

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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CALIFORNIA



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DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

January 10, 2019

Don Hopp Trust (O)
P.O. Box 45274
Los Angeles, CA 90045

Randy Morries (R)
45120 Via Carina
Indian Wells, CA 92210

RE: TT-61605

1114-1154 South Grand Avenue,
309-321 West 12th Street, and 1147-1155
South Olive Street
Westchester – Playa del Rey
Council District: 11

EXTENSION OF TIME

On April 20, 2011 the West Los Angeles Planning Commission approved TT-61605 for a maximum of 6 single-family lots and 1 open space lot with a maximum private street length of 700 feet. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension, from the decision date for the recording of the final map for TT-61605 as shown on map stamped dated April 21, 2006, in the Westchester – Playa del Rey.

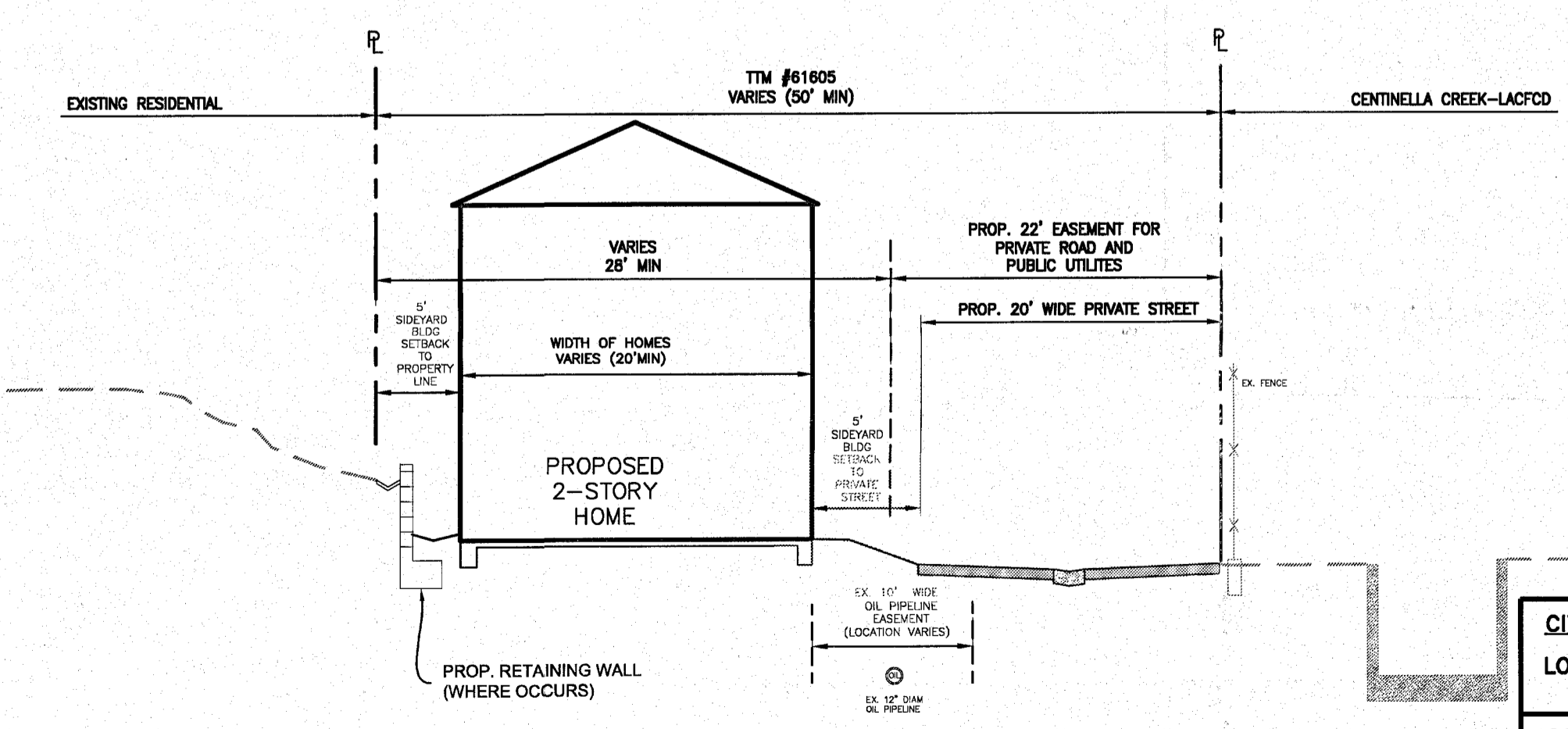
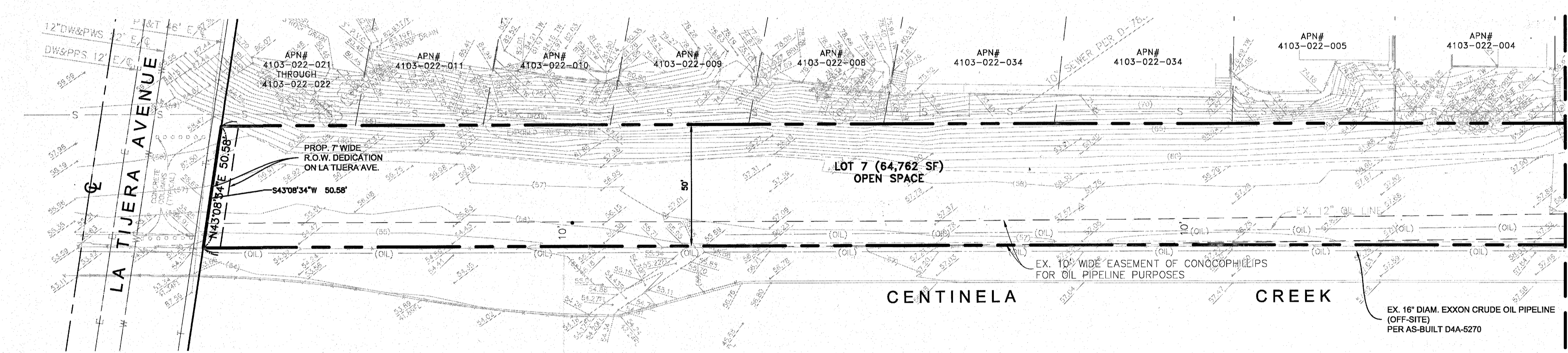
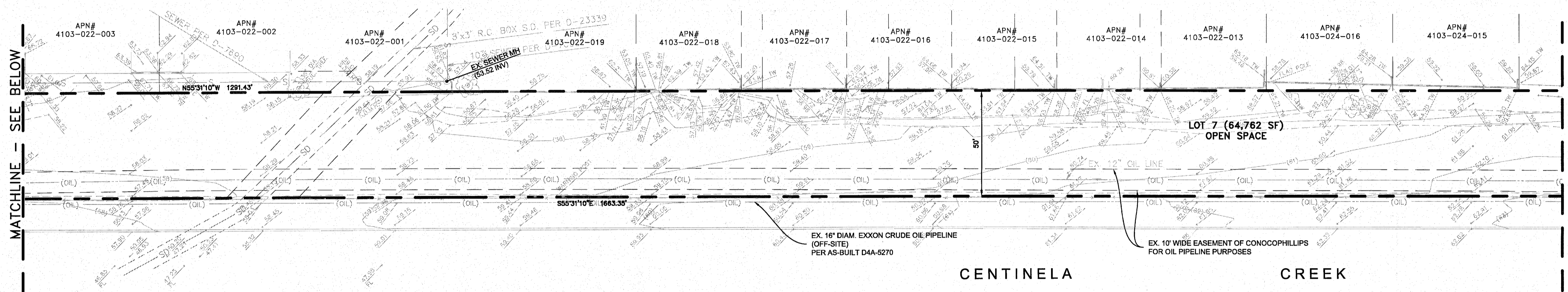
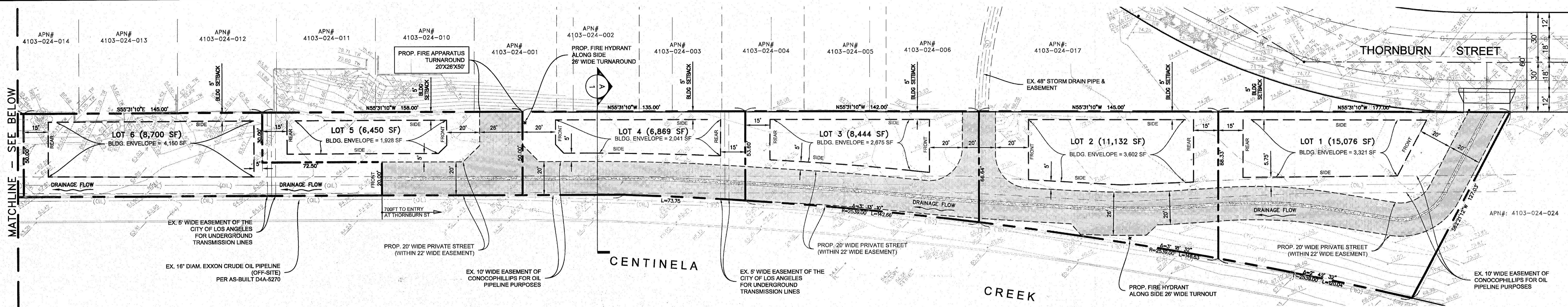
Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps were approved after January 1, 2000 and has not expire on or before July 11, 2013.

