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Ref:

68882-0001

VIA OVERNIGHT DELIVERY

February 22, 2008

The Hon. Ed P. Reyes, Chair
The Hon. Jose Huizar, Vice Chair
The Hon. Jack Weiss, Member
Planning and Land Use Management Committee of the
Los Angeles City Council
c/o Barbara Greaves, Legislative Assistant
City Hall, Room 395
200 N. Spring Street
Los Angeles, California 90012

Re: **Council File No. 08-0230**

PLUM Agenda Item 15

Tentative Tract No. 66901

8358 Manitoba Street, Playa Del Rey, California

Owner's Letter in Support of the West Los Angeles Area Planning
Commission and Advisory Agency's Approval of a Condominium
Conversion of an Existing 8-Unit Apartment Building

PLUM Committee Meeting Date: February 12, 2008

Dear Councilmembers Reyes, Huizar and Weiss:

This office represents Playa Investments Group, LLC, the property owner and subdivider in connection with the above-referenced approval of a tentative tract map to allow the condominium conversion of an existing eight-unit apartment building with eight additional on-site parking spaces for a total of 16 on-site parking spaces (the "Project"). The Project will conform to all development standards. (See Exhibit 1, materials submitted to West Los Angeles Area Planning Commission on December 19, 2007.) The Department of Building and Safety has approved the addition of eight on-site compact parking spaces with the December 19, 2007 Building Permit No. 07016-10000-21930. Supplemental Permit No. 07016-10001-21930 was approved on February 13, 2008 and corrected discrepancies in the field. On February 21, 2008, the Certificate of Occupancy was issued certifying that the additional eight parking spaces comply with applicable zoning requirements. (See Exhibit 2

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Planning and Land Use Management Committee of the
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(Building Permits No. 07016-10000-21930 and 07016-10001-21930) and Exhibit 3 (Certificate of Occupancy.)) Thus, a total of 16 compact parking spaces parking spaces currently are available for use on site.

By unanimous vote, the West Los Angeles Area Planning Commission ("APC") overturned the decision of the Advisory Agency and approved Tentative Tract No. 66901. (See Exhibit 4, determination letter (the "Approval") dated January 14, 2008.) The appeal now before you repeats what was thoroughly vetted by the APC. For the following reasons, we ask this Committee to recommend that the City Council uphold the APC's Approval and deny the current appeal.

1. The Appeal Should be Rejected Because it Fails to Include any Specific Reasons

Under the Los Angeles Municipal Code, appeals that fail to provide the required information are not considered filed. (See LAMC § 17.06 A.) A complete Appeal Form must specify how the appellant is aggrieved by the decision, and how the decision-maker erred or abused its discretion in making its findings. The appeal does not meet this standard. The appeal simply lists the actions being appealed (that the additional parking to be provided is "in violation of at least three Los Angeles municipal codes," and that the vacancy rate of 11.4% is incorrect) but provides no further information or any supporting evidence. The appeal is thus incomplete and should have been rejected at the City Planning Department counter.

Specifically, the Project's parking plan was approved by the Department of Building and Safety on December 19, 2007 with permit number 07016-10000-21930 ("Permit"). The appeal does not challenge the validity of the Permit, and no evidence is submitted to challenge either the propriety of the Permit's issuance or the APC's affirmative findings regarding the Project's parking design (See Exhibit 4, p. 11, "the off-street residential parking spaces...required for the proposed condominium conversion are reasonable and feasible and substantially consistent with the purposes of the municipal code.") The current appeal merely states that the Permit was issued "a couple of hours before the [APC] meeting," leaving no time for appellant to verify the Permit. Because appellant failed to state how he has been aggrieved by this fact or by the APC's decision, and failed to provide any evidence to suggest that the Permit was not properly issued, the appeal is incomplete and without merit.

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The Hon. Jose Huizar, Vice Chair
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The burden is with the appellant to present evidence sufficient to refute the findings of fact set forth in the Approval. The appellant has not met this burden. The appeal lacks any evidence and therefore must be denied.

In light of the foregoing, this Committee should recommend that the City Council uphold the Approval and deny the appeal.

Very truly yours,



KEVIN K. MCDONNELL of
Jeffer Mangels Butler & Marmaro LLP

KKM:dh

cc: Honorable Councilmember Bill Rosendahl; attention Whitney Blumenfeld (via overnight delivery, with enclosures)
Michael S.Y. Young, Deputy Advisory Agency (via email, without enclosures)
Lateef Sholebo, Associate City Planner (via overnight delivery, with enclosures)

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Ref: 68882-0001

December 18, 2007

VIA E-MAIL

James K. Williams
Commission Executive Assistant
City of Los Angeles, West Los Angeles Area Planning Commission
200 N. Spring Street, Room 532
Los Angeles, California 90012

Re: Additional Materials for Appeal of Case No. VTT-66901-CC-1A

Dear Mr. Williams:

We represent Applicant/Appellant Palos Verdes Investments, Inc. in the above-referenced appeal, scheduled for an appeal hearing on December 19, 2007. Enclosed as "Attachment A" are additional materials to supplement the Appellant's appeal of this matter, originally filed on October 23, 2007.

Thank you for your consideration.

Sincerely,



DAFNA H. HOPENSTAND for
Jeffer, Mangels, Butler & Marmaro LLP

DHH:dhh
Enclosures

cc: Gerald J. Marcil
Matt Takahashi
Ben Reznik, Esq.
Kevin K. McDonnell, Esq.

ATTACHMENT "A"

Palos Verdes Investments, Inc., (the "Applicant") owns that real property commonly identified as 8358 East Manitoba Street (the "Property"). The Deputy Advisory Agency ("DAA") denied Tentative Tract No. 66901-CC for the conversion of an existing 8-unit residential apartment building into an 8-unit condominium, as set forth in the letter of decision dated October 12, 2007 (the "Decision," See Exhibit 1). The denial was based solely on the misconception that on-site parking may be difficult to access (See Exhibit 1, Section (f), p. 3). The Appeal Staff Report further recommended that the appeal be denied (See Exhibit 2). The Applicant supplements its appeal of the Decision, filed October 23, 2007, and responds to the Appeal Staff Report, by providing further evidence demonstrating that the proposed parking satisfactorily meets all applicable requirements. Proposed on-site parking spaces are accessible and feasible for the Property. Thus, the site is physically suitable.

