

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION

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PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
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DIEGO CARDOSO
MATT EPSTEIN
BARBARA ROMERO
MICHAEL K. WOO
VACANT
VACANT
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COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
www.planning.lacity.org

Date: February 24, 2011

Grant Su (A)(O)
P.O. Box 805
San Pedro, CA 90733

RE: Parcel AA-2006-8343-SL-PMLA
Related Case: None
Address: 1612 W. Torrance Boulevard
Harbor Gateway Planning Area
Zone : RD1.5-1
C.D. : 15
CEQA: ENV-2006-8344-CE

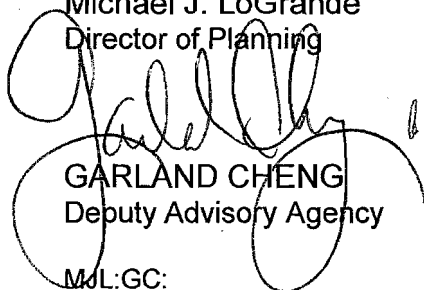
EXTENSION OF TIME

On March 26, 2008, the Deputy Advisory Agency conditionally approved parcel map AA-2006-8343-SL-PMLA. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6-year extension, totaling 9 years from the decision date, for the recording of the final map for parcel map AA-2006-8343-SL-PMLA located at 1612 West Torrance Boulevard in the Harbor Gateway Community Plan.

Pursuant to AB 333, all maps are automatically granted an additional two years as long as those maps were still valid as of July 15, 2009 and will expire before January 1, 2012.

Therefore, the new expiration date for the subject map is **March 26, 2019**, and no further extension of time to record a final map can be granted.

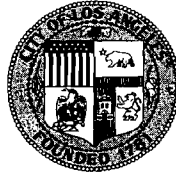
Michael J. LoGrande
Director of Planning



GARLAND CHENG
Deputy Advisory Agency
ML:GC:

NOTE: IF THERE IS A RELATED CASE WITH
YOUR TRACT / PARCEL, THIS EXTENSION
WILL NOT EXTEND THE RELATED CASE
APPROVAL.

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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Decision Date: **March 26, 2008**

Appeal Period Ends: **April 10, 2008**

Shu-Chun Li
P.O. Box 805
San Pedro, CA 90733

Case: AA-2006-8343-SL-PMLA
1612 West Torrance Boulevard.
Harbor Gateway Community Plan
Neighborhood Council:
Harbor Gateway South
Zone : RD1.5-1
D. M. : 051B193
C. D. : 15
CEQA: ENV-2006-8343-PMLA
Legal Description: Lot 2, Tract 16841

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2006-8343-SL-PMLA, for a maximum new three-parcel single-family, small lot development. This unit density is based on the RD1.5 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 shall legally interpret the Zoning Code as it applies to this particular property. 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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.

1. That a revised map be submitted indicating "Parcel" for each lot next to the letter with common access easement and its width satisfactory to the City Engineer and the Advisory Agency.
2. That if this parcel map is approved as small lot subdivision then, all the common access easement to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That the necessary public sanitary sewer easement be dedicated within the common access area on the final map based on an alignment approved by the Harbor Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That two copies of a parking area and driveway plan be submitted to the Harbor District Office of the Bureau of Engineering for review and approval or that a Covenant and Agreement be recorded agreeing to do the same prior to the issuance of a building permit.
7. That a Covenant and Agreement be recorded agreeing that the subdivision be restricted by providing for the location of garages and driveways in a manner that it will not be necessary for vehicles to back out onto Torrance Boulevard.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Torrance Boulevard adjoining the subdivision by constructing a full-width concrete sidewalk and planting street trees with wells and covers satisfactory to the City Engineer.
 - b. Construct the necessary sewer house connection to serve the subdivision or evaluate the efficiency of any sewer house connection satisfactory to the City Engineer.
9. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. No street lighting improvements if no street widening on Torrance Boulevard. Otherwise relocate conduit behind new curb and gutter.

NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

Department of Building and Safety-Zoning Division

Building and Safety approvals are conducted by appointment only- {contact John Pourhassan at (213)482-6880 or Del Reyes, at (213) 482-6882} or Eric Cabrera at (213) 482-0474 to schedule an appointment. 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. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

10. 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.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

11. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. In addition, the following items shall be satisfied:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21A.
 - c. Vehicular access to the site shall be limited to the proposed community driveway.

FIRE DEPARTMENT

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.

12. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. Sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.9.07.
 - b. No building or portion of a building shall be constructed more than 150 feet from the edge of roadway of an improved street, access road, or designated fire lane.
 - c. 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.

BUREAU OF STREET LIGHTING

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition #9.

13. Prior to final recordation for this project or issuance of the certificate of occupancy:
 - a. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 1200 West 7th Street. Suite 700, Los Angeles

14. That the Quimby fee be based on the RD1.5 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated.

15. 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 three lots.
- b. That a minimum of two (2) parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
- c. **Landscape Plans.** 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 permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - e. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. **Energy Conservation.** 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.

