the manner set forth on the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or

easements within the Vesting Map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

31. The Board finds that the installation of trees on the west side of Overhill Drive from Stocker Street to Northridge Drive to the satisfaction of Public Works, required by Project conditions, is a benefit to the community.
32. The Board finds that, consistent with the requirements of Article 3.5 of Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
33. The Board finds that the housing and employment needs of the region were considered and balanced with the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
34. The Board finds that the Project's implementation of a local hire program for construction jobs generated by the Project, similar to the local hire program adopted for County Community Development Commission ("CDC") affordable housing projects, is consistent with the General Plan and a benefit to the community.
35. The Board finds that a set aside of at least five percent of the units for housing affordable to households at 120 percent of AMI (moderate income level), is consistent with the General Plan and a benefit to the community.
36. The Board finds that the subdivider is subject to payment of the applicable California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the California Fish and Game Code.
37. After consideration of the MND, together with the MMRP and comments received during the public review process, the Board finds, on the basis of the whole record before it, that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board. The Board further finds that the MMRP identifies how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.
38. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed use at the Project Site with the attached conditions will be consistent with the adopted General Plan; will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- B. The proposed Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area, and is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND, and that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the MND; and
- 2. Approves Vesting Tentative Tract Map No. 073082-(2) subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. R2015-01232-(2)
VESTING TENTATIVE TRACT MAP NO. 073082-(2)**

1. This grant for Vesting Tentative Tract Map No. 073082-(2) ("Vesting Map") authorizes a subdivision of land to create one multi-family residence lot. The 1.84-gross-acres lot is proposed to be developed with 88 attached single-family residential condominium units.
2. 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.
3. 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 ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant and until all required monies have been paid, pursuant to Condition Nos. 12, 13, and 15. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 7, 8, 11, and 13 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to Section 22.60.260 of the Los Angeles County Code ("County Code").
5. Except as modified herein, this grant is subject to the requirements of Title 21 of the County Code ("Subdivision Ordinance").
6. This grant is also subject to the conditions of the Conditional Use Permit No. 2015-00052-(2) ("CUP") for the project.
7. 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 California 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.
8. In the event that any claim, action, or proceeding, as described above, is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- 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. 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, pursuant to Section 2.170.010 of the County Code.
9. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void, and the privileges granted hereunder shall lapse.
10. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property, if other than the subdivider, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
11. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
12. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
13. Within five working days from the date of final approval, the subdivider shall remit processing fees at the Office of the County Registrar-Recorder/County Clerk ("Recorder"), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for the project and its entitlements in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife, pursuant to section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently

\$2,355.75 (\$2,280.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.

14. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
15. The subdivider shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
16. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized, pursuant to Chapter 22.56, Part 13 of the County Code.
17. 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.
18. All development, pursuant to this grant, shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
19. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
20. 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.
21. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the project or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

22. In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
23. 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, five copies of a modified Exhibit "A" shall be submitted to Regional Planning no later than 60 calendar days from the effective date of the permit.
24. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the subdivider shall submit five copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

VESTING MAP SPECIFIC CONDITIONS

25. This grant shall authorize the creation of one multi-family residence lot developed with 88 for sale, attached single-family residential condominium units within one building, as depicted in the Exhibit "A" dated August 24, 2016, and specified herein.
26. The shared driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.
27. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project, where all 88 units are to be sold and where the owners of the units of air space will hold an undivided interest in the common areas. These common areas will, in turn, provide the necessary access and utility easements for all of the units.
28. Prior to issuance of the first certificate of occupancy for the first unit, the permittee or successor-in-interest shall record the Project's condominium plan and obtain assessor's parcel numbers for each condominium unit.
29. The project site shall be developed and maintained in substantial conformance to the approved Exhibit "A" map dated August 24, 2016, or an amended Exhibit "A" map approved by the Director.
30. The subdivider shall not obtain any grading permit for the project prior to recordation of the final map.
31. The subdivider shall construct or bond with Public Works for the private driveway and fire lane paving design and widths, as depicted on the approved exhibit map dated August 24, 2016, or an amended exhibit map approved by the Director.

32. A Homeowner's Association ("HOA") and Covenants, Conditions, and Restrictions ("CC&Rs") shall be continuously maintained to own and permanently maintain all private recreation common areas.
33. Prior to obtaining final map approval, the subdivider shall submit a draft copy of the project's CC&Rs to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof.
34. The subdivider shall provide in the CC&Rs, a method for the continuous maintenance of the common areas, including but not limited to, the open space, private driveways and fire lanes, walkways, lighting systems along all walkways, landscaping (including all open space areas, front yard trees and street trees), irrigation systems, wall, fence, and recreation area to the satisfaction of the Director.
35. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for subdivision ingress and egress.
36. The subdivider shall post the common driveways with signs stating "No Parking" and provide for continued posting and enforcement of the restriction in the CC&Rs.
37. Except as expressly modified herein, the subdivider shall comply with all of the recommended conditions set forth in the attached County Public Works, Fire, Public Health, and Parks and Recreation Department letters identified with an August 24, 2016 map date.
38. The subdivider shall plant at least 10 trees within the front yard along La Brea Avenue, at least 11 trees within the front yard along Overhill Drive, and at least 28 trees within the planting area along the main private driveway and fire lane. The trees shall be of a non-invasive species. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required on-site trees.
39. The subdivider shall plant, or cause to be planted, trees along the west side of Overhill Drive from Stocker Street to Northridge Drive and along the property frontage on Overhill Drive to the satisfaction of Public Works.
40. Prior to obtaining final map approval, the subdivider or successor-in-interest shall provide a draft covenant for implementation of a local hire program similar to that adopted for Los Angeles County Community Development Commission ("CDC") affordable housing projects, with exact specifications, to the satisfaction of the Director and subdivider, to be recorded prior to issuance of grading permits.