GROUND FOR THE APPEAL

I. Introduction.

The Property's February 5, 1964 Certificate of Occupancy was issued for a "Three-story, type V, 50' x 125' Apartment House, 8 apartments with attached 8 car garage." (See Exhibit 3). According to the City of Los Angeles Zoning Code Manual and Commentary, Parking History for Residential Buildings ("Parking History"), the applicable residential parking ordinance at the time the Certificate of Occupancy was issued is Ordinance No. 111,049, effective August 1, 1958 (See Exhibit 4, p. 77). Ordinance No. 111,049 provided the applicable parking requirements for residential dwellings in all zones (See Exhibit 4, p. 77). Specifically, on lots containing "more than 6 dwelling units," Ordinance No. 111,049 required an 8 foot by 18 foot on-site parking space referred to by the symbol s" described in the Legend of the Parking History (See Exhibit 4, pp. 77, 79). With eight residential units, the Property was therefore required to provide eight-8 foot by 18 foot on-site parking spaces. The Property's Certificate of Occupancy approving the eight on-site parking spaces reflects that those parking spaces were deemed to be legal in number and dimension at the time they were constructed.

The Property is benefited by an easement (the "Easement") for vehicular ingress and egress and incidental purposes over the northerly 120 feet and easterly 11 feet 6 inches of the property due west of the Property ("Adjacent Property"). (See Exhibit 5, previously submitted on October 23, 2007 as Exhibit 3). The Grant Deed conveying the Easement is dated December 20, 1982, and states "this conveyance is...intended solely to formalize a long-existing informal agreement," suggesting that vehicular access onto the Adjacent Property long preceded the Grant Deed. The Easement is reflected in the Property's title report as Parcel 2 of the Property's legal description (See Exhibit 6, p. 7, previously submitted on October 23, 2007 as Exhibit 4). The Property's title report further indicates that the Property is burdened by an easement for vehicular ingress and egress and incidental purposes (See Exhibit 6, Exception 11, p. 3). This easement benefits the Adjacent Property and runs over the northerly 120 feet and easterly 11 feet 6 inches of the Property (See Exhibit 7).

Since the Property was issued the February 5, 1964 Certificate of Occupancy, the Property has not altered the number or dimensions of its parking spaces. The Property therefore remains improved with an eight-unit multi-family apartment building and eight 8 foot wide by 18 foot long parking spaces. The Applicant proposes to convert the eight existing apartment units into eight residential condominiums, and voluntarily proposes to provide eight *additional* on-site parking spaces in order to relieve local parking congestion, for a total of 16 on-site parking spaces. The 16 on-site parking spaces will consist of the eight existing 8 foot wide by 18 foot long parking spaces and eight additional compact-sized parking spaces. The Applicant's eight additional on-site parking spaces are feasible for the Property and will conform to the current applicable parking requirements.

II. Procedural History

On August 9, 2006, the Applicant filed for Tentative Tract Map No. 66901. The application included a Tentative Tract Map with 8 foot wide by 18 foot long tandem parking spaces and 8 foot wide by 18 foot long existing parking spaces (See Exhibit 8). The access aisle was shown as 26 feet wide, including the Easement (See Exhibit 8). The parking bay was depicted as the length of two standard sized parking spaces, or 36 feet, and the 26 foot wide access aisle, for a total of 62 feet. At the hearing on Tentative Tract Map No. 66901 on August 15, 2007, the Advisory Agency decision was taken under advisement, and the Applicant filed a revised Tentative Tract Map on August 24, 2007 (See Exhibit 9). The revised Tentative Tract Map depicted 8 foot wide by 15 foot long tandem parking spaces (instead of 18 foot long tandem parking spaces), 8 foot wide by 18 foot long existing parking spaces, and a 26 foot wide access aisle, for a parking bay of 59 feet (See Exhibit 9).

The Applicant has since discovered that the originally filed and revised Tentative Tract Maps do not accurately depict the dimensions of the Property. The Applicant therefore submitted a corrected Tentative Tract Map No. 66901 on October 23, 2007 (See Exhibit 10). The corrected Tentative Tract Map No. 66901 depicts 8 foot wide by 15 foot long compact tandem parking spaces, 8 foot wide by 18 foot long standard-sized existing parking spaces, and a 26 foot 6 inch wide access aisle, for a parking bay of 59.5 feet (See Exhibit 10). The Applicant currently seeks approval from the Department of Building and Safety for the additional eight compact parking spaces, and has been discussing the location and dimensions of these voluntarily provided parking spaces with the Department of Building and Safety. With Building and Safety input, the Applicant has submitted a Proposed Parking Plan for the eight additional parking spaces wherein six compact parking spaces will be tandem to existing parking spaces, and two compact parking spaces will be located at the southerly end of the access aisle (known collectively as "tandem parking") (See Exhibit 11). The compact parking spaces are proposed to be 15 feet in length and between 7.67 feet to 8.33 feet in width (See Exhibit 11). Despite the Appeal Staff Report's recommendation to deny the current appeal, the evidence in the record amply supports that the proposed tandem parking is legal in size and dimension, satisfactorily meets all applicable requirements, and feasible for the Property.

III. The Applicant is Not Required to Provide Any Additional Parking Spaces for the Requested Condominium Conversion

According to Ordinance No. 111,049, effective August 1, 1958, the Property was required to provide eight-8 foot wide by 18 foot long on-site parking spaces. Though those parking spaces were deemed to be legal in number and dimension at the time they were constructed, current parking requirements for dwelling units require at least one parking space for each dwelling unit less than three habitable rooms, one-and-one-half parking spaces for each dwelling unit with three habitable rooms, and two parking spaces for each dwelling unit with more than three habitable rooms. LAMC § 12.21A4(a), adopted from Ord. No. 176,354, eff. 1/31/05. A habitable room is defined as an enclosed subdivision in a residential building commonly used for living purposes, including a kitchen, but not including any lobby, hall, closet, storage space, bath, toilet, general utility room or service porch. LAMC § 12.03. With two bedrooms, a kitchen, and a living room, the Property's dwelling units appear to each contain four habitable rooms, and would require two parking spaces based on current parking provisions.

A nonconforming building is defined as a building, structure or portion thereof, which does not conform to the current regulations, but which lawfully existed at the time the regulations (with which it does not conform) became effective. *Id.* Because the Property's existing eight parking spaces were legal in number and dimension at the time they were constructed, but do not conform to the current parking regulations, the Property contains a legal nonconforming building with respect to parking.