Therefore, the new expiration date for the subject map is **April 20, 2022** and no further extension time to record a final map can be granted.

Vincent P. Bertoni
Director of Planning

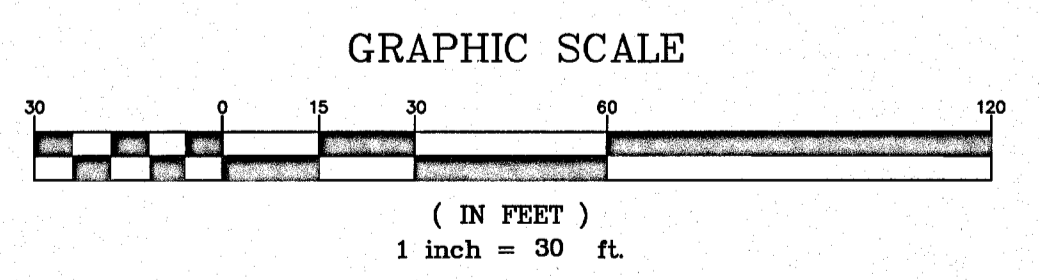
Bob Duenas
Advisory Agency – Senior City Planner

BD:SK: FL

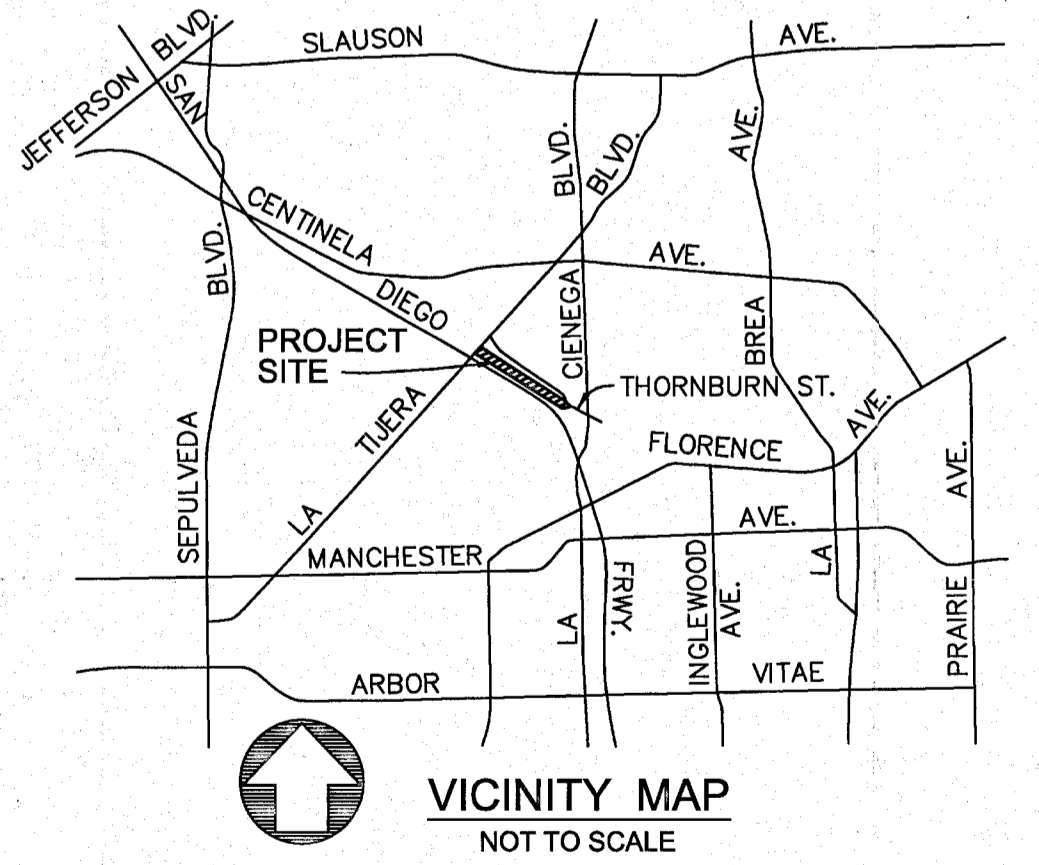


TYPICAL CROSS SECTION
NOT TO SCALE

- SPECIAL NOTES:**
- PROJECT IS EXEMPT FROM AFFORDABLE HOUSING LINKAGE FEES (ORIGINAL ENTITLEMENT WAS SUBMITTED PRIOR TO ORDINANCE)
 - PROJECT IS LOCATED WITHIN COASTAL TRANSPORTATION (SPECIFIC PLAN #Z1-1874)

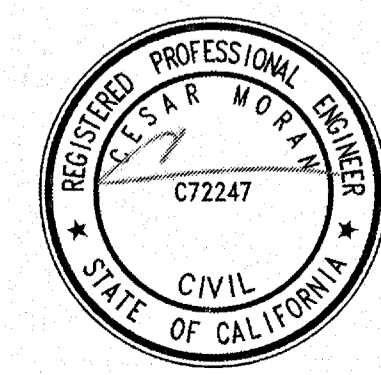


- LEGEND:**
- CENTERLINE
 - PROPERTY LINE
 - RIGHT OF WAY (ROW)
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED STORM DRAIN



PROJECT SUMMARY	
A. GENERAL PROJECT INFORMATION	
ADDRESS: 5212-5238 THORNBURN ST. LOS ANGELES, CA 90045	
LEGAL DESCRIPTION: TR 51904 LOT 5 (MB#1227-5-9)	
APN #	4103-024-025
TOTAL SITE AREA =	2.79 ACRES 121,433 SF.
EXISTING BUILDINGS: NONE (VACANT LAND)	
FLOOD HAZARD: NOT SUBJECT TO FLOOD HAZARD	
LOCATED WITHIN METHANE HAZARD SITE: YES	
LOCATED WITHIN LIQUEFACTION AREA: YES	
SEWERAGE: EXISTING SEWERS ARE AVAILABLE	
EXISTING WELLS: NONE	
EXISTING PROTECTED TREES/SHRUBS >4" DIAM TREES: NONE	
EXISTING TREES >12" DIAM TREES: NONE	
OAK TREES: NO OAK TREES EXIST ON-SITE	
PREVIOUS CASE #: CF NO. 10-2466, TT-61605, TT-61605-1A, TT-61605-2A, TT-61605-EXT, ZA2004-6559-ZAA-1A	
CEQA: ENV-2004-6513-MND	
CITY COUNCIL APPROVAL DATED APRIL 20 2011	
RECORD OWNER: DAVID J. KLEIN TRUST, CAROL K. HOPP TRUST	
ADDRESS: D.K.H.II TRUST 6700 S CENTINELA AVE. CULVER CITY, CA. 90230	
EMAIL: hoppdk@hotmail.com	
ENGINEER: CESAR MORAN RCE# 72247	
ADDRESS: 4500 E. PACIFIC COAST HWY. SUITE 210 LONG BEACH, CA 90804	
CONTACT: (562)-340-4670 cmoran@moran-corp.com	
B. ZONING	
EXISTING ZONING	R1-1
PROPOSED ZONING	SAME
C. CITY DESIGNATIONS	
PLAN AREA	PLAYA DEL REY
COUNCIL DISTRICT	DISTRICT #11
D. LOT SUMMARY	
EXISTING # OF LOTS	1 VACANT LOT
PROPOSED # OF LOTS	RESIDENTIAL = 6 LOTS 56,671 SF OPEN SPACE = 1 LOT 64,762 SF TOTAL = 7 LOTS 121,433 SF (2.79 AC)
PROPOSED DENSITY	2.15 D.U./ACRE
E. PARKING SUMMARY	
PROPOSED PARKING FOR EACH LOT: 2 COVERED SPACES 1 GUEST SPACE	
TOTAL = 6 LOTS X 3 SPACES = 18 SPACES	

CITY: LOS ANGELES
COUNTY: LOS ANGELES
STATE: CALIFORNIA



PREPARED BY:
MORAN CONSULTING CORPORATION
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247 EXP. DATE 6/30/22
DATE: 08/20/21 JOB N° 221390 DRAWN BY: WC

REVISIONS			
N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
EVERELLE BUILD CORP.
ATTN: HARDY WRONSKI
PHONE: (323) 309-2041
EMAIL: hardy@everelle.build

PROJECT TITLE	TRACT NO.
THORNBURN	61605
PROJECT ADDRESS	SCALE: PER PLAN
5212-5038 THORNBURN STREET, LOS ANGELES, CA. 90045	SHEET
LEGAL DESCRIPTION	1 OF 1
LOT 5, TR. 51904	

SHEET TITLE
AUGUST 24, 2021
REVISED TTM NO. 61605

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

When making inquiries relative to
this matter, please refer to the
Council File No.

www.cityclerk.lacity.org

April 21, 2011

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File
No. 10-2466, at its meeting held April 20, 2011.