41. Prior to obtaining final map approval, the subdivider shall submit to the Director for review and approval three copies of a Revised Exhibit "A" depicting the housing set aside of five percent of the total dwelling units proposed to be constructed or five proposed dwelling units, whichever is greater, for sale to moderate income households, with incomes no greater than 120 percent area median income ("AMI"), as defined in section 50079.5 of the California Health and Safety Code.
42. Concurrent with final map recordation, the subdivider or successor-in-interest shall enter into a covenant with the CDC to set aside five percent of total units constructed or five dwelling units, whichever is greater, for sale to moderate income households with incomes no greater than 120 percent of the AMI, as defined in section 50079.5 of the Health and Safety Code. The units set aside shall be for the first sale/initial eligible buyers, who shall enter into an equity-sharing agreement with County, unless the equity-sharing agreement conflicts with another public funding source requirement. The subdivider shall submit a copy of the covenant to Regional Planning for review prior to recordation of the document.

Attachments:

Fire Department's letter dated September 26, 2016 (Pages 1-4)

Public Works' letter dated September 27, 2016 (Pages 1-20)

Department of Public Health's letter dated September 20, 2016

Department of Parks and Recreation's letter dated September 8, 2016 (Pages 1-2)

Mitigation Monitoring and Reporting Program (Pages 1-10)



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

PROJECT: TR 73082

MAP DATE: August 24, 2016

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

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveway required for fire apparatus access shall be labeled as "Private Driveway and Fire lane" on the Final Map with the widths clearly depicted. Indicate compliance prior to Final Map clearance.
4. A reciprocal access agreement is required for the on-site private driveway since multiple units will be sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

**PROJECT
CONDITIONS OF APPROVAL**

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

Reviewed by: Juan Padilla

Date: September 26, 2016

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FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

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COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73082

MAP DATE: August 24, 2016

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

Reviewed by: Juan Padilla

Date: September 26, 2016

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FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

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**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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PROJECT: TR 73082

MAP DATE: August 24, 2016

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

Reviewed by: Juan Padilla

Date: September 26, 2016

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FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

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**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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PROJECT: TR 73082

MAP DATE: August 24, 2016

17. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans and underground piping plans, including for the required private fire hydrant, to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
18. All proposed pedestrian gates shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
19. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
20. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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

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

Page 1/1

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

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

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

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

Phone (626) 458-3126 Date Rev. 09-27-2016

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

PAGE 1/1

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

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

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

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

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

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



Prepared by Sam Richards
tr73082r-rev3

Phone (626) 458-4921

Date 09-20-2016

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

[illegible]

VESTING TENTATIVE TRACT MAP
101 S. OVERHILL DRIVE (POR. LOT 1, TRACT 12384)
LOS ANGELES, CALIFORNIA

SIT AREA AHEAD	
SIT AREA	SEA PT. 10003
SIT AREA	01.300 1.046
GROUP AREA	101.000 1.300
COORDINATES TO REMAIN	2.174 0.073
SIT AREA	77.294 1.173 CR

EASEMENT NOTES

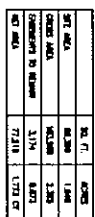
ADDRESS: 1771131 (CZ) BOSTON, MASS 02111
TELEPHONE:
FACSIMILE:
DATE: 04/19/84 **BY:** 1771131 **FOR:** 1771131

SITE DATA

TCAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Navarra, San Clemente, Calif. 92672
Pte 849-492-8588 Fax 849-498-8825
www.tcalengineering.com

3/20/16 SAT
ROAL

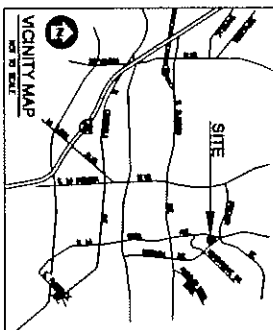
EXHIBIT "A"
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 073082
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
APPROVED: JUNE 24, 1982

[illegible]

has been the subject of a number of studies. In a study by L. A. Krasner and R. A. Krasner, the authors found that the use of the word "and" in a sentence was associated with a higher level of agreement than the use of the word "or". This finding was consistent across a number of studies, including a study by L. A. Krasner and R. A. Krasner, which found that the use of the word "and" in a sentence was associated with a higher level of agreement than the use of the word "or". This finding was consistent across a number of studies, including a study by L. A. Krasner and R. A. Krasner, which found that the use of the word "and" in a sentence was associated with a higher level of agreement than the use of the word "or".

EASEMENT NOTES

- 1- If you are looking for the best answers, search out the best of the best. And if it's not found, we'll find it for you.
- 2- At American Post, the best and choicest answers are in *THIS* in every issue. Not just the featured answers, but *ALL* the answers.
- 3- At American Post, we are the bestest answerers in the best town. Not just in the United States, but in the rest of the world.
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- 5- At American Post, the best and choicest answers are in *THIS*, the best place to go. Not just in the United States, but in the rest of the world.



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139 Avenida Moravia, San Clemente, Calif. 92672
Pfc 849-492-8568 Fax 849-498-8625
www.toalengineering.com

52XV10 CHECK PRINT SR9

LEGEND

- [illegible]

EXHIBIT "A"
11 DRIVE (POR. LOT 1, TRACT 12584)
LOS ANGELES, CALIFORNIA

PREPARED FOR **PEAK CAPITAL INVESTMENTS, LLC**

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

Page 1/1

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

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

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

Phone (626) 458-3126


Date 09-20-2016

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

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

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

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


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

Phone (626) 458-3126

Date 09-20-2016



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 073082

TENTATIVE MAP DATE: 08/24/2016

EXHIBIT MAP DATE: 08/24/2016

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Grading Plans Approval:

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

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

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

Review of:

Geologic Report(s) Dated:

Soils Engineering Report(s) Dated:

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

References:


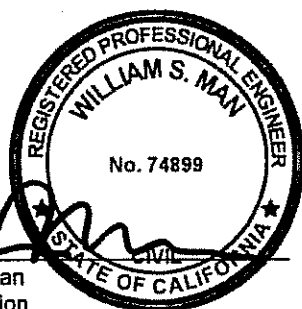
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

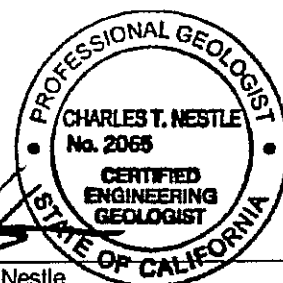
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual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

Prepared by

William Man
Soils Section



Charles Nestle
Geology Section



Date 9/14/16

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

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 **PUBLIC WORKS**, CATERED DATED SEPTEMBER 27, 2016

\\snp01\pub\Development\Review\Combined Reviews\Tracts and Parcels\073082 View Part 1.TM 5.docx

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

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


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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

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

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

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

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

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



Prepared by Sam Richards
tr73082r-rev3

Phone (626) 458-4921

Date 09-20-2016



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

IN REPLY PLEASE
REFER TO FILE: **T-4**

January 21, 2016

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

Dear Ms. Clare M. Look-Jaeger:

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

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

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

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

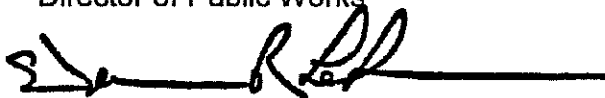
We recommend the applicant consult with the City of Los Angeles and State of California Department of Transportation to obtain concurrence with any potential California Environmental Quality Act impacts within their jurisdiction.