As a nonconforming building with respect to parking, the Property's number of required on-site parking spaces is solely subject to Ordinance No. 111,049. The number of required on-site parking spaces is not determined by either the current parking requirements of the Los Angeles Municipal Code or the Deputy Advisory Agency Residential Parking Policy, No. AA 2000-1, issued May 24, 2000. Though the Deputy Advisory Agency Residential Parking Policy advises that condominium conversions in buildings that are more than five years from the issuance of the Certificate of Occupancy should contain a minimum of two parking spaces per unit (See Exhibit 12), these guidelines have not been codified into law and are therefore not requirements. The Applicant's proposal to provide 16 on-site parking spaces, or two parking spaces per residential condominium unit, is not required by law; rather, it is entirely a voluntary measure to relieve parking congestion in the vicinity of the Property. Though the Property is not required to provide these tandem parking spaces, they will conform in dimension and access to the current parking requirements.

IV. The Applicant's Proposed Tandem Parking Spaces are Legal in Size and Dimension and are Feasible for the Property

A. The Proposed Tandem Parking Spaces Conform to the Current Applicable Parking Requirements

The eight additional tandem compact-sized parking spaces will conform to the current applicable parking requirements. Pursuant to Ordinance No. 179,191 (Exhibit 13, p. 1, Section 1), Section 12.21A,(5)(a)(1) of the Los Angeles Municipal Code was amended, effective

September 26, 2007, to require the width of compact-sized parking spaces to be at least 7 feet 6 inches. In addition, the length of compact-sized parking spaces must be at least 15 feet, per Section 12.21A,5(a)(2) of the Los Angeles Municipal Code. The proposed compact parking spaces will be between 7.67 feet to 8.33 feet wide and 15 feet long (See Exhibit 11), and will thereby comply with the current applicable width and length requirements for parking spaces provided for dwelling units.

B. The Proposed Tandem Parking Spaces are Feasible for the Property and will Provide the Minimum Practical Interference With The Use Of The Adjacent Property or On-site Vehicular Traffic.

1. The Property Can Provide an Adequate Access Aisle for the Proposed Tandem Parking Spaces

The proposed tandem parking will not create difficult ingress and egress conditions or interfere with pedestrian or vehicular traffic. The Property's existing access driveway and access aisle, including the Easement area, provide more than the minimum required access to on-site parking.

Section 12.21-A,5(e) of the Los Angeles Municipal Code states:

Access driveways to every parking area and garage shall be designed in accordance with Sections 62.105.1, 62.105.2, 62.105.3 and 62.105.4 of this Code, and in a manner to provide the minimum practical interference with the use of adjacent property and with pedestrian or vehicular traffic.

Section 12.21-A,5(e) of the Los Angeles Municipal Code references the access driveway design standards of Chapter 6, Article 2 of the Los Angeles Municipal Code, which are under the authority of the Department of Public Works. This Section does not address the parking space and on-site access aisle design which is at issue here. The access driveway is existing and is not proposed to be changed.

Specifically, the proposed tandem parking spaces comply with the parking space and on-site access aisle design standards of Section 12.21-A,5 of the Los Angeles Municipal Code. According to Table 6 on page 10 of the City of Los Angeles Department of Building and Safety's "Parking Design" Information Bulletin, revised December 15, 2005 (See Exhibit 14, Table 6, p. 10), for every inch of increase in width of a compact parking space, the width of the associated access aisle decreases by 4 inches. For example, Table 6 indicates that for a compact parking space that is 7 feet 6 inches in width, the minimum required access aisle to access that parking space is 25 feet 4 inches in width, and for a compact space that is 7 foot 10 inches in width, the minimum required access aisle to access that parking space is 24 feet in width (See Exhibit 14, Table 6, p. 10). Consequently, for the Property's proposed 8 foot wide compact parking spaces, the minimum required access aisle is 23 feet 4 inches in width. Though the Property is required to provide an access aisle at least 23 feet 4 inches wide, the Property can provide a 26 foot 6 inch wide access aisle, including the Easement (See Exhibits 10, 11). Because the

Property can provide more than the minimum required access aisle space, access to the proposed tandem parking spaces is feasible and will provide minimum practical interference with on-site vehicular traffic.

2. The Property Can Provide an Adequate Access Driveway for the Proposed Tandem Parking Spaces.

The Decision references Section 12.21-A,4(h) of the Los Angeles Municipal Code, but provides no explanation as to its relevance as a finding of fact or to any alleged violation thereof (See Exhibit 1, Section (f), p. 3). Because no specific violation is alleged regarding the Property's access driveway, the Applicant is left to infer the nature of the violation, and can only challenge this inference.

Section 12.21-A,5(f) provides that every access driveway must be at least ten feet in width in the R3 Zone. The Property is located in the R3 Zone and therefore requires an access driveway at least 10 feet wide. Further, Section 12.21-A,4(h) of the Los Angeles Municipal Code provides:

An access driveway shall be provided and maintained between each automobile parking space or area and a street, or alley, or a private street or easement approved in accordance with the provisions of Article 8 of this chapter. Such access driveway shall be located entirely on the lot which it serves. However, an access driveway need not be located entirely on the same lot as the dwelling and parking space it serves if the driveway lot and dwelling existed on September 6, 1961, and additions and alterations may be made to such dwelling, and accessory buildings may be added on such lot, if no additional dwelling units or guest rooms are created.

The Property's on-site access driveway meets the applicable requirements. As depicted on the updated Tentative Tract Map and Proposed Parking Plan (See Exhibits 10, 11), the Property's access driveway is 11 feet 6 inches wide, and therefore meets the minimum driveway width for the R3 Zone. Further, the Property provides and maintains an access driveway for ingress and egress which is located entirely on the lot which it serves. Indeed, even without the Easement, the 11 foot, 6 inch wide access driveway provides the Property with sufficient means of vehicular ingress, egress, and maneuvering. Though the Easement allows access onto the Adjacent Property for such vehicular turn-around and maneuvering, the Property maintains a discrete and sufficiently wide access driveway.

The Advisory Agency did not attempt to clarify the alleged access driveway violation or provide any evidence or facts from the record explaining how the access driveway may be inadequate. Despite the Advisory Agency's conclusory findings, the evidence in the record plainly demonstrates that the Property provides a legally adequate access driveway. Because no changes to the existing access driveway are proposed for the condominium conversion, the

existing access driveway will remain legally adequate and will be suitable for the proposed tandem parking.