City Clerk
io

7-20-11

186

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 10-2466

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal of Tentative Tract No. 61605 for property at 5212-5238 Thornburn Street.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 10-2466 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2004-6513-MND].
2. ADOPT FINDINGS of the Planning and Land Use Management Committee as the Findings of Council.
3. RESOLVE TO GRANT IN PART/DENY IN PART APPEALS filed by I & I Properties, (Darryl L. Fisher, Representative) from the entire decision of the West Los Angeles Area Planning Commission THEREBY APPROVING Tentative Tract Map No. 61605 for a maximum 6 single-family lots and one open space lot with a maximum private street length of 700 feet located at 5212-5238 Thornburn Street, subject to modified Conditions of Approval.

Applicant: I & I Properties (Darryl L. Fisher, Representative)

Fiscal Impact Statement: The West Los Angeles Area Planning Commission reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE – APRIL 30, 2011

(LAST DAY FOR COUNCIL ACTION – APRIL 29, 2011)

Summary:

At the public hearing held on April 12, 2011, the Planning and Land Use Management (PLUM) Committee considered a Mitigated Negative Declaration and appeal filed by I & I Properties, (Darryl L. Fisher, Representative) from the entire decision of the West Los Angeles Area Planning Commission in overturning the action of the Advisory Agency in approving a maximum 6 single-family lots and 1 open space lot with a maximum private street length of 700 feet and denying Tentative Tract Map No. 61605, for a 14-lot single-family subdivision on a 2.79 net acre site for property located at 5212-5238 Thornburn Street.

During the discussion of this matter, Planning Department staff presented an overview of the matter and the appeal. Testimony was provided by representatives of the appellant. Testimony was also given by a member of the Los Angeles Fire Department. After an opportunity for public comment, the PLUM Committee recommended that Council grant in part/deny in part appeals filed by I & I Properties, (Darryl L. Fisher, Representative) from the entire decision of the West Los Angeles Area Planning Commission and approve Tentative Tract Map No. 61605 for a maximum 6 single-family lots and one open space lot with a maximum private street length of 700 feet located at 5212-5238 Thornburn Street. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
KREKORIAN:	YES



mge
CD 11

10-2466_rpt_4-14-11.doc

- Not Official Until Council Acts -

ADOPTED

APR 20 2011

**LOS ANGELES CITY COUNCIL
FORTHWITH**

(As approved by the PLUM Committee on April 12, 2011)

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Planning and Land Use Committee approved Tentative Tract No. 61605, located at 5212 Thornburn Street, for a maximum **6 single-family lots and 1 open space lot with a maximum private street length of 700 feet**, as shown on map stamp-dated April 21, 2006 and as revised by this action in the Westchester—Playa Del Rey Community Plan. This unit density is based on the R1-1 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency, call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 7-foot wide strip of land be dedicated along La Tijera Boulevard adjoining the subdivision all satisfactory to the City Engineer.
2. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into the Centinela Creek.
3. That the tract map be approved by the Los Angeles County Department of Public Works with respect to flood hazard, channel improvements and the alignment of the Centinela Creek Channel prior to recordation of the final map.
4. That a fee of \$5,450.00 be paid for tentative tract engineering report prior to recordation of the final map, satisfactory to the City Engineer.
5. That a minimum of 22-foot wide private street easement be provided, including a minimum 20-foot wide roadway and turning area at a width, configuration and location satisfactory to the Fire Department and City Engineer. Additional easement width be provided at the entrance adjacent to Thornburn Street.
6. That sanitary sewer easements be dedicated full-width of the proposed private street.
7. That the private street easement be part of the adjoining parcels to the satisfaction of the City Engineer.

8. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times
9. That a covenant and agreement be recorded stating that the private street will be posted in a manner prescribed in section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
10. That any existing drainage and /or sanitary sewer easements within or adjoining the subdivision be delineated on the final map satisfactory to the City Engineer.
11. That a covenant and agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work in any sanitary sewer and/or drainage easements and to construct over the existing facilities must be submitted to the City Engineer for approval.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

12. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated December 16, 2004, Log No. 45942 and attached to the case file for Tract No. 61605.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

13. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Revise the map to show compliance with setback and parking requirements or obtain approval from the Department of City Planning.
 - b. Note that the proposed subdivision is located in the Coastal Transportation Specific Plan area (Z1-1874). For information regarding specific project requirements refer to the Department of Transportation, West LA/Coastal Programs Office at 213-485-1062
 - c. Note that the proposed Subdivision is located within a Methane Hazard Site.
 - d. Note that the proposed Subdivision is located within a Liquefaction area.

- e. Note that any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use.
- f. Note that an appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan (JP), Structural Engineering Associate, at 213-482-3880 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

- 14. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. This project is subject to the Coastal Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detail site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Avenue., Los Angeles CA, 90045.

FIRE DEPARTMENT

- 15. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map action.
 - b. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
 - c. Adequate public and private fire hydrants shall be required.
 - d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - e. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

- f. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- g. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- h. Private streets shall be recorded as Private Streets AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- i. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- j. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

DEPARTMENT OF WATER AND POWER

- 16. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. An acreage supply charge and arrangements for installation of one 2.5" x 4" double fire hydrant are required. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

- 17. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

BUREAU OF SANITATION

- 18. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

19. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

DEPARTMENT OF RECREATION AND PARKS

20. That the Quimby fee be based on the R1 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of 6 single-family lots and 1 open space lot. (Note that the limitation of the proposed private street to 700 feet in length, combined with the lot size limitations of the R1 Zone, may allow fewer than 6 lots depending on configuration and available space.)
 - b. The designated open space lot shall be owned and maintained by a homeowner's association and used for open space and/or passive or active recreation as well as space for stormwater quality BMPs (e.g. water infiltration/ treatment/ detention) for project area runoff before it reaches the channel of Centinela Creek.
 - c. On the revised Tentative Tract Map and project plans, the proposed private street shall be labeled as "private street."
 - d. The project shall comply with all requirements and provisions of the California Pipeline Safety Act of 1981. The applicant shall submit the revised Tentative Tract Map and horizontal and vertical plans for all site improvements to the State Fire Marshal, ExxonMobil and ConocoPhillips, and obtain confirmation from them that the plan is in compliance.
 - e. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.
 - 1. The Advisory Agency designates the short private street frontages, i.e. the side of the proposed lots fronting on the individual access stub-outs, as the front yard.

- f. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking space provided on site.
 - g. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - i. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
22. Submit a revised map indicating 6 single-family lots and 1 open space lot with a maximum private street length of 700 feet.
23. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Los Angeles Coastal Transportation Corridor Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

24. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition **Nos. 25, 26, and SF-2** of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
25. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

- MM-2 If any archaeological materials are encountered during the course of the project development, the project shall be halted. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.
- MM-3 Copies of the archaeological survey, study or report shall be submitted to the UCLA Archaeological Information Center.
- MM-4 A covenant and agreement shall be recorded prior to obtaining a grading permit.
- MM-5 Projects involving the import/export of 1,000 cubic yards or more of dirt are subject to haul route approval by the Department of Building and safety.
- MM-6 The developer should install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-7 Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- MM-8 Compliance with the Uniform Building Code Chapter 18. Division1 Section1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.
- MM-9 Building design considerations may include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- MM-10 All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- MM-11 All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures

which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.

- MM-12 All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 and the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.
- MM-13 All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.
- MM-14 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-15 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-16 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-17 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-18 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-19 Preserve riparian areas and wetlands.
- MM-20 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-21 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.