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

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

Very truly yours,

GAIL FARBER
Director of Public Works

A handwritten signature in black ink, appearing to read 'Dean R. Lehman', written over a horizontal line.

DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

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

bc: Land Development (Narag)

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

Date: 05/12/15

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


Attn: Henry Wong

FROM: James Choi
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo at Extension 4733

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

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


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

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

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

☐ Streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
-  ☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

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

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

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12253AS, dated 09/19/2016) was reviewed and approved. A Will Serve letter from the County Sanitation District District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Outlet approval from the City of Los Angeles and the City of Inglewood are required.
6. Pay ordinance frontage charge to the satisfaction of Public Works.
7. The subdivider shall record a sewer waiver and agreement for the proposed permanent walls over the existing sewer easements in the vicinity of the northerly and southerly tract boundary to the satisfaction of Public Works. All proposed walls must be constructed within the tract boundary to the satisfaction of Public Works.

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 05/20/2016 from the California American Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 05/20/2017 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Landscaping shall have a separate meter.
4. Depict all line of sight easements on the landscaping and grading plans.

TK

Prepared by Tony Khalkhali
tr73082w-rev3.doc

Phone (626) 458-4921

Date 09-26-2016



CALIFORNIA
AMERICAN WATER

May 20, 2016

Resident
5101 South Overhill Dr.
Los Angeles, CA 90056

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

WILL-SERVE NOTICE

Subject: 5101 South Overhill Dr. Los Angeles:

Resident:

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

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

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

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

Regards,
CALIFORNIA AMERICAN WATER
SOUTHERN DIVISION, LOS ANGELES DISTRICT

Dean Lefler
Operations Supervisor

c: Louie Romero, Operations Supervisor
Project File



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

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

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

TERRI S. WILLIAMS, REHS
Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 20, 2016

Tentative Tract Map No. 073082

Vicinity: View Park

Tentative Tract Map Date: August 24, 2016

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

Prepared by:

V.B.

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 73082

DRP Map Date: 08/24/2016

SCM Date: / /

Report Date: 09/20/2016

Park Planning Area # 17

LADERA HEIGHTS

Map Type: REV. (REV RECD)

Total Units **88** = Proposed Units **88** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.44
IN-LIEU FEES:	\$108,701

Conditions of the map approval:

The park obligation for this development will be met by:

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

Trails:

No trails.

Comments:

*****Advisory:**

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

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

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

By:

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

DEPARTMENT OF PARKS AND RECREATION'S LETTER DATED SEPTEMBER 8, 2016

Supv D 2nd

September 08, 2016 09:44:40

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



PARK OBLIGATION WORKSHEET

Tentative Map # **73082**

DRP Map Date: **08/24/2016**

SMC Date: **/ /**

Report Date: **09/20/2016**

Park Planning Area # **17**

LADERA HEIGHTS

Map Type: **REV. (REV RECD)**

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

$$(P)\text{people} \times (0.003) \text{ Ratio} \times (U)\text{units} = (X) \text{ acres obligation}$$

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **88** = Proposed Units **88** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.66	0.0030	0	0.00
M.F. < 5 Units	2.04	0.0030	0	0.00
M.F. >= 5 Units	1.65	0.0030	88	0.44
Mobile Units	1.49	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.44

Park Planning Area = 17 **LADERA HEIGHTS**

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.44	0.00	0.00	0.44	\$247,048	\$108,701

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

MM4-3.2	Air Quality	Prior to issuance of any grading permit the applicant shall prepare and submit to the Director of Public Health an air quality assessment verifying that the future occupants of the project will not be exposed to significant air toxics, fumes and other hazards associated with fires and the proximity to the Baldwin Hills Oil Fields.	Approval of a grading plan (Revised Exhibit "A").	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Departments of Public Health, Regional Planning
MM4-4	Biological Resources	Within five (5) days prior to land-clearing activities between February 1 through August 31, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Department of Regional Planning

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

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

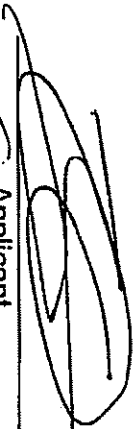

13.4	Noise	<p>Neighbor Notification. Provide notification to occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction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

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

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

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

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

	<u>4/21/17</u>
Applicant	Date
	<u>2017/04/20</u>
Staff	Date



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE
(213) 974-1948

FACSIMILE
(213) 613-4751

TDD
(213) 633-0901

MARY C. WICKHAM
County Counsel

March 6, 2018

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#16 MARCH 6, 2018

Agenda No. 45-B
11/21/17

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

**Re: PROJECT NO. R2015-01232-(2)
CONDITIONAL USE PERMIT NO. 2015-00052-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced permit to authorize the construction of 88 residential condominium units within one building on 1.84 gross acres located at 5101 South Overhill Drive within the unincorporated community of Ladera Heights/View Park-Windsor Hills, applied for by the Bedford Group. At the completion of the hearing, you indicated an intent to approve the project and instructed our office to prepare findings and conditions. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By

SONIA L. CHAN
Senior Associate County Counsel
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