- g. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

16. **Small Lot Subdivision -note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176354 (Small Lot Subdivisions) and Section 17.53 J (Minor Deviations) of the Los Angeles Municipal Code, 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:

a.

	Parcel A	Parcel B	Parcel C
Front yard setback	12'	3'	3'
Rear yard setback	3	3'	6'
Side yard setback adjacent to lots outside parcel map	15'	15'	15'
Side yard setback adjacent to lots inside parcel map	5'	5'	5'
Designated front lot line	Torrance Bl.	Torrance Bl.	Torrance Bl.

- b. All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel; and
- c. An affidavit or reciprocal vehicle and pedestrian access easement between Parcels A, B, and C shall be recorded.
- d. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The subdivider shall submit a copy of this Agreement to the Planning Department for placement in the parcel map file.

17. **A covenant and agreement shall be recorded satisfactory to the Advisory Agency stating as follows:**

- a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.

- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. One flag person shall be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook.
- f. All clearing, grading, 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.
- g. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- h. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- i. The project shall comply with the City of Los Angeles Noise Ordinances 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.
- j. Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- k. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- l. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- m. 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.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

The Environmental Review Section of the Planning Department, on September 22, 2006, determined that the City of Los Angeles for the implementation of the California

Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 3, Class 15, ENV-2006-8344-CE.

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2006-8343-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 *et seq.*) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Harbor-Gateway Community Plan designates the subject property for Low Medium Residential density with corresponding zones of RD2 and RD1.2. The .13 acre property is zoned RDI.5-1. The adopted Plan zone allows for the proposed subdivision. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

The proposed project consists of new single-family dwellings under the Small Lot Ordinance. Lot sizes will range from 1836 square feet to 2160 square feet, thereby meeting the minimum 600 square-foot lot size of the Small Lot Ordinance. The site plan indicates that lot widths will be 54-feet, thereby meeting the minimum lot width requirement of 16 feet. As required by the Ordinance, the proposed project is consistent with the density requirements of the RD1.5-1 Zone.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The development of this parcel is an infill of an otherwise mixed-density residential neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

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 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.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Harbor Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on April 10, 2008* at one of the City Planning Department Public Counters, 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 Bl., Room 251
Van Nuys, CA 91401
818.374.5050

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at www.lacity.org/pln.

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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, including all appeals, if any.

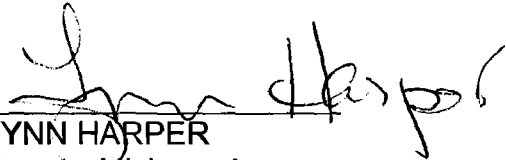
No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. March 26, 2011.

No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call Parcel Maps staff at (213) 978-1329.

These findings shall apply to both the tentative and final maps for Parcel Map AA-2006-8343-PMLA.

S. Gail Goldberg, AICP
Advisory Agency



LYNN HARPER
Deputy Advisory Agency

SGG:LH:MW:sjp

cc: Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M. 051B193
Bureau of Street Lighting
Street Tree Division & 1 Map