- MM-22 Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- MM-23 Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways.
- Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
 - Parking Grove - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
- MM-24 Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-25 Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- MM-26 Promote natural vegetation by using parking islands and other landscaped areas.
- MM-27 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- MM-28 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-29 Legibility of stencils and signs must be maintained.
- MM-30 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-31 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-32 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

- MM-33 Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- MM-34 Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.
- MM-35 Cut and fill sloped in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- MM-36 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- MM-37 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- MM-38 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-39 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-40 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-41 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.

- MM-42 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-43 Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-44 Preserve riparian areas and wetlands.
- MM-45 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- MM-46 A 6-foot-high solid decorative masonry wall adjacent to these residences shall be constructed if no such wall exists.
- MM-47 All exterior windows having a line of sight of the San Diego Freeway (405) shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.
- MM-48 The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
- MM-49 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- MM-50 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-51 Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

MM-52 Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

MM-53 Environmental impacts may result from potential soil and/or groundwater contamination due to the presence of underground oil, gas and wastewater pipelines on the subject property. However, these impacts will be mitigated to less than significant levels by the following measures:

- The applicant shall provide detailed plan and profile drawings of the proposed improvements, including cross sections of the planned private street that depict the depth and approximate location of the pipeline in relation to such improvements and type of paving to ExxonMobil and ConocoPhillips for review and revision as necessary. Plans shall also depict proposed horizontal and vertical locations of all substructures (e.g., water, gas, electrical, sewer, storm drains, catch basins, etc.) and surface facilities (e.g., fire hydrants, gates, planter boxes, hard and soft landscapes, etc.) to be constructed within or in close proximity to the pipeline easement.
- The pipelines shall not be disturbed, and no homes shall be built directly above the pipelines.
- If during construction, soil and contamination is suspected, construction in the area shall stop, and a soils analysis shall be prepared by a licensed geologist to the satisfaction of the Regional Water Quality Control Board. If contamination is found, remediation measures shall be developed with the appropriate state agencies.
- If remediation is necessary, prior to issuance of grading and building permits, a letter from the appropriate state agency (Department of Toxic Substances Control or Regional Water Quality Control Board) certifying that the remediation is complete shall be submitted to the decision maker.

26. **Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or the recordation of the final map**, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
 - Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-14 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-16 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-17 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-18 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over the entire tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

- (k) That no public street grade exceed 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys, and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may be required satisfactory to the City Engineer.
 - 2. Improve the emergency access road if necessary by the satisfactory to the Fire Department and City Engineer.
 - 3. Improve the private street and the turning area being provided by the construction of a 2-foot wide concrete longitudinal gutter and suitable surfacing to complete a 20-foot wide roadway with any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.
 - a. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low and moderate income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2004-6513-MND on November 19, 2004, and a revision to the MND dated May 19, 2006. The Committee found that potential negative impact could occur from the project's implementation due to:

- Existing ambient air pollution levels.
- Noise from the site.
- Mobile noise.
- Area likely to yield archeological sites.
- Public services.
- Risk of upset.
- Soil and groundwater contamination.
- Flood hazard.
- Design of the parking area and access driveway.
- Liquefaction.
- Stormwater.
- Need for landscaping.
- Lack of open space.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2004-6513-MND and the revision dated May 19, 2006 reflect the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **Nos. 25, 26, and SF-2** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies potential adverse impacts on fish or wildlife resources as far as earth, air, water, risk of upset are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife, however, the project has a direct water runoff into

the Centinela Creek. In light of the above, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158)

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. **24**.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 61605 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Westchester—Playa Del Rey Community Plan designates the subject property for Low Residential land use with the corresponding zones of RS, R1, and RE9. The property contains approximately 2.79 net acres (121,433 net square feet after required dedication) and is presently zoned R1-1. The proposed development of a 6-lot subdivision is allowable under the current adopted zone and the land use designation with the approval of the related Zoning Administrator's Adjustment (ZA-2004-6559-ZAA).

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is one of the few unimproved properties in the vicinity. The development of this tract is an infill of an otherwise single-family residential neighborhood. The

majority of the site is relatively level and is not located in a critical slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map and found that the geology reports for the proposed subdivision are adequate.

The long, narrow shape of the parcel; the lack of reasonably available and appropriate secondary emergency access; the project's location adjacent to existing residential backyards on one side and an active flood control channel on the other; and the parcel's elevation differential in relation to surrounding areas support the limitation of the private street length to 700 feet consistent with the Fire Department's 700-foot limitation of dead-end roads without adequate secondary access. As this limitation of road length combined with the Zone District's minimum parcel sizes combine to allow only 5 or 6 lots to be created and accessed, the site can be found to reasonably support a maximum of 6 lots.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies potential adverse impact on fish or wildlife resources as far as earth, air, water, risk of upset are concerned. As a result, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158). However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

The project site is abutting Centinela Creek and will have a direct discharge into the creek. However, mitigation measures and the requirement that sufficient portions of the site that must remain in open space under the approval be used for stormwater treatment areas/facilities reduce potential impacts to less than significant levels.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

Underground oil and wastewater pipelines traverse the site. However, with required adherence to provisions of the California Pipeline Safety Act of 1981, potential public health problems caused by the design or improvement of the proposed subdivision would be less than significant.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the

public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such public easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

1. In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
2. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
3. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
4. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
5. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 61605.



WEST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

(Corrected Copy) Determination Mailing Date: AUG 27 2007

CASE NO.: TT-61605-1A
Related Case: ZA 2004-6559-ZAA-1A
CEQA: ENV-2004-6513-MND

Council District: 11
Location: 5212-5238 Thornburn Street
Zone: R1-1
Plan Area: Playa Del Rey
Lot Description: TR 51904, Lot 5

Applicant: I&I Properties, Representative: Darryl L. Fisher
Appellant: Same

At its meeting on June 20, 2007, the following action was taken by the West Los Angeles Area Planning Commission:

1. **Denied** the appeal.
2. **Overturned** the action of the Advisory Agency's approval of a maximum 6 single-family lots and 1 open space lot with a maximum private street length of 700 feet.
3. **Denied** pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC), Tentative Tract Map No. 61605, for a 14-lot single-family subdivision on a 2.79 net acre site.
4. **Adopted** amended Findings (attached).

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Martinez
Seconded: Foster
Ayes: Washington
Absent: Brown, Burton

Vote: 3-0


James Williams, Commission Executive Assistant I
West Los Angeles Area Planning Commission

Effective Date/Appeals: This action of the West Los Angeles Area Planning Commission will be final within 10 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

FINAL APPEAL DATE SEP 06 2007

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Amended Findings, Determination dated May 3, 2007
City Planner: Abe Lieder c/o Ralph Avila

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 61605 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the following findings:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Westchester—Playa Del Rey Community Plan designates the subject property for Low Residential land use with the corresponding zones of RS, R1, and RE9. The property contains approximately 2.79 net acres (121,433 net square feet after required dedication) and is presently zoned R1-1. The proposed development of a 6-lot subdivision is allowable under the current adopted zone and the land use designation with the approval of the related Zoning Administrator's Adjustment (ZA-2004-6559-ZAA).

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The long, narrow shape of the parcel; the lack of reasonably available and appropriate secondary emergency access; the project's location adjacent to existing residential backyards on one side and an active flood control channel on the other; and the parcel's elevation differential in relation to surrounding areas render the site physically unsuitable for the proposed type and density of development. Therefore this finding cannot be made.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies potential adverse impact on fish or wildlife resources as far as earth, air, water, risk of upset are concerned. As a result, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158). However, measures are included in the Mitigated Negative Declaration which would mitigate the above mentioned impacts to a less than significant level. Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

The project site is abutting Centinela Creek and will have a direct discharge into the

creek. However, mitigation measures and use of the open-space lot for stormwater treatment areas/facilities would reduce potential impacts to less than significant levels per CEQA. Nevertheless, concerns remain about potential water quality effects on Centinela Creek, and this finding cannot be made.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

Underground oil and wastewater pipelines traverse the site. However, with required adherence to provisions of the California Pipeline Safety Act of 1981, potential public health problems caused by the design or improvement of the proposed subdivision would be less than significant per CEQA. Nevertheless, concerns remain about locating residences in close proximity to the active pipelines, and this finding cannot be made.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such public easements are known to exist.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

1. In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
2. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
3. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
4. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
5. In addition, prior to obtaining a building permit, the subdivider would be required to consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

EXHIBIT 5

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JANE ELLISON USHER
PRESIDENT
ANDRES F. IRLANDO
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(213) 978-1270
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Decision Date: May 3, 2007