SLC:ph
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Lori Glasgow, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2015-01232-(2)
CONDITIONAL USE PERMIT NO. 2015-00052-(2)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on October 24, 2017, in the appeal of Project No. R-2015-01232-(2), consisting of Vesting Tentative Tract Map No. 073082-(2) ("Vesting Map") and Conditional Use Permit No. 2015-00052-(2) ("CUP"), collectively the "Project." After public testimony, the Board closed the public hearing and continued the matter to November 21, 2017. The County Regional Planning Commission ("Commission") previously held duly-noticed public hearings on May 31, 2017 and August 2, 2017.
2. The Project is located at 5101 South Overhill Drive in the unincorporated community of Ladera Heights/View Park-Windsor Hills ("Project Site"). The Project Site is undeveloped and trapezoidal in shape with relatively steep topography.
3. The permittee, the Bedford Group ("permittee"), requests the CUP to create one multi-family residential lot developed with 88 new, single-family condominium units within one building on 1.84 gross acres, whereby the owners will hold an undivided interest in the common areas, which, in turn, provide the necessary access and utility easements for all the units.
4. The CUP is a request to exceed the maximum height of 35 feet above grade by 30 feet for a total maximum building height of 65 feet; to reduce the front-yard setback from the standard 20 feet to 15 feet along Overhill Drive; and to authorize residential use on a property zoned for commercial use.
5. The Vesting Map is a related request to create one multi-family residence lot, pursuant to Section 21.38.010 of the County Code.
6. The Project Site is located in the View Park Zoned District and is currently zoned C-1 (Restricted Business). The Project Site was established as unclassified in 1927 by Ordinance No. 1494. The most recent underlying tract map is TR12584 (M.B. 254-7), recorded on February 3, 1943. In 1947, the zone was changed to R-3 (Limited Multiple Residence). From 1948 to 1991, the Project Site was zoned C-3 (Unlimited Commercial). In 1991, the zone was changed from C-3 to CPD (Commercial Planned Development). The zone was changed from CPD to C-1 in 2015, which was associated with the 2035 County General Plan ("General Plan") update.
7. The Project Site is located within the CG-General Commercial ("CG") (up to 50 Dwelling Units per Net Acre) land use category of the General Plan Land Use Policy Map.

8. Surrounding zoning within a 500-foot radius of the Project Site includes:
- North: C-1;
 - South: R-1 (Single-Family Residence, 5,000 Square Foot Minimum Required Lot Area);
 - East: R-1; and
 - West: A-2 (Heavy Agricultural, 10,000 Square Foot Minimum Required Area).
9. Surrounding land uses within a 500-foot radius of the Project Site include:
- North: Commercial retail;
 - South: Single-family residences;
 - East: Windsor Hills Math Science Elementary School; and
 - West: Oil fields.
10. The site plan for the Project depicts one multi-family residence lot developed with 88 condominium units within one building on a 1.84-gross-acre, trapezoidal-shaped lot with primary vehicular access and egress from two new driveways on Overhill Drive to the east. The Project Site fronts onto Overhill Drive and La Brea Avenue. A network of pedestrian paths will afford residents and guests access to and from the condominium residences, subterranean parking, and site amenities. Landscaping is depicted throughout the Project Site.
11. Each condominium residence will have at least two covered standard automobile parking spaces per dwelling unit, for a total of 198 parking spaces, including 22 guest parking spaces and at least seven Americans with Disabilities Act-compliant spaces. In addition, the proposed site plan identified nine short-term and 44 long-term bicycle parking spaces within the subterranean parking area. The required parking for the residential condominium development will be provided when the units are constructed.
12. Prior to the final Commission hearing session, from April 2016 to July 2017, the permittee held at least nine community meetings at the Bedford Group offices, restaurants, a private home, a church, and other community venues to present the Project and attempt to address any concerns. At these meetings, the community, including the United Homeowners' Association II ("UHA II"), raised concerns regarding, among others, the Project's density and impacts on traffic congestion, air quality, and privacy, and views of residents and property owners of adjacent lots. In response to these concerns, the permittee cited the landscaping and private driveway as buffers between the existing single-family residence structures adjacent to the Project Site and compliance with land use and zoning laws to address impacts due to the Project.
13. The County Departments of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation has also cleared the Project,

subject to payment of the park obligation fee. The County Department of Public Health ("Public Health") recommended approval of the Project because it will be served by the existing public water and sewer systems.

14. Prior to the Commission's public hearing on the Project, an Initial Study was prepared in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from the County Department of Regional Planning ("Regional Planning") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant impact on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 ("Zoning Code") of the Los Angeles County Code ("County Code"), the community was appropriately notified by mail, newspaper, and property posting of the Project's public hearings before the Commission and the Board. Additionally, the Project was noticed, and case materials were available on the Regional Planning website and at libraries located in the vicinity of Ladera Heights/View Park-Windsor Hills community.
16. Prior to the Commission hearing, Regional Planning staff ("staff") received various correspondence and phone calls from the public, including opposition letters, support letters, and two letters of concern. Those objecting to the Project, expressed concern regarding its proposed height, increased traffic, the Project's density, and proposed construction near an earthquake fault zone. An email was also received from the UHA II on March 30, 2016, requesting that various aspects of the Project be reviewed. These concerns were addressed by technical reports underlying the recommendation of approval and to the satisfaction of the Commission and the Board. Those reports are available on Regional Planning's website.
17. On May 31, 2017, the Commission held a duly-noticed public hearing on the Vesting Map and CUP, and heard presentation by staff. The Commission continued the public hearing to allow time for staff and the permittee to prepare supplemental materials analyzing the Project, and for the permittee to conduct additional community outreach. At the continued hearing on August 2, 2017, the Commission heard a presentation from staff, as well as testimony from the permittee and the public. Staff provided information to the Commission related to comments regarding the South Coast Air Quality Management District 2016 Air Quality Management Plan ("AQMP"), the height of the building, and the presence of oil wells and recent fracking activity in the area. In addition, staff answered the Commission's questions regarding the current land use category, the General Plan update, and recent zoning consistency actions. Public comments were heard by 38 speakers who cited Project support, concern, or opposition.

Opposing testimony was heard from 23 people relating to the same concerns set forth in Finding Nos. 12 and 16 and additional concerns regarding infrastructure deterioration; the Project's impact on emergency services; increased crime; and lack of community compatibility. Fifteen individuals spoke in support of the proposed Project, emphasizing the need for housing in the subject area. The permittee and its consultants provided information intended to rebut issues raised by the residents, including referencing traffic studies and other technical reports that found the Project will not have significant impacts. With staff's input, the Commission requested that the permittee provide a five percent set aside of units for buyers with moderate income limits (120 percent of area median income ("AMI")). After the completion of public testimony, the Commission closed the public hearing, adopted the MND, MMRP, and approved the Vesting Map and CUP.