3. The Proposed Tandem Parking will Provide the Minimum Practical Interference with Use of the Adjacent Property

The Property's proposed tandem parking will not interfere with use of the Adjacent Property. In addition, the proposed tandem parking will not interfere with the easement rights of the Adjacent Property on the Property. The proposed additional tandem parking spaces will not be located on, or limit access to, the Adjacent Property's easement area on the Property. As described above, the Property and the Easement area provide adequate space for vehicular ingress and egress to these additional parking spaces, and will neither require encroachment onto the Adjacent Property beyond the Easement area nor limit the easement rights of the Adjacent Property. The owner of the Adjacent Property confirmed this in a November 19, 2007 letter to Michael S. Young of the Deputy Advisory Agency by writing "I have no objection to my neighbor's application for a condo-conversion. Since he is not adding any new residential units or changing the property's driveway, there should be no change to parking access at either my property or his. Further, with access to the easement area of my property, the occupants at 8358 Manitoba should continue to have sufficient space to access the property's proposed tandem parking spaces." (See Exhibit 15).

The Advisory Agency did not include any specific data to support its conclusory statement that "the proposed tandem parking will create difficult ingress and egress conditions." Further, though "minimum practical interference" is not defined in the Los Angeles Municipal Code, the Advisory Agency did not attempt to explain its use of the term "interference" or provide any evidence or facts to explain how the proposed tandem parking would result in driveway interference. Despite this, the Advisory Agency found that the Property's proposed tandem parking "interfer[es] with the use of adjacent property, as well as this property." The evidence in the record plainly demonstrates that the Property can provide adequate access to the proposed tandem parking spaces, and this will not interfere with the use of the Property or the Adjacent Property.

V. Conclusion.

The Advisory Agency erred in finding that the Property "is not physically suitable for this condominium development," as the evidence in the record supports that the proposed parking satisfactorily meets all applicable requirements. Though the tandem parking spaces are not required parking spaces for the proposed condominium conversion, they are legal in size and dimension. Because the Property will provide more than the minimum required access aisle and access driveway space, the proposed tandem parking will result in minimum practical interference with on-site vehicular traffic and is feasible for the Property.

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

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LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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JANE ELLISON USHER
PRESIDENT

WILLIAM ROSCHEN
VICE-PRESIDENT

DIEGO CARDOSO

REGINA M. FREER

ROBIN R. HUGHES

SABRINA KAY

FR. SPENCER T. KEZIOS

CINDY MONTAÑEZ

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EXECUTIVE OFFICES

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DIRECTOR
(213) 978-1271

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.planning.lacity.org

Decision Date: October 12, 2007

Appeal Period Ends: October 24, 2007

Palos Verdes Investments Inc. (A)(O)
Playa Investments Group LLC
43 Malaga Cove Plaza Suite D
Palos Verdes Estates CA 90274

Mike Nichols (R)
Lanco Engineering
1010 Crenshaw Boulevard Suite 200
Torrance, CA 90501

Re: Tentative Tract Map
No. 66901-CC
8358 East Manitoba Street
Council District: 11
Existing Zone: R3-1
Community Plan: Westchester –
Playa del Rey
ENV No.: ENV-2006-7002-CE
Fish and Game: Exempt

In accordance with provisions of Section 17.03 and 12.95.2 of the Los Angeles Municipal Code, the Advisory Agency disapproved Tentative Tract No. 66901-CC composed of 1-lot, located at 8358 E. Manitoba Street for a maximum eight (8)-unit condominium conversion as shown on map stamp-dated August 9, 2006 in the Westchester-Playa del Rey Community Plan. For an appointment with the Advisory Agency or a City Planner call (213) 978-1330.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In making the decision to disapprove Tentative Tract No. 66901-CC, the Advisory Agency of the City of Los Angeles, pursuant to the State of California Government Code Sections 66427.1 and 66427.2 (the Subdivision Map Act) and Section 12.95.2 of the Los Angeles Municipal Code, makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS CONSISTENT WITH THOSE APPLICABLE GENERAL AND SPECIFIC PLANS WHICH CONTAIN A DEFINITE STATEMENT OF POLICIES AND OBJECTIVES EXPLICITLY APPLICABLE TO CONDOMINIUM CONVERSION PROJECTS.

The adopted Westchester-Playa Del Rey Community Plan designates the subject property for Medium Residential land use with the corresponding zones of R3. The property contains approximately 0.22 net acres (9,762 net square feet after required dedication) and is presently zoned R3-1. No general or specific plans contain a definite statement of policies and objectives applicable to condominium conversion projects. Therefore, as conditioned, the proposed subdivision map is substantially consistent with the applicable general and specific plans.

- (b) THE PROPOSED MAP IS SUBSTANTIALLY CONSISTENT WITH THE APPLICABLE DENSITY PROVISIONS OF THE GENERAL PLAN AND SPECIFIC PLANS IN EFFECT AT THE TIME THE ORIGINAL BUILDING PERMIT WAS ISSUED.

This provision is not applicable as the application for map approval is filed five years or more from the date the original certificate of occupancy for this building was issued.

- (c) THE PROPOSED CONDOMINIUM CONVERSION DOES NOT CONTAIN ANY VIOLATIONS OF CHAPTER IX OF THE MUNICIPAL CODE THAT HAVE NOT BEEN CORRECTED OR FOR WHICH AN ADEQUATE PLAN TO CORRECT SUCH VIOLATIONS HAS NOT BEEN DEVELOPED OR ACCOMPLISHED. FOR PURPOSES OF THIS PROVISION, CHAPTER IX OF THE MUNICIPAL CODE MEANS THE CODE IN EFFECT WHEN THE BUILDING PERMIT WAS ISSUED AND OTHER SUBSEQUENTLY ENACTED REGULATIONS EXPLICITLY MADE APPLICABLE TO EXISTING STRUCTURES. THE BUILDING PROPOSED FOR CONVERSION IS NOT OF UNREINFORCED MASONRY FOR WHICH THE BUILDING PERMIT WAS ISSUED PRIOR TO OCTOBER 1, 1933, NOR IS IT MORE THAN THREE STORIES IN HEIGHT WITHOUT AN ELEVATOR.

- (d) THE VACANCY RATE OF THE PLANNING AREA IN WHICH THE PROPERTY IS LOCATED IS GREATER THAN 5 PERCENT (11.4 PERCENT). THEREFORE, THE PROPOSED CONVERSION PROJECT WILL NOT HAVE A SIGNIFICANT CUMULATIVE EFFECT ON THE RENTAL HOUSING MARKET IN THE PLANNING AREA IN WHICH THE PROPOSED PROJECT IS LOCATED.
- (e) 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)

The requirements of this section do not apply to condominium projects, which consist of the subdivision of airspace in an existing building when no new structures are added.