Appeal End Date: May 14, 2007

Fisher Associates (A)
19029 Cecelia Place
Cerritos, CA 90703

I & I Properties (O)
Post Office Box 45274
Los Angeles, CA 90045

Lanco Engineering (R)
1010 Crenshaw Blvd., # 200
Torrance, CA 90501

RE: Tentative Tract No.: 61605
Related Case: ZA-2004-6559-ZAA
Council District: 11
Community Plan: Westchester—
Playa Del Rey
Existing Zone: R1-1
ENV-2004-6513-MND
Fish and Game: Applies

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 61605, located at 5212 Thornburn Street, for a maximum 6 single-family lots and 1 open space lot with a maximum private street length of 700 feet, as shown on map stamp-dated April 21, 2006 and as revised by this action in the Westchester—Playa Del Rey Community Plan. This unit density is based on the R1-1 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency, call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 7-foot wide strip of land be dedicated along La Tijera Boulevard adjoining the subdivision all satisfactory to the City Engineer.
2. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into the Centinela Creek.
3. That the tract map be approved by the Los Angeles County Department of Public Works with respect to flood hazard, channel improvements and the alignment of the Centinela Creek Channel prior to recordation of the final map.
4. That a fee of \$5,450.00 be paid for tentative tract engineering report prior to recordation of the final map, satisfactory to the City Engineer.
5. That a minimum of 22-foot wide private street easement be provided, including a minimum 20-foot wide roadway and turning area at a width, configuration and location satisfactory to the Fire Department and City Engineer. Additional easement width be provided at the entrance adjacent to Thornburn Street.
6. That sanitary sewer easements be dedicated full-width of the proposed private street.
7. That the private street easement be part of the adjoining parcels to the satisfaction of the City Engineer.
8. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times
9. That a covenant and agreement be recorded stating that the private street will be posted in a manner prescribed in section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
10. That any existing drainage and /or sanitary sewer easements within or adjoining the subdivision be delineated on the final map satisfactory to the City Engineer.
11. That a covenant and agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work in any sanitary sewer and/or drainage easements and to construct over the existing facilities must be submitted to the City Engineer for approval.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

12. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated December 16, 2004, Log No. 45942 and attached to the case file for Tract No. 61605.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

13. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. Revise the map to show compliance with setback and parking requirements or obtain approval from the Department of City Planning.
 - b. Note that the proposed subdivision is located in the Coastal Transportation Specific Plan area (Z1-1874). For information regarding specific project requirements refer to the Department of Transportation, West LA/Coastal Programs Office at 213-485-1062
 - c. Note that the proposed Subdivision is located within a Methane Hazard Site.
 - d. Note that the proposed Subdivision is located within a Liquefaction area.
 - e. Note that any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use.
 - f. Note that an appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan (JP), Structural Engineering Associate, at 213-482-3880 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

14. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. This project is subject to the Coastal Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detail site/driveway plans at a scale of 1"=40' to DOT's West

LA/Coastal Development Review Section located at 7166 W. Manchester Avenue., Los Angeles CA, 90045.

FIRE DEPARTMENT

15. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map action.
 - b. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
 - c. Adequate public and private fire hydrants shall be required.
 - d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - e. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - f. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - g. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - h. Private streets shall be recorded as Private Streets AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
 - i. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - j. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

DEPARTMENT OF WATER AND POWER

16. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. An acreage supply charge and arrangements for installation of one 2.5" x 4" double fire hydrant are required. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

17. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

BUREAU OF SANITATION

18. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

19. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

DEPARTMENT OF RECREATION AND PARKS

20. That the Quimby fee be based on the R1 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 6 single-family lots and 1 open space lot. (Note that the limitation of the proposed private street to

700 feet in length, combined with the lot size limitations of the R1 Zone, may allow fewer than 6 lots depending on configuration and available space.)

- b. The designated open space lot shall be owned and maintained by a homeowner's association and used for open space and/or passive or active recreation as well as space for stormwater quality BMPs (e.g. water infiltration/ treatment/ detention) for project area runoff before it reaches the channel of Centinela Creek.
- c. On the revised Tentative Tract Map and project plans, the proposed private street shall be labeled as "private street."
- d. The project shall comply with all requirements and provisions of the California Pipeline Safety Act of 1981. The applicant shall submit the revised Tentative Tract Map and horizontal and vertical plans for all site improvements to the State Fire Marshal, ExxonMobil and ConocoPhillips, and obtain confirmation from them that the plan is in compliance.
- e. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.
 - 1. Under related Case No. ZA 2004-6559(ZAA): to permit a zero-foot rear yard setback in lieu of the required 15 feet for Lot 1; and to permit a 3-foot side yard setback in lieu of the required five feet for Lots 2 thru 6. This adjustment applies only to the configuration of the project shown on the exhibit map stamp-dated April 21, 2006.
 - 2. The Advisory Agency designates the short private street frontages, i.e. the side of the proposed lots fronting on the individual access stub-outs, as the front yard.
- f. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking space provided on site.
- g. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

22. That prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA-2004-6559-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that ZAA-2004-6559-ZAA is not approved, the subdivider shall submit a tract modification.
23. That the subdivider shall record and execute a Covenant and Agreement to comply with the Los Angeles Coastal Transportation Corridor Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

24. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 25, 26, and SF-2 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
25. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.
 - MM-2 If any archaeological materials are encountered during the course of the project development, the project shall be halted. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.
 - MM-3 Copies of the archaeological survey, study or report shall be submitted to the UCLA Archaeological Information Center.
 - MM-4 A covenant and agreement shall be recorded prior to obtaining a grading permit.
 - MM-5 Projects involving the import/export of 1,000 cubic yards or more of dirt are subject to haul route approval by the Department of Building and safety.

- MM-6 The developer should install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-7 Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- MM-8 Compliance with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.
- MM-9 Building design considerations may include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- MM-10 All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- MM-11 All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.
- MM-12 All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 and the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.
- MM-13 All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.

- MM-14 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-15 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-16 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-17 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-18 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-19 Preserve riparian areas and wetlands.
- MM-20 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-21 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- MM-22 Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- MM-23 Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways.
- Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
 - Parking Grove - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.

MM-24 Promote natural vegetation by using parking lot islands and other landscaped areas.

MM-25 Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.

MM-26 Promote natural vegetation by using parking islands and other landscaped areas.

MM-27 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.

MM-28 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.

MM-29 Legibility of stencils and signs must be maintained.

MM-30 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

MM-31 The storage area must be paved and sufficiently impervious to contain leaks and spills.

MM-32 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

MM-33 Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.

MM-34 Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.

MM-35 Cut and fill sloped in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.

MM-36 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock

outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.

MM-37 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

MM-38 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

MM-39 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.

MM-40 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.

MM-41 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.

MM-42 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

MM-43 Promote natural vegetation by using parking lot islands and other landscaped areas.

MM-44 Preserve riparian areas and wetlands.

MM-45 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

MM-46 A 6-foot-high solid decorative masonry wall adjacent to these residences shall be constructed if no such wall exists.

- MM-47 All exterior windows having a line of sight of the San Diego Freeway (405) shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.
- MM-48 The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
- MM-49 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- MM-50 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-51 Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
- MM-52 Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
- MM-53 Environmental impacts may result from potential soil and/or groundwater contamination due to the presence of underground oil, gas and wastewater pipelines on the subject property. However, these impacts will be mitigated to less than significant levels by the following measures:
- The applicant shall provide detailed plan and profile drawings of the proposed improvements, including cross sections of the planned private street that depict the depth and approximate location of the pipeline in relation to such improvements and type of paving to ExxonMobil and ConocoPhillips for review and revision as necessary. Plans shall also depict proposed horizontal and vertical locations of all substructures (e.g., water, gas, electrical, sewer, storm drains, catch basins, etc.) and surface facilities (e.g., fire hydrants, gates, planter boxes, hard and soft landscapes, etc.) to be constructed within or in close proximity to the pipeline easement.

- The pipelines shall not be disturbed, and no homes shall be built directly above the pipelines.
- If during construction, soil and contamination is suspected, construction in the area shall stop, and a soils analysis shall be prepared by a licensed geologist to the satisfaction of the Regional Water Quality Control Board. If contamination is found, remediation measures shall be developed with the appropriate state agencies.
- If remediation is necessary, prior to issuance of grading and building permits, a letter from the appropriate state agency (Department of Toxic Substances Control or Regional Water Quality Control Board) certifying that the remediation is complete shall be submitted to the decision maker.