18. On August 14, 2017, an appeal of the Commission's decision to the Board was filed by UHA II ("appellant") requesting the Board to consider the Project and deny the CUP and Vesting Map.
19. On October 24, 2017, the Board conducted a duly-noticed public hearing on the Vesting Map and CUP. The Board heard presentation by staff and testimony from the permittee and the appellant. The appellant discussed the same issues that were raised at the previous public hearings. There was additional testimony from numerous speakers both in support and in opposition to the proposed Project, and a large crowd was present in the audience in support of the appellant. There was no discussion among the Board. The Board then closed the public hearing and continued the matter to November 21, 2017.
20. At the November 21, 2017 Board meeting, additional speakers, many of whom had spoken during the public hearing for the Project, addressed the Board to reiterate their concerns during public comment. By motion, at the November 21, 2017 meeting, the Board denied the appeal, certified the MND, adopted the MMRP, upheld the findings of the Commission to approve the Vesting Map and CUP, and instructed County Counsel to prepare for the Board's consideration the necessary findings and conditions to approve the Project.
21. The Board finds that the Project is consistent with the CG land use classification set forth by the Housing Element of the General Plan. This designation allows up to 50 dwelling units per net acre. Based on the size of the Project Site and application of the land use category, the maximum number of residential units that may be developed at the Project Site is 88 units. The 88 units support the need to plan for denser and more compact housing types in the County. A structure height of 64 feet 9 inches will accommodate the maximum number of residential units that may be developed.

22. The Board finds that the Project is consistent with the requirements and development standards of the C-1 zone as modified by this CUP. Section 22.28.110 of the County Code allows single-family residences with a conditional use permit within the C-1 zone.
23. The Board finds that the topographic features of the Project Site, subdivision plans, and other conditions create an unnecessary hardship or unreasonable regulation, or make it obviously impractical to require compliance with the maximum height and setback requirements when considering the physical context of the proposed lot.
24. The Board finds that the Project is designed to match the existing pattern of development in the immediate area, so that a reduced front yard setback along Overhill Drive, proposed to be reduced from the standard 20 feet to 15 feet from the property line, is consistent with adjacent properties, and that the front yard setback would accommodate landscaping along the east edge of the Project Site to improve the pedestrian experience.
25. The Board finds that the proposed modifications will be consistent with the General Plan. The proposed 88 for sale attached single-family residence condominium units are consistent in use and density at 50 dwelling units per acre and compatible with the neighboring residential developments to the west and southwest.
26. The Board finds that the Project Site is adequately served by Overhill Drive, a 100-foot-wide public street, that is improved to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and is adequately served by other public or private service facilities, as required. A public school is across from the Project Site, and a variety of commercial uses and bus stops are located within 500 feet of the proposed Project.
27. The Board finds that the installation of trees on the west of Overhill Drive from Stocker Street to Northridge Drive to the satisfaction of Public Works, required by Project conditions, is a benefit to the community.
28. The Board finds that the housing and employment needs of the region were considered and balanced with the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
29. The Board finds that the Project's implementation of a local hire program for construction jobs generated by the Project, similar to the local hire program adopted for County Community Development Commission ("CDC") affordable housing projects, is consistent with the General Plan and a benefit to the community.

30. The Board finds that a set aside of at least five percent of the units for housing affordable to households at 120 percent of AMI (moderate income level), is consistent with the General Plan and a benefit to the community.
31. The Board finds that the permittee is subject to payment of the applicable California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the California Fish and Game Code.
32. After consideration of the MND, together with the MMRP and comments received during the public review process, the Board finds, on the basis of the whole record before it, that there is no substantial evidence the Project, as conditioned, will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board. The Board further finds that the MMRP identifies how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.
33. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed use at the Project Site with the attached conditions will be consistent with the adopted General Plan; will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- B. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as otherwise required to integrate said use with the uses in the surrounding area. The requested modifications to the maximum building height and front yard setback are appropriate, due to the shape and size of the proposed lot.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND, and that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the MND; and
2. Approves Conditional Use Permit No. 2015-00052-(2) subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. R2015-01232-(2)
CONDITIONAL USE PERMIT NO. 2015-00052-(2)

1. This grant for Conditional Use Permit No. 2015-00052-(2) ("CUP") is for development of a condominium project at 5101 South Overhill Drive. The CUP authorizes: the building structure to exceed the maximum height of 35 feet above grade by 30 feet for a total maximum building height of 65 feet; reduce the front yard setback from the standard 20 feet to 15 feet along Overhill Drive; and residential use on property zoned for commercial use. The project is subject to the following conditions of approval.
2. 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.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 11 and 14. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 9, and 14 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to Section 22.60.260 of the Los Angeles County Code ("County Code").
5. 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 California 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.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided

to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee, pursuant to Section 2.170.010 of the County Code.
- 7. 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.
 - 8. 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 this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
 - 9. This grant shall expire unless used within two years after the recordation of a final map for the related Vesting Tentative Tract Map No. 073082-(2) ("Vesting Map"). In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
 - 10. The 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.
 - 11. Inspections shall be made to ensure compliance with the conditions of this grant, as well as to ensure that any development undertaken on the property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$800. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's

compliance with the conditions of approval. The fund provides for four biennial (one every other year) inspections. Inspections shall be unannounced.

12. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030 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 Regional Planning.
14. Within five working days from the date of approval, the permittee shall remit processing fees at the office of the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for the Project and its entitlements in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife, pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$2,355.75 (\$2,280.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized, pursuant to Chapter 22.56, Part 13 of the County Code.
16. 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.
17. 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.

18. All development, pursuant to this grant, shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit five copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
20. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
21. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the project or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
22. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
23. 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, five copies of a modified Exhibit "A" shall be submitted to Regional Planning no later than 60 calendar days from the effective date of the permit.
24. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit five copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

CUP SPECIFIC CONDITIONS

25. This grant shall authorize the development of 88 for sale, attached single-family residential condominium units within one building, as depicted in the Exhibit "A" dated August 24, 2016, and specified herein.