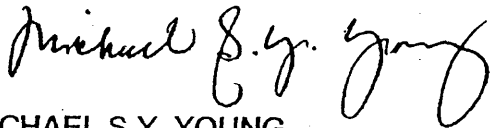
- (f) **THE OFF-STREET RESIDENT PARKING SPACES AND GUEST PARKING SPACES REQUIRED FOR THE PROPOSED CONDOMINIUM CONVERSION ARE REASONABLE BUT NOT FEASIBLE AND SUBSTANTIALLY NOT CONSISTENT WITH THE PURPOSES OF THE MUNICIPAL CODE.**

The existing building was originally approved for 8-unit apartment building with 8 parking spaces. There is no indication or any proof that the proposed 16 tandem parking spaces with the condominium conversion has been approved or permitted by the Department of Building and Safety. The Certificate of Occupancy, issued on February 5, 1964, allowed only 8 parking spaces in an attached 8 car garage. Further, the proposed tandem parking will create difficult ingress and egress conditions, interfering with the use of adjacent property, as well as this property. Approving the tandem parking as proposed with the condominium conversion will be in violation of Section 12.21-A,5(e) of the Los Angeles Municipal Code, indicating that "..... access driveways to every parking area and garage shall be designed....in a manner to provide the minimum practical interference with the use of adjacent property and with pedestrian or vehicular traffic." Although there is a common driveway easement, Section 12.21-A,4(h) of the Los Angeles Municipal Code states "..... an access driveway shall be provided and maintained between each automobile parking space or area and a street, or alley, or private street or easement approved in accordance with the provisions of Article 8 of this Chapter. Such access driveway shall be located entirely in the lot of which it serves....."

As such, the site is not physically suitable for this condominium development.

The Advisory Agency therefore determined that it cannot make the necessary findings set forth in Section 12.95.2-F,6, and therefore, the condominium conversion cannot be approved.

S. Gail Goldberg, AICP
Advisory Agency



MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:IA(LS):mkc

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 www.lacity.org/pln.

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.

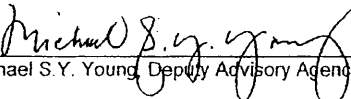
If you have any questions, please call Subdivision staff at (213) 978-1362.

LOS ANGELES CITY PLANNING DEPARTMENT APPEAL STAFF REPORT

WEST LOS ANGELES AREA PLANNING COMMISSION

DATE: December 19, 2007
TIME: after 4:30 p.m.
PLACE: Henry Medina West Los Angeles
Parking Enforcement Facility, 2nd Floor
Roll Call Room
11214 W. Exposition Boulevard,
Los Angeles, CA 90064.

CASE: VTT-66901-CC-1A**ENV:** 2006-7002-CE**Location:** 8358 E. Manitoba Street**Related Case:** None**Council District:** 11**Plan:** Westchester-Playa Del Rey**Plan Land Use:** Medium Residential**Zone:** R3-1**District Map:** 093B153, 096B153**Legal Description:** Lot 2 Tract No. 24590 M.B. 652-65**APPEALABLE TO THE CITY COUNCIL****Expiration Date:** December 24, 2007**Public Hearing required****PROJECT:** A tentative tract for 8-unit residential condominium conversion.**REQUEST:** **APPEAL FROM** the entire decision of the Advisory Agency for the disapproval of Tentative Tract No. 66901-CC**APPELLANT:** Palos Verdes Investments, Inc. Represented by Jeffer Mangels Butler & Marmaro LLP, C/O Kevin McDonnell.**APPLICANT:** Palos Verdes Investments, Inc.**RECOMMENDATION:** That the decision of the Advisory Agency be sustained and that the appeal be denied.


Michael S. Y. Young, Deputy Advisory Agency

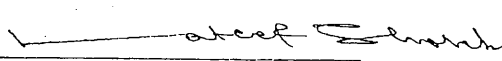

Lateef Sholebo, Associate City Planner
(213) 978-1454

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Summary of Appeal and staff response/recommendation

Exhibits

Vicinity Map, Radius Map, Tentative Tract
Appeal Application
Decision Letters (date)
Environmental Document

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Area Planning Commission Secretariat, 200 North Spring Street, Room 500, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

Vesting Tentative Tract No. 66901-CC Appeal Staff Report

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BRIEF SUMMARY OF APPEAL(S)

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Recommendation	6

Exhibits: 1. Vicinity Map, 2. Radius Map, 3. Tentative Map, 4. Appeal Document(s), 5. Decision Letters, 6. Environmental Document

Vesting Tentative Tract No. 66901-CC Appeal Staff Report

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STAFF APPEAL REPORT

Background

The subject site is a level, rectangular in shape, interior, record lot, having a frontage of approximately 60.90 feet on the south side of Manitoba Street and a depth of approximately 159.47 feet. The site is improved with an eight (8) unit apartment building. A Certificate of Occupancy was issued for the subject site on February 5, 1964 for a three story, 8-unit apartment with attached 8 car garage. The units consist of eight (8) two-bedrooms.

A certified parking plan dated March 31, 2006, was submitted with the application. The parking plan shows a total of sixteen (16) tuck-under parking spaces are provided. The parking provided exceeds the parking required by the Certificate of Occupancy. However, the additional eight parking spaces being proposed are tandem parking spaces that have not been approved by the Department of Building and Safety, Department of Transportation or the Fire Department and will interfere with vehicular movement on the site and the adjoining property sharing a common driveway easement.

The notes on the map indicate the site is not located in a potentially dangerous area or designated hillside area. The project Engineer has certified there are no protected trees on the site Oak, Western Sycamore, California Bay, or Southern California Black Walnut.

A tenant information chart and tenant list was submitted for eight (8) units and provides the tenant names, age and rent schedule for each dwelling unit. Copies of the required 60-Day Notice dated May 17, 2006, informing the tenants of the property owner's intent to file a tentative tract and to convert the apartments to condos were submitted with the application.

Copies of Certified Mail receipts for the delivery of the 60-Day Notice dated June 2, 2006, and addressed to each tenant (shown on the tenant information chart) were submitted with the application. The application for TT-66901 was filed on August 9, 2006. The notices were delivered to the tenants more than 60 days prior to the filing of the application in conformance to Section 66452.9 of the Subdivision Map Act.

Surrounding properties to the north, east, west and south are zoned R3-1 and are developed with multi-family dwellings.