26. **Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or the recordation of the final map**, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- CM-3 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-14 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

CM-16 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

CM-17 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

CM-18 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over the entire tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceed 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys, and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.
 - (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may be required satisfactory to the City Engineer.

2. Improve the emergency access road if necessary by the satisfactory to the Fire Department and City Engineer.
3. Improve the private street and the turning area being provided by the construction of a 2-foot wide concrete longitudinal gutter and suitable surfacing to complete a 20-foot wide roadway with any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.
 - a. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low and moderate income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2004-6513-MND on November 19, 2004, and a revision to the MND dated May 19, 2006. The Committee found that potential negative impact could occur from the project's implementation due to:

Existing ambient air pollution levels.
Noise from the site.
Mobile noise.
Area likely to yield archeological sites.
Public services.
Risk of upset.
Soil and groundwater contamination.
Flood hazard.
Design of the parking area and access driveway.
Liquefaction.
Stormwater.
Need for landscaping.
Lack of open space.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2004-6513-MND and the revision dated May 19, 2006 reflect the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 25, 26, and SF-2 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies potential adverse impacts on fish or wildlife resources as far as earth, air, water, risk of upset are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife, however, the project has a direct water runoff into the Centinela Creek. In light of the above, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158)

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 24.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 61605 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Westchester—Playa Del Rey Community Plan designates the subject property for Low Residential land use with the corresponding zones of RS, R1, and RE9. The property contains approximately 2.79 net acres (121,433 net square feet after required dedication) and is presently zoned R1-1. The proposed development of a 6-lot subdivision is allowable under the current adopted zone and the land use designation with the approval of the related Zoning Administrator's Adjustment (ZA-2004-6559-ZAA).

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is one of the few unimproved properties in the vicinity. The development of this tract is an infill of an otherwise single-family residential neighborhood. The majority of the site is relatively level and is not located in a critical slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map and found that the geology reports for the proposed subdivision are adequate.

The long, narrow shape of the parcel; the lack of reasonably available and appropriate secondary emergency access; the project's location adjacent to existing residential backyards on one side and an active flood control channel on the other; and the parcel's elevation differential in relation to surrounding areas support the limitation of the private street length to 700 feet consistent with the Fire Department's 700-foot limitation of dead-end roads without adequate secondary access. As this limitation of road length combined with the Zone District's minimum parcel sizes combine to allow only 5 or 6 lots to be created and accessed, the site can be found to reasonably support a maximum of 6 lots.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies potential adverse impact on fish or wildlife resources as far as earth, air, water, risk of upset are concerned. As a result, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158). However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

The project site is abutting Centinela Creek and will have a direct discharge into the creek. However, mitigation measures and the requirement that sufficient portions of the site that must remain in open space under the approval be used for stormwater treatment areas/facilities reduce potential impacts to less than significant levels.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

Underground oil and wastewater pipelines traverse the site. However, with required adherence to provisions of the California Pipeline Safety Act of 1981, potential public health problems caused by the design or improvement of the proposed subdivision would be less than significant.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such public easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

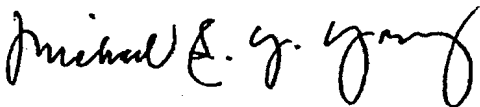
1. In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared

and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

2. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
3. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
4. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
5. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 61605.

S. Gail Goldberg, AICP
Advisory Agency



MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:RA:AL:ek

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818.374.5050

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JANE ELLISON USHER
PRESIDENT

ANDRES F. IRLANDO
VICE-PRESIDENT

DIEGO CARDOSO

REGINA M. FREER

ROBIN R. HUGHES

SABRINA KAY

FR. SPENCER T. KEZIOS

WILLIAM ROSCHEN

MICHAEL K. WOO

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA

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EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
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INFORMATION
(213) 978-1270

www.lacity.org/PLN

Decision Date: May 3, 2007

Appeal End Date: May 14, 2007

Fisher Associates (A)
19029 Cecelia Place
Cerritos, CA 90703

I & I Properties (O)
Post Office Box 45274
Los Angeles, CA 90045

Lanco Engineering (R)
1010 Crenshaw Blvd., # 200
Torrance, CA 90501

RE: Tentative Tract No.: 61605
Related Case: ZA-2004-6559-ZAA
Council District: 11
Community Plan: Westchester—
Playa Del Rey
Existing Zone: R1-1
ENV-2004-6513-MND
Fish and Game: Applies

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 61605, located at 5212 Thornburn Street, for a maximum **6 single-family lots and 1 open space lot with a maximum private street length of 700 feet**, as shown on map stamp-dated April 21, 2006 and as revised by this action in the Westchester—Playa Del Rey Community Plan. This unit density is based on the R1-1 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency, call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the **sequence** indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.



BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 7-foot wide strip of land be dedicated along La Tijera Boulevard adjoining the subdivision all satisfactory to the City Engineer.
2. That arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into the Centinela Creek.
3. That the tract map be approved by the Los Angeles County Department of Public Works with respect to flood hazard, channel improvements and the alignment of the Centinela Creek Channel prior to recordation of the final map.
4. That a fee of \$5,450.00 be paid for tentative tract engineering report prior to recordation of the final map, satisfactory to the City Engineer.
5. That a minimum of 22-foot wide private street easement be provided, including a minimum 20-foot wide roadway and turning area at a width, configuration and location satisfactory to the Fire Department and City Engineer. Additional easement width be provided at the entrance adjacent to Thornburn Street.
6. That sanitary sewer easements be dedicated full-width of the proposed private street.
7. That the private street easement be part of the adjoining parcels to the satisfaction of the City Engineer.
8. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times
9. That a covenant and agreement be recorded stating that the private street will be posted in a manner prescribed in section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
10. That any existing drainage and /or sanitary sewer easements within or adjoining the subdivision be delineated on the final map satisfactory to the City Engineer.
11. That a covenant and agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work in any sanitary sewer and/or drainage easements and to construct over the existing facilities must be submitted to the City Engineer for approval.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

12. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated December 16, 2004, Log No. 45942 and attached to the case file for Tract No. 61605.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

13. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. Revise the map to show compliance with setback and parking requirements or obtain approval from the Department of City Planning.
 - b. Note that the proposed subdivision is located in the Coastal Transportation Specific Plan area (Z1-1874). For information regarding specific project requirements refer to the Department of Transportation, West LA/Coastal Programs Office at 213-485-1062
 - c. Note that the proposed Subdivision is located within a Methane Hazard Site.
 - d. Note that the proposed Subdivision is located within a Liquefaction area.
 - e. Note that any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use.
 - f. Note that an appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan (JP), Structural Engineering Associate, at 213-482-3880 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

14. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. This project is subject to the Coastal Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detail site/driveway plans at a scale of 1"=40' to DOT's West

LA/Coastal Development Review Section located at 7166 W. Manchester Avenue., Los Angeles CA, 90045.

FIRE DEPARTMENT

15. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map action.
 - b. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
 - c. Adequate public and private fire hydrants shall be required.
 - d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - e. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - f. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - g. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - h. Private streets shall be recorded as Private Streets AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
 - i. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - j. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

DEPARTMENT OF WATER AND POWER

16. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. An acreage supply charge and arrangements for installation of one 2.5" x 4" double fire hydrant are required. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

17. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

BUREAU OF SANITATION

18. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

19. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

DEPARTMENT OF RECREATION AND PARKS

20. That the Quimby fee be based on the R1 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

21. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 6 single-family lots and 1 open space lot. (Note that the limitation of the proposed private street to

700 feet in length, combined with the lot size limitations of the R1 Zone, may allow fewer than 6 lots depending on configuration and available space.)

- b. The designated open space lot shall be owned and maintained by a homeowner's association and used for open space and/or passive or active recreation as well as space for stormwater quality BMPs (e.g. water infiltration/ treatment/ detention) for project area runoff before it reaches the channel of Centinela Creek.
- c. On the revised Tentative Tract Map and project plans, the proposed private street shall be labeled as "private street."
- d. The project shall comply with all requirements and provisions of the California Pipeline Safety Act of 1981. The applicant shall submit the revised Tentative Tract Map and horizontal and vertical plans for all site improvements to the State Fire Marshal, ExxonMobil and ConocoPhillips, and obtain confirmation from them that the plan is in compliance.
- e. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.
 - 1. Under related Case No. ZA 2004-6559(ZAA): to permit a zero-foot rear yard setback in lieu of the required 15 feet for Lot 1; and to permit a 3-foot side yard setback in lieu of the required five feet for Lots 2 thru 6. This adjustment applies only to the configuration of the project shown on the exhibit map stamp-dated April 21, 2006.
 - 2. The Advisory Agency designates the short private street frontages, i.e. the side of the proposed lots fronting on the individual access stub-outs, as the front yard.
- f. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking space provided on site.
- g. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

22. That prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA-2004-6559-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that ZAA-2004-6559-ZAA is not approved, the subdivider shall submit a tract modification.
23. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Los Angeles Coastal Transportation Corridor Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

24. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition **Nos. 25, 26, and SF-2** of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
25. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.
 - MM-2 If any archaeological materials are encountered during the course of the project development, the project shall be halted. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.
 - MM-3 Copies of the archaeological survey, study or report shall be submitted to the UCLA Archaeological Information Center.
 - MM-4 A covenant and agreement shall be recorded prior to obtaining a grading permit.
 - MM-5 Projects involving the import/export of 1,000 cubic yards or more of dirt are subject to haul route approval by the Department of Building and safety.