26. The subdivider shall plant, or cause to be planted, trees along the west side of Overhill Drive from Stocker Street to Northridge Drive and along the property frontage on Overhill Drive to the satisfaction of Public Works.
27. Prior to obtaining final map approval, the permittee or successor-in-interest shall provide a draft covenant for implementation of a local hire program similar to that adopted for the Los Angeles County Community Development Commission ("CDC") affordable housing projects, with exact specifications to the satisfaction of the Director and permittee, to be recorded prior to issuance of grading permits.
28. Prior to obtaining final map approval, the permittee shall submit to the Director for review and approval three copies of a Revised Exhibit "A" depicting housing set aside of five percent of the total dwelling units proposed to be constructed or five proposed dwelling units, whichever is greater, for sale to moderate income households, with incomes no greater than 120 percent area median income ("AMI"), as defined in section 50079.5 of the California Health and Safety Code.
29. Concurrent with final map recordation, the permittee or successor-in-interest shall enter into a covenant with the CDC to set aside five percent of total units constructed or five dwelling units, whichever is greater, for sale to moderate income households with incomes no greater than 120 percent AMI, as defined in section 50079.5 of the Health and Safety Code. The units set aside shall be for the first sale/initial eligible buyers, who shall enter into an equity-sharing agreement with the County, unless the equity sharing agreement conflicts with another public funding source requirement. The permittee shall submit a copy of the covenant to Regional Planning for review prior to recordation of the document.
30. The permittee shall provide vehicle parking spaces for each unit. Each single-family residence unit shall have at least two covered standard automobile parking spaces. One hundred seventy-six standard spaces for automobile parking and 22 guest spaces are required. In total, the parking requirements are met with 198 spaces for automobile parking, with at least seven Americans with Disabilities Act accessible spaces. The permittee shall provide nine short-term and 44 long-term bicycle parking spaces within the proposed subterranean area for a total of 53 spaces. The required parking for the residential condominium development will be provided when the units are constructed.
31. No outside storage is permitted on the subject property.
32. The following modifications shall be authorized, as depicted in the approved Exhibit "A."
 - A. A structure height of 64 feet 9 inches.
 - B. A front yard setback of 15 feet along Overhill Drive.

33. The permittee shall submit a landscape plan, based on the conceptual landscape plan presented to the Regional Planning Commission, to the Director for review and approval.

Attachments:

Fire Department's letter dated September 26, 2016 (Pages 1-4)

Public Works' letter dated September 27, 2016 (Pages 1-20)

Department of Public Health's letter dated September 20, 2016

Department of Parks and Recreation's letter dated September 8, 2016 (Pages 1-2)

Mitigation Monitoring and Reporting Program (Pages 1-10)



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

PROJECT: TR 73082

MAP DATE: August 24, 2016

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

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveway required for fire apparatus access shall be labeled as "Private Driveway and Fire lane" on the Final Map with the widths clearly depicted. Indicate compliance prior to Final Map clearance.
4. A reciprocal access agreement is required for the on-site private driveway since multiple units will be sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

**PROJECT
CONDITIONS OF APPROVAL**

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

Reviewed by: Juan Padilla

Date: September 26, 2016

Page 1 of 4

FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

Page 1 of 4



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73082

MAP DATE: August 24, 2016

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

Reviewed by: Juan Padilla

Date: September 26, 2016

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FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

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**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

PROJECT: TR 73082

MAP DATE: August 24, 2016

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

Reviewed by: Juan Padilla

Date: September 26, 2016

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FIRE DEPARTMENT'S LETTER DATED SEPTEMBER 26, 2016

Page 3 of 4



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

PROJECT: TR 73082

MAP DATE: August 24, 2016

17. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans and underground piping plans, including for the required private fire hydrant, to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
18. All proposed pedestrian gates shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
19. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
20. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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


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

Page 1/1

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

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

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

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

Phone (626) 458-3126

Date Rev. 09-27-2016

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

PAGE 1/1

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

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

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

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

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

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



Prepared by Sam Richards
tr73082r-rev3

Phone (626) 458-4921

Date 09-20-2016

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

[illegible]

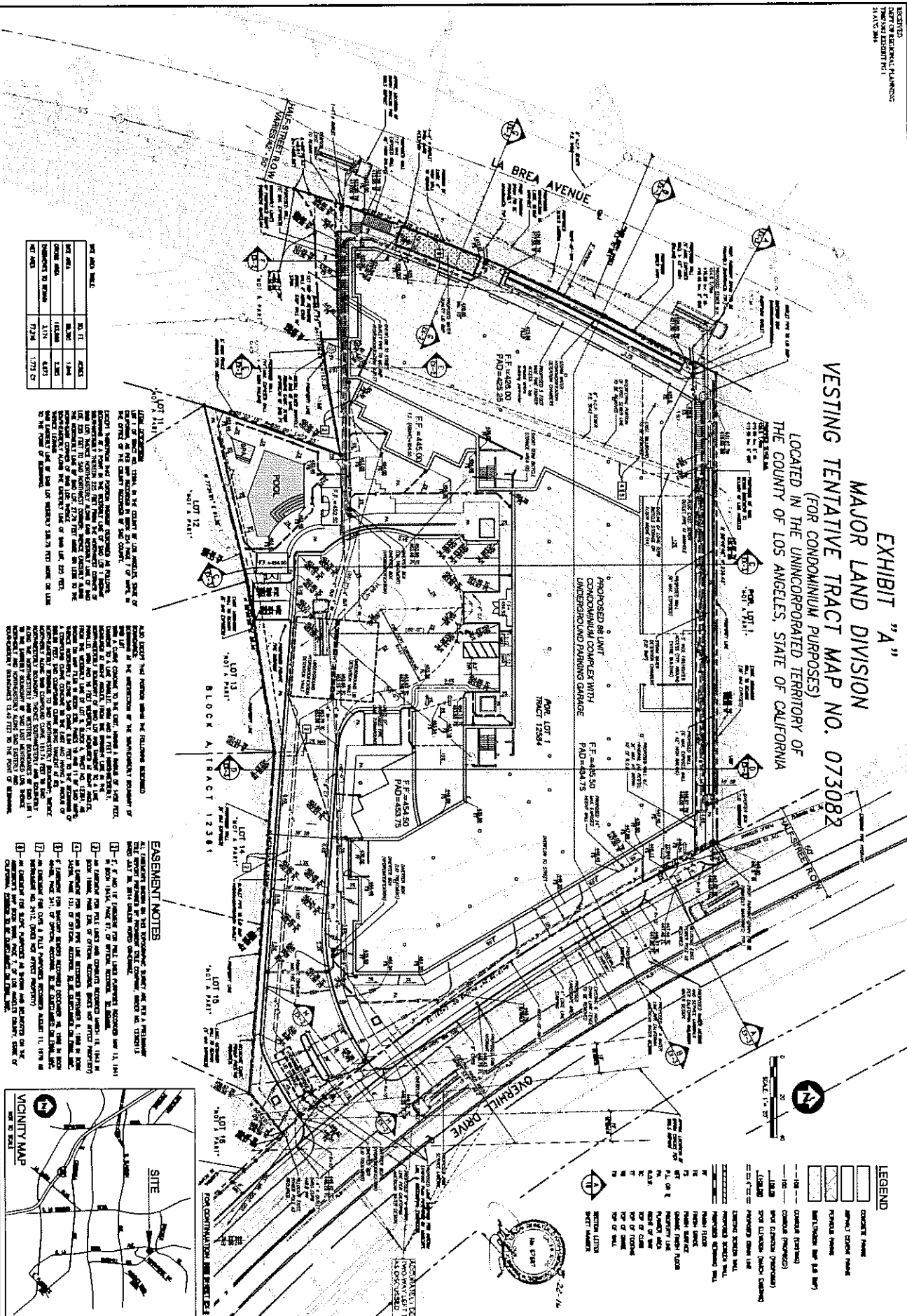
The figure contains two cross-sectional diagrams of roadways.