On October 12, 2007 the Deputy Advisory Agency disapproved Vesting Tentative Tract 66901-C C for the conversion of an apartment building to 8-unit residential condominiums for the following reasons:

- a. Finding could not be made in the affirmative;
- b. The additional eight parking spaces needed to conform to the Deputy Advisory Agency parking policy, have not been approved by the Department of Building and Safety and will interfere with on site vehicular movement as this site and the adjoining property share a common driveway easement;
- c. A precedent will be set as the adjoining property as well as other properties will be under the impression that these types of situations should receive favorable

Vesting Tentative Tract No. 66901-CC Appeal Staff Report

Page 4

decisions even in situations where proposed developments affects the land use of the adjoining property;

- d. Ingress and Egress will be compromised as staff received numerous complaints by residents in this and the adjacent building; and
- e. Sections 12.21A,5(e) and 12.21a,4(h) of the Los Angeles Municipal will be compromised as indicated in findings (f).

THE APPEAL

Appellant: Palos Verdes Investments, Inc. Represented by Jeffer Mangels Butler & Marmaro LLP, C/O Kevin McDonnell.

Appellant's statements: 1

The appellant has submitted the following statements:

The Advisory Agency denied Tentative Tract No. 66901-CC for an 8-unit condominium conversion of an existing building as set forth in the letter of decision dated October 12, 2007. The denial is based solely on the misconception that required parking may be difficult to access. The applicant is therefore aggrieved and appeals the Decision by demonstrating that parking is indeed accessible.

All required findings supporting approval of the tentative tract map are supported by the evidence in the record. The Advisory Agency made all the necessary findings supporting approval of the tentative tract map except:

Finding of fact (f): "The off-street resident parking spaces and guest parking spaces required for the proposed condominium conversion are reasonable but not feasible and substantially not consistent with the purposes of the Municipal Code.

The existing building was originally approved for 8-unit apartment building with 8 parking spaces. There is no indication or any proof that the proposed 16 tandem parking spaces with the condominium conversion has been approved or permitted by the Department of Building and Safety. The Certificate of Occupancy, issued on February 5, 1964, allowed only 8 parking spaces in an attached 8 car garage. Further, the proposed tandem parking will create difficult ingress and egress conditions, interfering with the use of adjacent property, as well as this property. Approving the tandem parking as proposed with the condominium conversion will be in violation of Section 12.21-A,5(e) of the Los Angeles Municipal Code, indicating that "..... access driveways to every parking area and garage shall be designed.....in a manner to provide the minimum practical interference with the use of adjacent property and with pedestrian or vehicular traffic." Although there is a common driveway easement, Section 12.21-A,4(h) of the Los Angeles Municipal Code states "..... an access driveway shall be provided and maintained between each automobile parking space or area and a street, or alley, or private street or easement approved in accordance with the provisions of Article 8 of this Chapter. Such access driveway shall be located entirely in the lot of which it serves....."

Vesting Tentative Tract No. 66901-CC Appeal Staff Report

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As such, the site is not physically suitable for this condominium development."

All other findings were properly made in the affirmative and therefore, are not questioned here. However, the portion of the Decision described above is not supported by the evidence in the record and is based on errors and abuses of discretion by the Advisory Agency. The grounds for this appeal include, without limitation, substantial evidence demonstrating the following:

The property is currently improved with an eight-unit multi-family apartment building and eight parking spaces. The property's Certificate of Occupancy approving the eight on-site parking spaces reflects that those parking spaces were appropriate and feasible for the property.

The applicant proposes to convert the eight existing apartments into eight residential condominiums with a total of 16 on-site parking spaces by adding eight new Code-compliant parking spaces. The proposed 16 on-site parking spaces will consist of eight existing standard-sized parking spaces and eight tandem compact-sized parking spaces (see exhibit 2).

In addition, the property is benefited by an easement for vehicular ingress and egress and incidental purposes over the northerly 120 feet and easterly 11 feet 6 inches of the property due west of the property (see exhibit 3). The Grant Deed conveying the easement is dated December 20, 1982, but states "this conveyance is ... intended solely to formalized a long-existing informal agreement" suggesting that vehicular access to the adjacent property long preceded the Grant Deed (see exhibit 3). The easement is reflected on the property's title report as parcel 2 of the property's legal description (see exhibit 4). Therefore, with the easement's 11 feet 6 inches of width, the property has legal access of at least 23 feet in width at the access driveway, and up to 26 feet 6 inches in width at the access aisle serving the proposed tandem parking spaces.

Staff's response:

As clearly stated in the Advisory Agency's findings of facts (f) the existing building was originally approved for 8-unit apartment building with 8 parking spaces. There is no indication or any proof that the proposed 16 tandem parking spaces with the condominium conversion request has been approved or permitted by the Department of Building and Safety. The Certificate of Occupancy that was issued on February 5, 1964, only allowed 8 parking spaces for the building in an attached 8 car garage.

The use of the parking garage for tandem parking by the residents are being done illegally and has never been approved by the Department of Building Safety, Fire Department nor by the Department of Transportation. Further, the residents of the building and the residents of the adjacent building had made several complaints to staff with regards to difficulties they encountered when trying to park and several accidents that has occurred resulting into their automobile damage due to the tandem parking.

Staff has visited the site together with the applicant to meet the residents in order to verify some of the complaints by the residents. Staff observations revealed that when two standard cars are tandemly packed on both sides of the buildings, it is extremely difficult to reverse and exit from the parking area.

The proposed tandem parking will create difficult ingress and egress conditions, interfering with

Vesting Tentative Tract No. 66901-CC Appeal Staff Report

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the use of adjacent property, as well as this property. Approving the tandem parking as proposed with the condominium conversion will be in violation of Section 12.21-A,5(e) of the Los Angeles Municipal Code, indicating that "..... access driveways to every parking area and garage shall be designed....in a manner to provide the minimum practical interference with the use of adjacent property and with pedestrian or vehicular traffic." Although there is a common driveway easement, Section 12.21-A,4(h) of the Los Angeles Municipal Code states "..... an access driveway shall be provided and maintained between each automobile parking space or area and a street, or alley, or private street or easement approved in accordance with the provisions of Article 8 of this Chapter. Such access driveway shall be located entirely in the lot of which it serves...."

As such, the site is not physically suitable for this condominium development."