- MM-6 The developer should install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-7 Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- MM-8 Compliance with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.
- MM-9 Building design considerations may include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- MM-10 All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- MM-11 All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.
- MM-12 All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 and the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.
- MM-13 All single-family dwellings with basements shall have a gas detection system which is periodically calibrated and maintained in proper operating condition in accordance with manufacturer's installation and maintenance specifications.

- MM-14 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-15 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-16 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-17 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-18 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-19 Preserve riparian areas and wetlands.
- MM-20 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-21 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- MM-22 Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- MM-23 Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways.
- Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
 - Parking Grove - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.

- MM-24 Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-25 Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- MM-26 Promote natural vegetation by using parking islands and other landscaped areas.
- MM-27 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- MM-28 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-29 Legibility of stencils and signs must be maintained.
- MM-30 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-31 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-32 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- MM-33 Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- MM-34 Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.
- MM-35 Cut and fill sloped in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- MM-36 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock

outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.

MM-37 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

MM-38 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

MM-39 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.

MM-40 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.

MM-41 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.

MM-42 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

MM-43 Promote natural vegetation by using parking lot islands and other landscaped areas.

MM-44 Preserve riparian areas and wetlands.

MM-45 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

MM-46 A 6-foot-high solid decorative masonry wall adjacent to these residences shall be constructed if no such wall exists.

- MM-47 All exterior windows having a line of sight of the San Diego Freeway (405) shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.
- MM-48 The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
- MM-49 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- MM-50 Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-51 Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
- MM-52 Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
- MM-53 Environmental impacts may result from potential soil and/or groundwater contamination due to the presence of underground oil, gas and wastewater pipelines on the subject property. However, these impacts will be mitigated to less than significant levels by the following measures:
- The applicant shall provide detailed plan and profile drawings of the proposed improvements, including cross sections of the planned private street that depict the depth and approximate location of the pipeline in relation to such improvements and type of paving to ExxonMobil and ConocoPhillips for review and revision as necessary. Plans shall also depict proposed horizontal and vertical locations of all substructures (e.g., water, gas, electrical, sewer, storm drains, catch basins, etc.) and surface facilities (e.g., fire hydrants, gates, planter boxes, hard and soft landscapes, etc.) to be constructed within or in close proximity to the pipeline easement.

- The pipelines shall not be disturbed, and no homes shall be built directly above the pipelines.
- If during construction, soil and contamination is suspected, construction in the area shall stop, and a soils analysis shall be prepared by a licensed geologist to the satisfaction of the Regional Water Quality Control Board. If contamination is found, remediation measures shall be developed with the appropriate state agencies.
- If remediation is necessary, prior to issuance of grading and building permits, a letter from the appropriate state agency (Department of Toxic Substances Control or Regional Water Quality Control Board) certifying that the remediation is complete shall be submitted to the decision maker.

26. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- CM-3 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-14 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

CM-16 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

CM-17 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

CM-18 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over the entire tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceed 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys, and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may be required satisfactory to the City Engineer.

2. Improve the emergency access road if necessary by the satisfactory to the Fire Department and City Engineer.
3. Improve the private street and the turning area being provided by the construction of a 2-foot wide concrete longitudinal gutter and suitable surfacing to complete a 20-foot wide roadway with any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.
 - a. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low and moderate income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2004-6513-MND on November 19, 2004, and a revision to the MND dated May 19, 2006. The Committee found that potential negative impact could occur from the project's implementation due to:

Existing ambient air pollution levels.
Noise from the site.
Mobile noise.
Area likely to yield archeological sites.
Public services.
Risk of upset.
Soil and groundwater contamination.
Flood hazard.
Design of the parking area and access driveway.
Liquefaction.
Stormwater.
Need for landscaping.
Lack of open space.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2004-6513-MND and the revision dated May 19, 2006 reflect the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **Nos. 25, 26, and SF-2** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies potential adverse impacts on fish or wildlife resources as far as earth, air, water, risk of upset are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife, however, the project has a direct water runoff into the Centinela Creek. In light of the above, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158)

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. **24**.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 61605 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Westchester—Playa Del Rey Community Plan designates the subject property for Low Residential land use with the corresponding zones of RS, R1, and RE9. The property contains approximately 2.79 net acres (121,433 net square feet after required dedication) and is presently zoned R1-1. The proposed development of a 6-lot subdivision is allowable under the current adopted zone and the land use designation with the approval of the related Zoning Administrator's Adjustment (ZA-2004-6559-ZAA).

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is one of the few unimproved properties in the vicinity. The development of this tract is an infill of an otherwise single-family residential neighborhood. The majority of the site is relatively level and is not located in a critical slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map and found that the geology reports for the proposed subdivision are adequate.

The long, narrow shape of the parcel; the lack of reasonably available and appropriate secondary emergency access; the project's location adjacent to existing residential backyards on one side and an active flood control channel on the other; and the parcel's elevation differential in relation to surrounding areas support the limitation of the private street length to 700 feet consistent with the Fire Department's 700-foot limitation of dead-end roads without adequate secondary access. As this limitation of road length combined with the Zone District's minimum parcel sizes combine to allow only 5 or 6 lots to be created and accessed, the site can be found to reasonably support a maximum of 6 lots.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies potential adverse impact on fish or wildlife resources as far as earth, air, water, risk of upset are concerned. As a result, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158). However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

The project site is abutting Centinela Creek and will have a direct discharge into the creek. However, mitigation measures and the requirement that sufficient portions of the site that must remain in open space under the approval be used for stormwater treatment areas/facilities reduce potential impacts to less than significant levels.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

Underground oil and wastewater pipelines traverse the site. However, with required adherence to provisions of the California Pipeline Safety Act of 1981, potential public health problems caused by the design or improvement of the proposed subdivision would be less than significant.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such public easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

1. In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared

and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

2. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
3. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
4. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
5. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 61605.