- TYPICAL SECTION - LA BECAVE:** This diagram shows a roadway profile with a vertical curve labeled "VERTICAL CURVE 107' 8\"". The roadway width at the top is 14'-0\"". Key features include:
 - A "GRAVELLY CONC. DRIVE IN CENTER" lane.
 - "SIDEWALKS 4'-0\" WIDE AND 1'-0\" HIGH" on both sides.
 - "CUTTING L.S." (Left Shoulder) on the left side.
 - "ROADWAY L.S." (Right Shoulder) on the right side.
 - A "DRAINAGE DITCH" located below the right shoulder.
- TYPICAL SECTION - OVERHILL DR:** This diagram shows another roadway profile with a vertical curve labeled "VERTICAL CURVE 107' 8\"". The roadway width at the top is 14'-0\"". Key features include:
 - A "GRAVELLY CONC. DRIVE IN CENTER" lane.
 - "SIDEWALKS 4'-0\" WIDE AND 1'-0\" HIGH" on both sides.
 - "CUTTING L.S." (Left Shoulder) on the left side.
 - "ROADWAY L.S." (Right Shoulder) on the right side.
 - A "DRAINAGE DITCH" located below the right shoulder.

[illegible]

					N. DOYLE: 1-20	DATE: 6/22/76
					N. DOYLE: ~	DEAL: M.F.B.
					NAME OF SUBJECT: 8/25/18	CORR: C.A.
					REL FILE: -	APPR: C.R.
					REVISIONS	
					BY	DATE
					AMAR	DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 073082
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
2000 150 1/4



NET AREA	17,794	1,779 SQ
PERIMETER TO BE BUILT	4,875	
CROSS AREA	10,560	2,112
NET AREA	18,361	1,836
NET AREA	18,361	1,836

[illegible]

EASEMENT NOTES

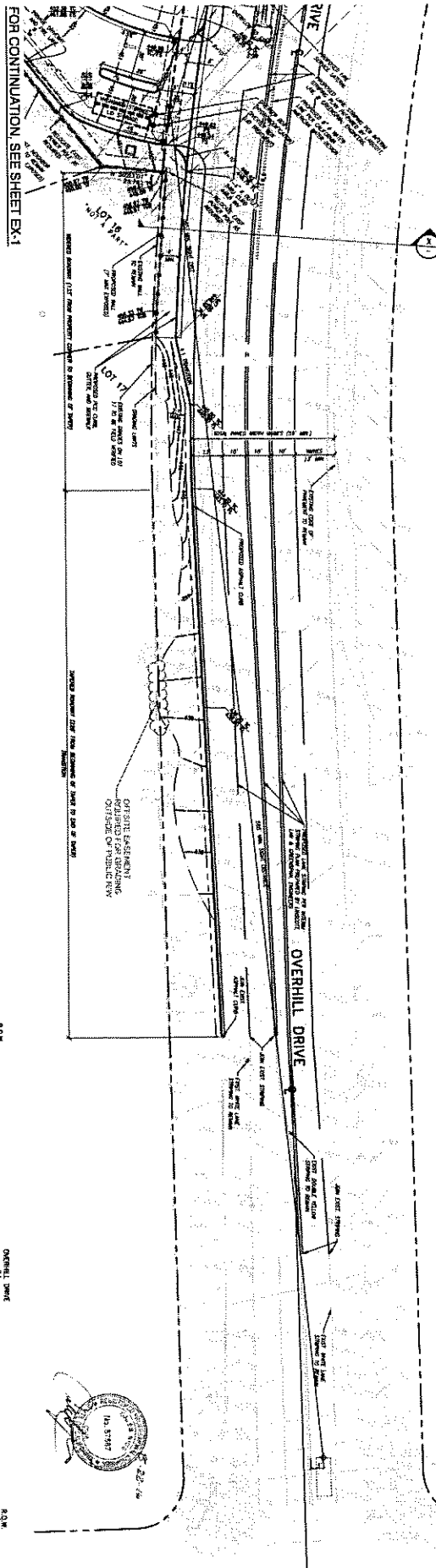
[illegible][illegible]

TCAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
138 Avenida Novorro, San Clemente, Calif. 92672
P.O. 948-492-8586 Fax: 949-498-8825
www.tcalengineering.com

W. SCALE: 1"=20'	DATE: 8/22/16
V. SCALE: -	BY: M.F.B.
DATE OF SURVEY: 8/22/16	COR: C.R.
DR. FILE: -	APPV: C.R.

EXHIBIT "A"
5101 S. OVERHILL DRIVE (POR. LOT 1, TRACT 12584) LOS ANGELES, CALIFORNIA
PREPARED FOR PEAK CAPITAL INVESTMENTS, LLC

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



FOR CONTINUATION SEE SHEET EX-1

SECTION 1
SCALE 1" = 10'