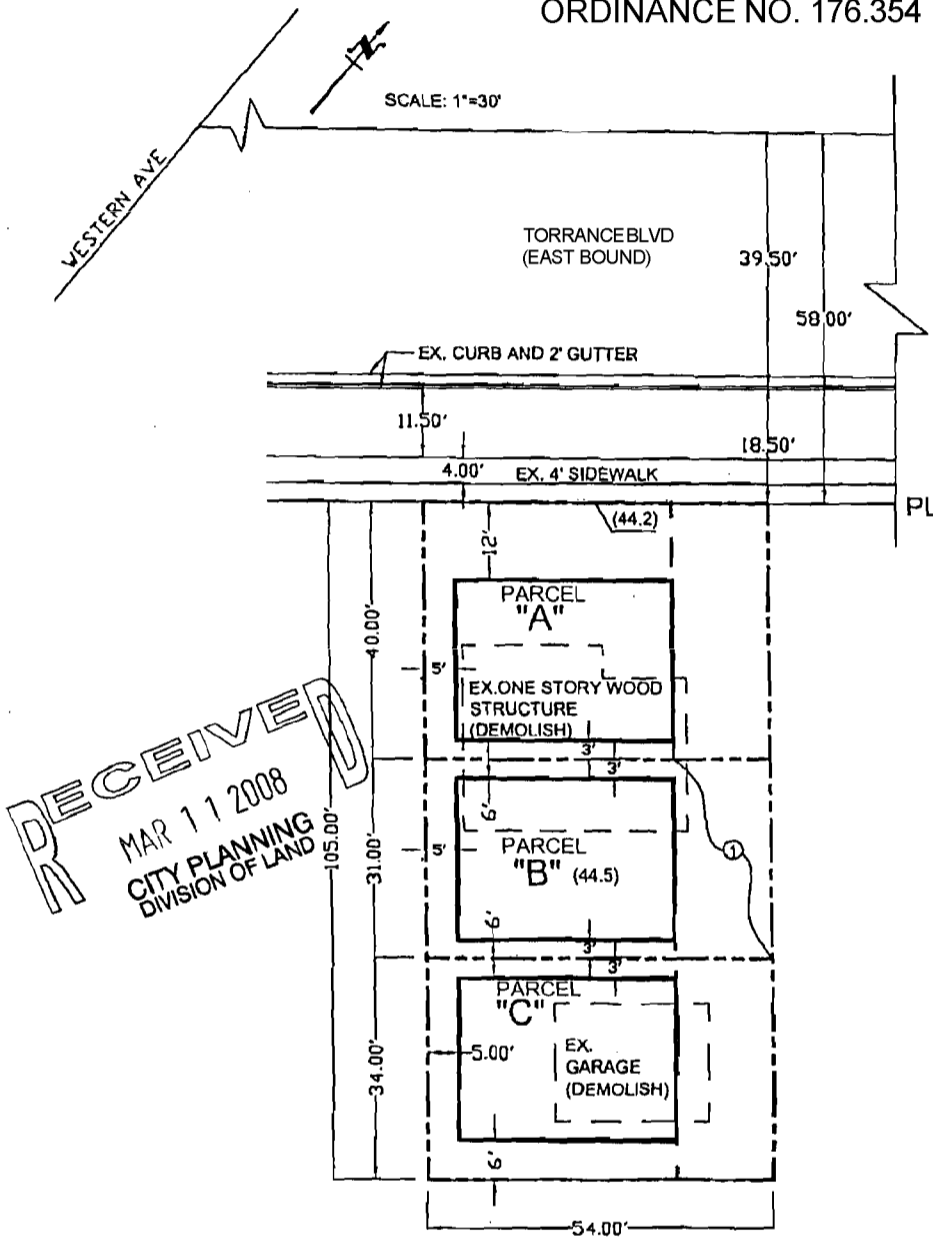
Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

PRELIMINARY PARCEL MAP 2006-8343

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 2, OF TRACT 16841
FOR SMALL LOT SUBDIVISION PURPOSES

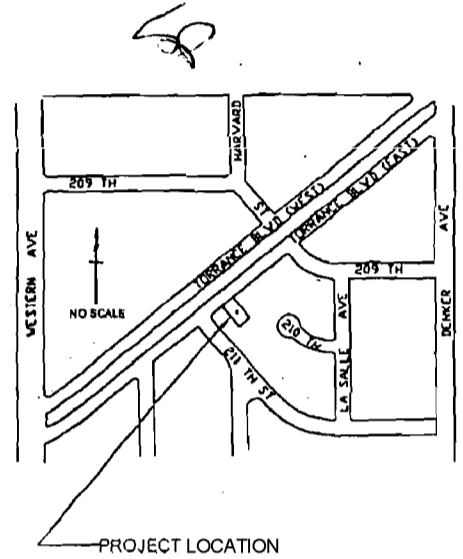
SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD 1.5 ZONE PURSUANT TO
ORDINANCE NO. 176.354



RECEIVED

MAR 11 2008
CITY PLANNING
DIVISION OF LAND

REVISED MAP



OWNER/SUBDIVIDER

SHU CHUN LI
YOK T. CHAU
P.O. BOX 805
SAN PEDRO, CA 90733
(310) 897-2088

LEGEND

- EASEMENT
- PROPOSED 15' WIDE COMMON ACCESS EASEMENT

NOTE:

1. PROJECT ADDRESS: 1612 W. TORRANCE BLVD., CITY OF LOS ANGELES, 90501
2. PROPOSED PROJECT: NEW 3 UNIT SMALL LOT SUBDIVISION
3. ZONE. RD1.5-1 (NO ZONE CHANGE REQUIRED)
4. PROPOSED DRAINAGE: TO TORRANCE BLVD.
5. SANITARY SEWER AND ALL UTILITIES ARE EXISTING AND AVAILABLE
6. NO OAK TREES ON SITE.
7. THOMAS GUIDE PAGE 763 GRID J5. ASSESORS' PARCEL NO. 73490030'02 DISTRICT MAP NO.548193
8. NOT IN FLOOD HAZARD AREA.
9. AREA SUMMARY:
 PARCEL A LOT: 2160 SQ FT, 0.05 ACRES
 PARCEL B LOT: 1674 SQ FT, 0.038 ACRES
 PARCEL C LOT: 1836 SQ FT, 0.042 ACRES

PARCEL	FRONT	SIDE	REAR
A	12'	5' FROM SW 15' FROM NE	3'
B	3'	5' FROM SW 15' FROM NE	3'
C	3'	5' FROM SW 15' FROM NE	6'