S. Gail Goldberg, AICP
Advisory Agency



MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:RA:AL:ek

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

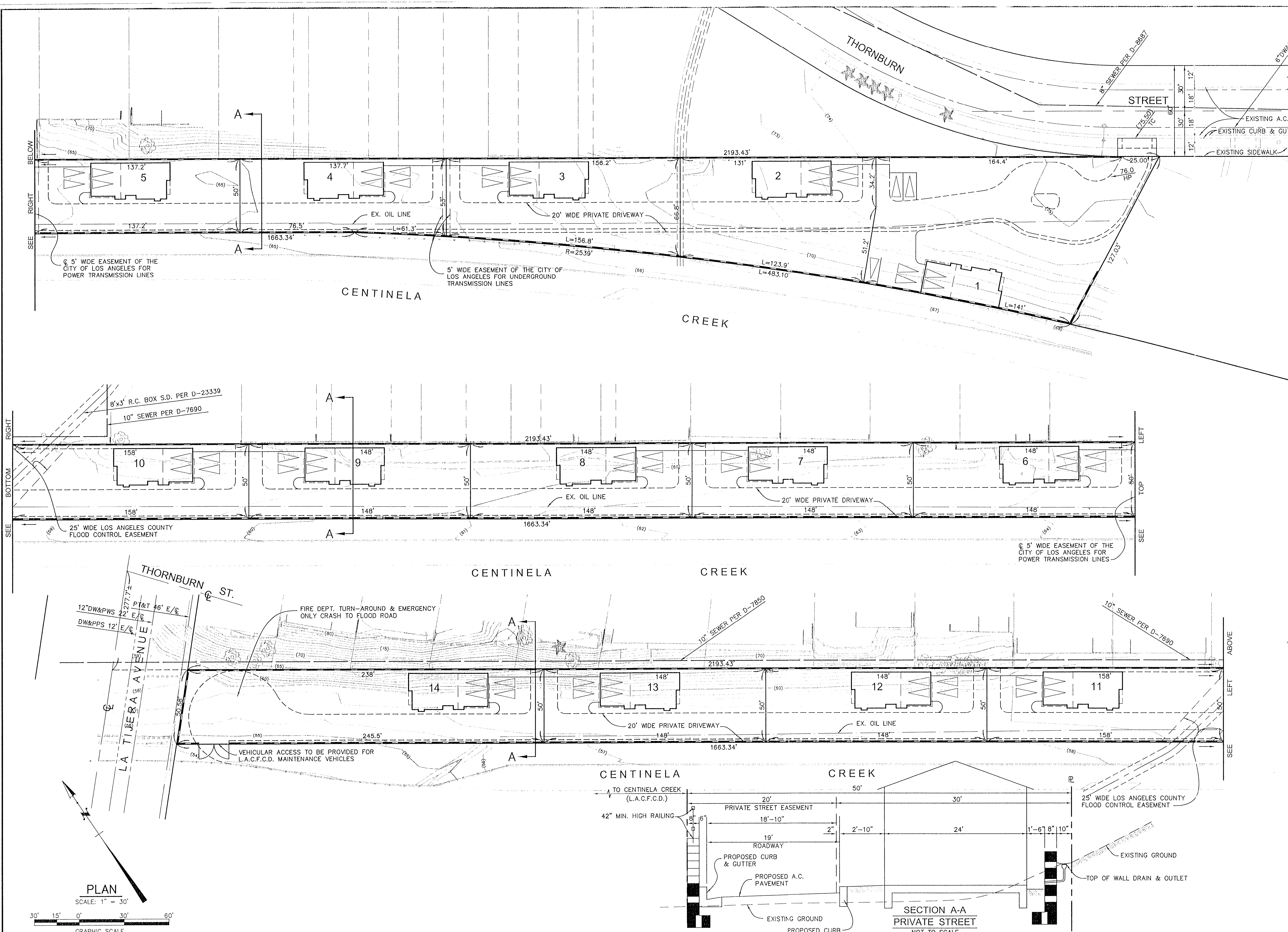
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818.374.5050

Forms are also available on-line at <http://cityplanning.lacity.org/>.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

If you have any questions, please call Subdivision staff at (213) 978-1330.

n:tract_letters

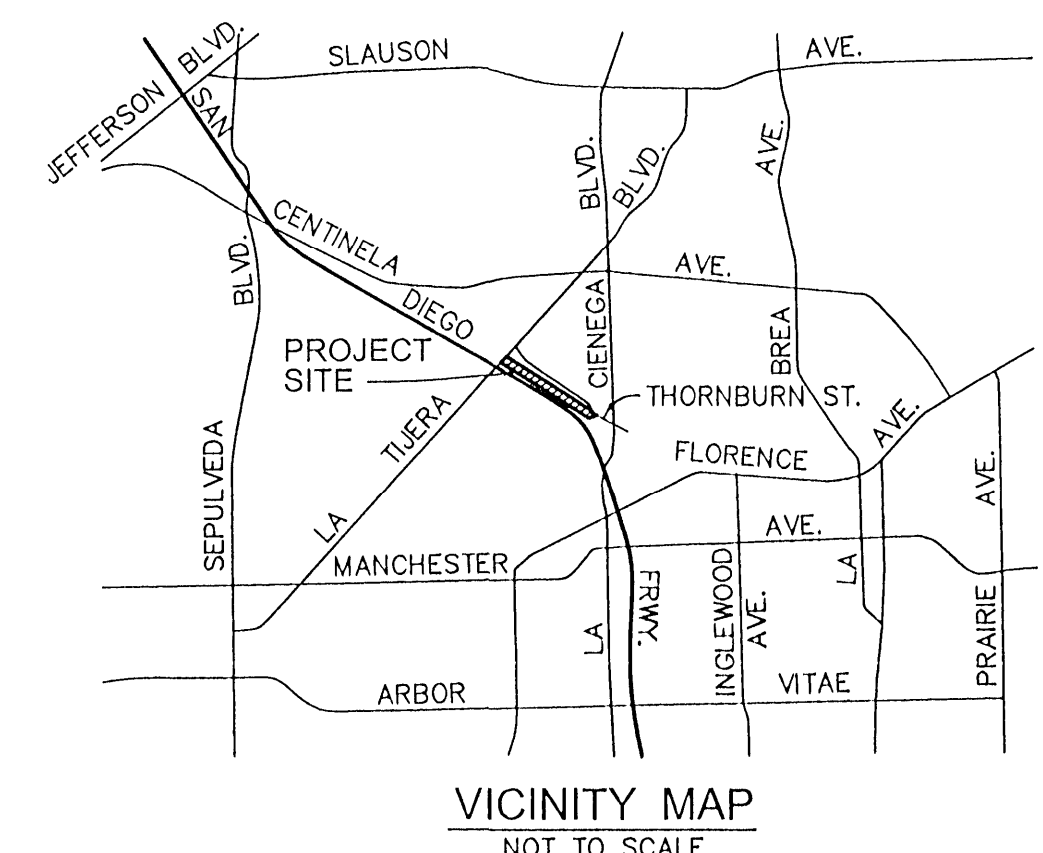


- NOTES:**
1. EXISTING LOTS: 1
 2. PROPOSED LOTS: 14 RESIDENTIAL
 3. TOTAL AREA: NET = 121,433 SQ. FT. 2.79 AC.
 4. ZONING: R1
 5. SEWERS ARE AVAILABLE
 6. NO OAK TREES EXIST ON SITE
 7. SITE IS VACANT
 8. NOT IN A POTENTIAL DANGEROUS AREA
 9. NOT SUBJECT TO FLOOD HAZARD

LEGAL DESCRIPTION:
LOT 5, TRACT NO. 51904
M.B. 1227-5-9

OWNER / SUBDIVIDER:
I&I PROPERTIES, LLC
P.O. BOX 45274
LOS ANGELES, CA. 90045
PHONE: (310) 636-1001

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR REVIEW
TENTATIVE MAP
APR 21 2006
☐ REVISED MAP ☐ FINAL MAP UNIT
☐ TIME EXTENSION
DEPT. ADVISORY AGENCY
DIVISION OF LAND

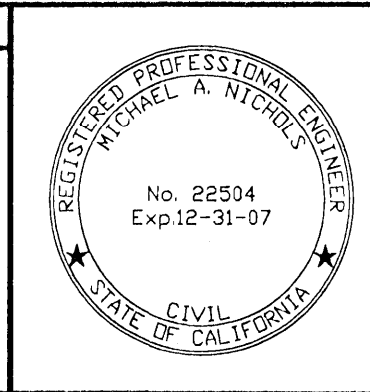


SITE ADDRESS: 5212-5238 THORNBURN AVE. 90045

SURVEYOR'S NOTE TO CONTRACTOR
THE EXISTING AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

LEGEND			
AC	ASPHALT CONCRETE	GF	GARAGE FLOOR @ DOOR
BW	BACK OF WALK	GM	GAS METER
CB	CATCH BASIN	GP	GUARD POST
CO	CLEANOUT	MB	MAIL BOX
DS	DOWNSPOUT	PE	PAD ELEVATION
EG	EDGE OF GUTTER	PP	POWER POLE
EPB	ELECTRIC PULL BOX	SLPB	STREET LIGHT PULL BOX
FF	FINISHED FLOOR	TB	TOP OF BERM
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TCB	TOP OF CATCH BASIN
FS	FINISHED SURFACE	TF	TOP OF FOOTING
		TMH	TEL. MANHOLE
		TP	TOP PILASTER
		TSPB	TRAFFIC SIGNAL BOX
		TW	TOP OF WALL
		SOMH	STORM DRAIN MANHOLE
		SMH	SEWER MANHOLE
		WM	WATER METER
		WV	WATER VALVE
		G	GUEST PARKING SPACE

SYMBOLS			
	TRAFFIC SIGNAL		SEWER LINE
	POWER POLE		WATER LINE
	STREET LIGHT		GAS LINE
	YARD LIGHT		TEL. LINE
	TREE		OIL LINE
	PALM TREE		EXIST. CONTOUR
			FINISH CONTOUR
			WROUGHT IRON FENCE
			WOODEN FENCE
			CHAIN LINK FENCE
			RETAINING WALL
			GARDEN WALL



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TENTATIVE TRACT NO. 61605			
IN THE CITY OF WESTCHESTER			
DRN BY: SARKIS	CHK'D BY: M.A.N.	SCALE: 1"=30'	DRAWING NUMBER
DATE: 6-22-04	REVISED: 4-13-06	JOB NO. 3930	B-3375