SECTION 2
SCALE 1" = 10'

SECTION 3
SCALE 1" = 10'

SECTION 4
SCALE 1" = 20'

SECTION 5
SCALE 1" = 20'

SECTION 6
SCALE 1" = 20'

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Novorro, San Clemente, CA 92672
Ph: 949-492-8586 Fax: 949-498-8625
www.toalengineering.com

NO.	DATE	BY	APPROVED	DATE	DESCRIPTION
1	8/22/16				PREPARED FOR PEAK CAPITAL INVESTMENTS, LLC

EXHIBIT "A" - OVERHILL DRIVE
5101 S. OVERHILL DRIVE (POR, LOT 1, TRACT 12584)
LOS ANGELES, CALIFORNIA
PREPARED FOR PEAK CAPITAL INVESTMENTS, LLC

9/20/16 CHECK PRINT SR

ROAD

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

Page 1/1

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

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

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

Phone (626) 458-3126

Date 09-20-2016

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

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

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

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

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

Phone (626) 458-3126

Date 09-20-2016



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 073082

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

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Grading Plans Approval:

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

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

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

Sheet 1 of 1

Tentative Tract Map	73082	Tentative Map Dated	8/24/16 (Rev.)	Parent Tract
Grading By Subdivider? [Y] (Y or N)	yd ²	Location	View Park	APN 5009-007-022
Geologist	Paul Bogseth	Subdivider	Peak Capital Investments LLC	
Soils Engineer	Mark Hetherington	Engineer/Arch.	Hetherington Engineering Inc.	

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

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

References: _____

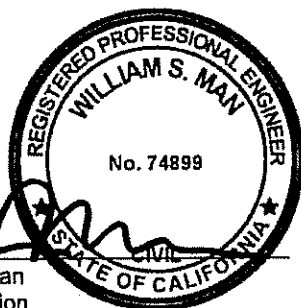
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

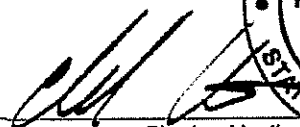
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

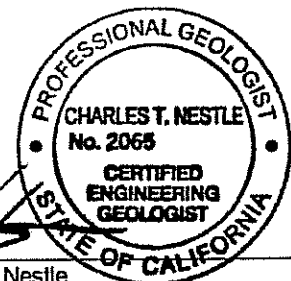
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual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

Prepared by


William Man
Soils Section




Charles Nestle
Geology Section



Date 9/14/16

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 16.01, and the California Public Works Code, Chapter 16.01, and the California Public Works Code, Chapter 16.01.

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

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


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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

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

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

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

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

PAGE 2/2

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

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



Prepared by Sam Richards
tr73082r-rev3

Phone (626) 458-4921

Date 09-20-2016



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

IN REPLY PLEASE
REFER TO FILE: **T-4**

January 21, 2016

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

Dear Ms. Clare M. Look-Jaeger:

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

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

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

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

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

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

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

Very truly yours,

GAIL FARBER
Director of Public Works

A handwritten signature in black ink, appearing to read 'Dean R. Lehman', written over a horizontal line.

DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

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

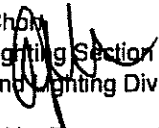
bc: Land Development (Narag)

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

Date: 05/12/15

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


Attn: Henry Wong

FROM: James Chon 
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo at Extension 4733

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

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


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

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

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

- ☐ Streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
-  ☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

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

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

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12253AS, dated 09/19/2016) was reviewed and approved. A Will Serve letter from the County Sanitation District District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Outlet approval from the City of Los Angeles and the City of Inglewood are required.
6. Pay ordinance frontage charge to the satisfaction of Public Works.
7. The subdivider shall record a sewer waiver and agreement for the proposed permanent walls over the existing sewer easements in the vicinity of the northerly and southerly tract boundary to the satisfaction of Public Works. All proposed walls must be constructed within the tract boundary to the satisfaction of Public Works.

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 05/20/2016 from the California American Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 05/20/2017 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Landscaping shall have a separate meter.
4. Depict all line of sight easements on the landscaping and grading plans.

TK

Prepared by Tony Khalkhali
tr73082w-rev3.doc

Phone (626) 458-4921

Date 09-26-2016



May 20, 2016

Resident
5101 South Overhill Dr.
Los Angeles, CA 90056

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

WILL-SERVE NOTICE

Subject: 5101 South Overhill Dr. Los Angeles:

Resident:

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

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

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

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

Regards,
CALIFORNIA AMERICAN WATER
SOUTHERN DIVISION, LOS ANGELES DISTRICT

Dean Lefler
Operations Supervisor

c: Louie Romero, Operations Supervisor
Project File



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

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

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

TERRI S. WILLIAMS, REHS
Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 20, 2016

Tentative Tract Map No. 073082

Vicinity: View Park

Tentative Tract Map Date: August 24, 2016

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

Prepared by:

V.B.

VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program

5050 Commerce Drive
Baldwin Park, California 91706

vbanada@ph.lacounty.gov

TEL (626) 430-5381 • FAX (626) 813-3016



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

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

Total Units **88** = Proposed Units **88** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.44
IN-LIEU FEES:	\$108,701

Conditions of the map approval:

The park obligation for this development will be met by:

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

Trails:

No trails.

Comments:

***Advisory:

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

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

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

By:

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

DEPARTMENT OF PARKS AND RECREATION'S LETTER DATED SEPTEMBER 8, 2016

Supv D 2nd

September 08, 2016 09:44:40

QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET**



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

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

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ units} = (X) \text{ acres obligation}$$

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **88** = Proposed Units **88** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.66	0.0030	0	0.00
M.F. < 5 Units	2.04	0.0030	0	0.00
M.F. >= 5 Units	1.65	0.0030	88	0.44
Mobile Units	1.49	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.44

Park Planning Area = 17 LADERA HEIGHTS

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.44	0.00	0.00	0.44	\$247,048	\$108,701

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

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

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

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


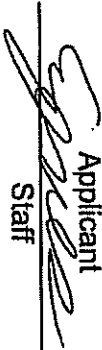
13.4	Noise	<p>Neighbor Notification. Provide notification to occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction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

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

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

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

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

	<u>4/21/17</u>
Applicant	Date
	<u>2017/04/20</u>
Staff	Date