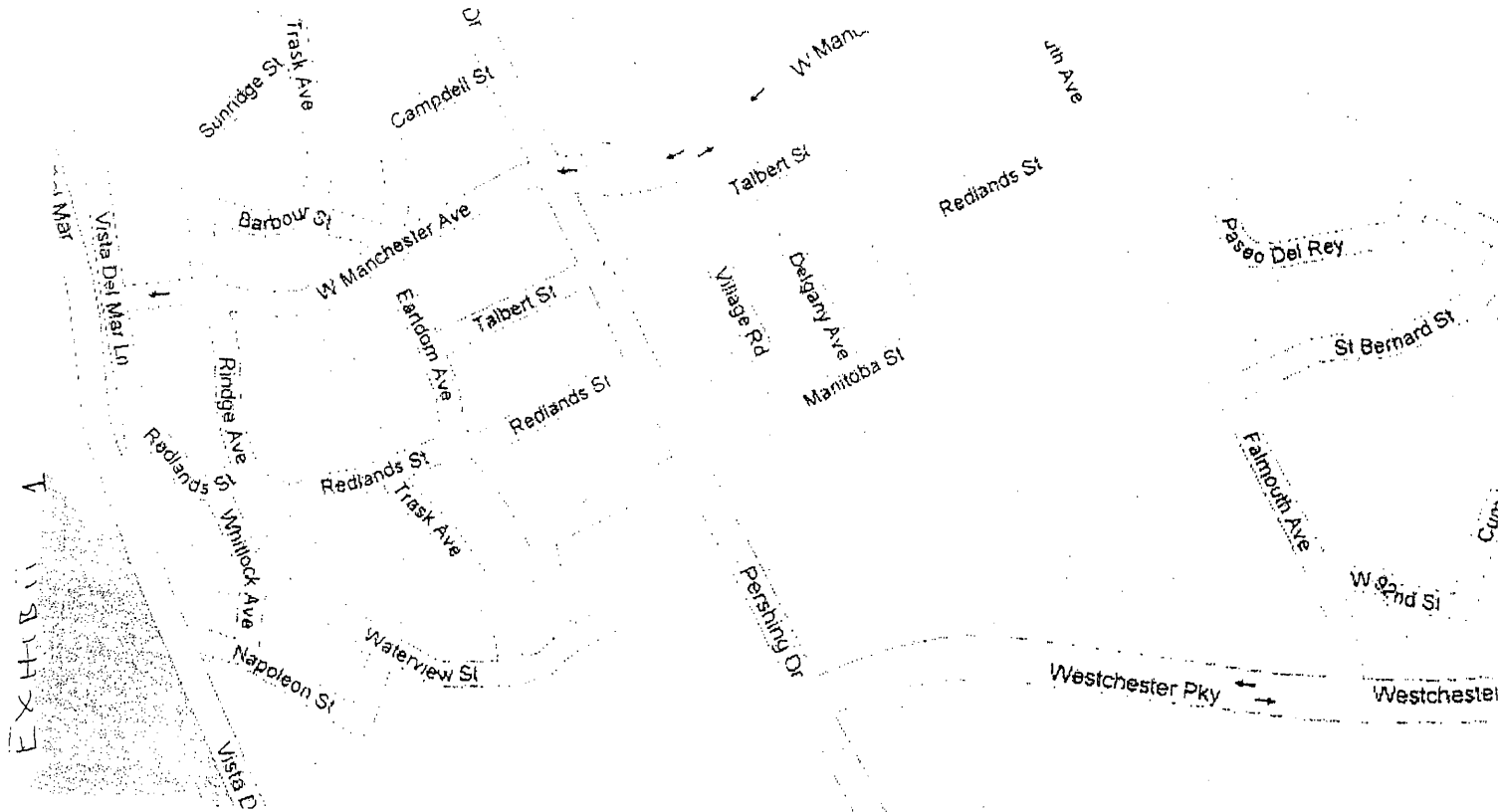
Staff Recommendation:

In consideration of the foregoing, it is submitted that the Advisory Agency acted reasonably in disapproving VTT-66901-CC and staff recommend that the decision of the Advisory Agency be sustained and the appeal be denied.

Prepared by:



Lateef Sholebo
Associate City Planner
MSYY/LS



8358 Manitoba St
Playa Del Rey, CA 90293

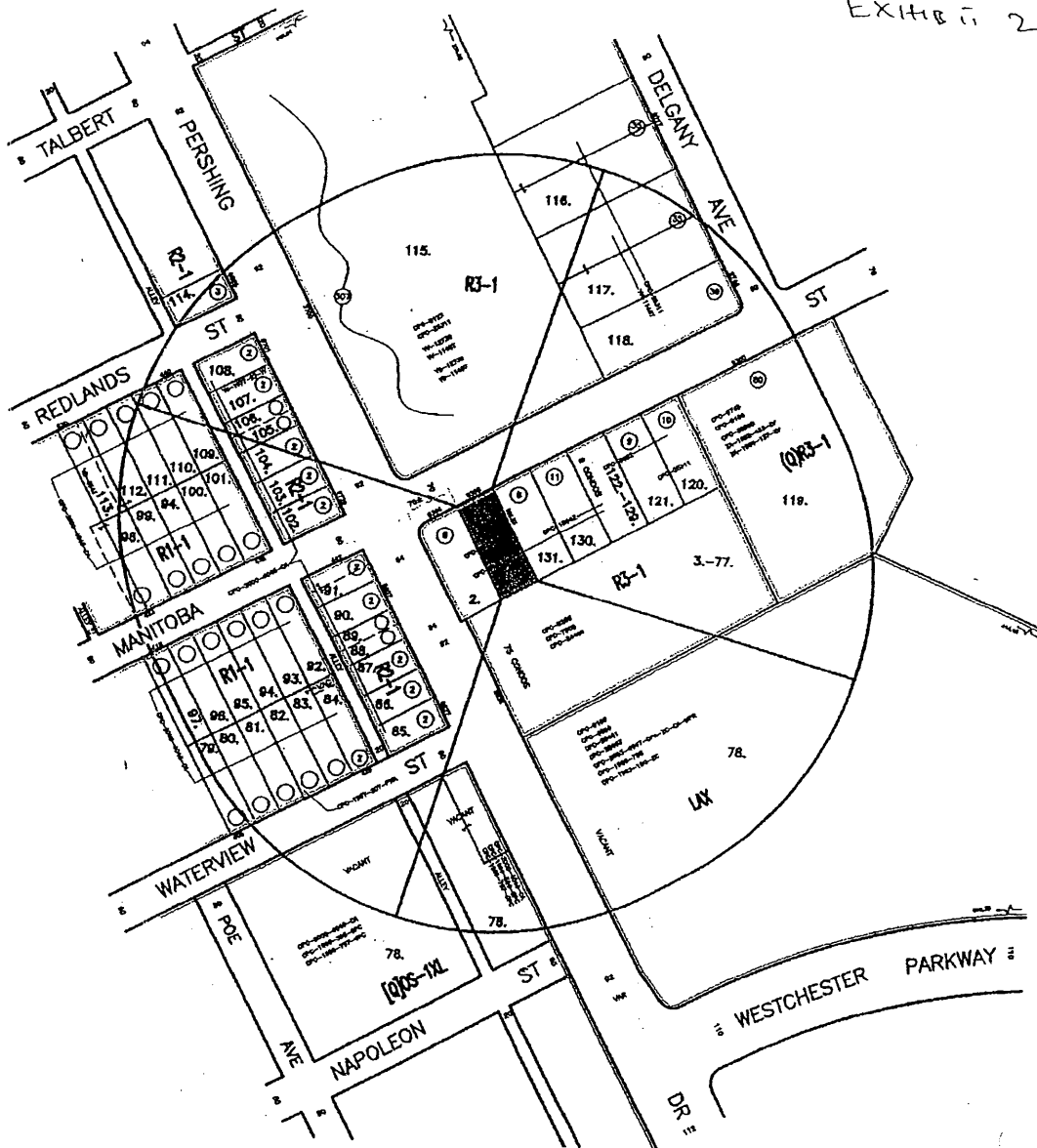


VICINITY MAP

JPL Zoning Services, Inc
6263 Van Nuys Blvd
Van Nuys, CA 91401

JPL # 5382

EXHIBIT 2



LEGAL LOT 2, TRACT 24580, M.B. 652-65

NEW T.B. PAGE 702 GRID B-4 C.D. 11-ROSENDAHL C.T. 2706.02 P.A. WESTCHESTER- PLAYA DEL REY	TENTATIVE TRACT NO. 066901 CAD GRAPHICS BY JPL Zoning Services, Inc. 6263 Van Nuys Blvd Van Nuys, CA 91401 (818)781-0016	CASE NO: DATE: 07-26-06 DRAWN BY: JPL ZONING SERVICES D.M. OR CAD: 0638153, 0968153 SCALE: 1"=100' USES: FIELD CONTACT PERSON: LAND ENGINEERING PHONE NO: 310-533-4955	NET ACRES = 0.22 Acres JPL-5382RM
-----------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------

EXHIBIT 4

page 1 of 3

CITY OF LOS ANGELES
PLANNING DEPARTMENT

MASTER APPEAL FORM

APPEAL TO THE: West Los Angeles Area Planning CommissionREGARDING CASE NO.: Tentative Tract Map 66901-CC

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.

APPELLANT INFORMATION: PLEASE PRINT CLEARLYName Jeffer Mangels Butler & Marmaro LLP, c/o Kevin McDonnell,
on behalf of Palos Verdes Investments, Inc.Mailing Address 1900 Avenue of the Stars, 7th FloorLos Angeles, CAZip: 90067Work Phone: (310) 203-8080Home Phone: ()

- a) Are you or do you represent the original applicant?
(Circle One) YES NO
- b) Are you filing to support the original applicant's position?
(Circle One) YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?
(Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)
Original Applicants, Palos Verdes Investments, Inc.

REPRESENTATIVEName Jeffer Mangels Butler & Marmaro LLPMailing Address 1900 Avenue of the Stars, 7th FloorLos Angeles, CAZip 90067Work Phone: (310) 203-8080Home Phone: () **APPEAL INFORMATION**

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.

Final Date to Appeal: October 24, 2007

page 2 of 3

REASONS FOR APPEALING

Are you appealing the entire decision or parts of it?

☒ Entire ☐ Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

See Attachment A

ADDITIONAL INFORMATION

- Original receipt required to calculate 85% filing fee from original applicants.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. A copy of the determination/decision letter is required.
- Acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- Seven copies and the original appeal are required.

I certify that the statements contained in this application are complete and true:

Appellant Heriberto M. Carrillo of Joffe Mangrove Builders & Maintainers LP

OFFICIAL USE ONLY

Receipt No. 267393 Amount \$5116 Date 10/23/07Application Received Daniel AndersonApplication Deemed Complete K. Holders 10/23/07

Copies provided:

☒ Determination☒ Receipt (original applicant only)

Determination Authority Notified (if necessary)

☒

Case No. TT-66901-CC
8358 East Manitoba Street
Appeal Period Ends October 24, 2007

ATTACHMENT "A"

Palos Verdes Investments, Inc., (the "Applicant") owns that real property commonly identified as 8358 East Manitoba Street (the "Property"). The Advisory Agency denied Tentative Tract No. 66901-CC for an 8-unit condominium conversion of an existing building at the Property, as set forth in the letter of decision dated October 12, 2007 (the "Decision," See Exhibit 1). The denial is based solely on the misconception that required parking may be difficult to access. The Applicant is therefore aggrieved and appeals the Decision by demonstrating that parking is indeed accessible.

All required findings supporting approval of the tentative tract map are supported by the evidence in the record. The Advisory Agency made all the necessary findings supporting approval of the tentative tract map except:

- Finding of Fact (f): "The off-street resident parking spaces and guest parking spaces required for the proposed condominium conversion are reasonable but not feasible and substantially not consistent with the purposes of the municipal code.

The existing building was originally approved for 8-unit apartment building with 8 parking spaces. There is no indication or any proof that the proposed 16 tandem parking spaces with the condominium conversion has been approved or permitted by the Department of Building and Safety. The Certificate of Occupancy, issued on February 5, 1964, allowed only 8 parking spaces in an attached 8 car garage. Further, the proposed tandem parking will create difficult ingress and egress conditions, interfering with the use of adjacent property, as well as this property. Approving the tandem parking as proposed with the condominium conversion will be in violation of Section 12.21-A,5(e) of the Los Angeles Municipal Code, indicating that '..... access driveways to every parking area and garage shall be designed....in a manner to provide the minimum practical interference with the use of adjacent property and with pedestrian or vehicular traffic.' Although there is a common driveway easement, Section 12.21-A,4(h) of the Los Angeles Municipal Code states '..... an access driveway shall be provided and maintained between each automobile parking space or area and a street, or alley, or private street or easement approved in accordance with the provisions of Article 8 of this Chapter. Such access driveway shall be located entirely in the lot of which it serves'

As such, the site is not physically suitable for this condominium development."

Case No. TT-66901-CC
8358 East Manitoba Street
Appeal Period Ends October 24, 2007

All other findings were properly made in the affirmative and, therefore, are not questioned here. However, the portion of the Decision described above is not supported by the evidence in the record and is based on errors and abuses of discretion by the Advisory Agency. The grounds for this appeal include, without limitation, substantial evidence demonstrating the following:

GROUND'S FOR THE APPEAL

The Property is currently improved with an eight-unit multi-family apartment building and eight parking spaces. The Property's Certificate of Occupancy approving the eight on-site parking spaces reflects that those parking spaces were appropriate and feasible for the Property.

The Applicant proposes to convert the eight existing apartments into eight residential condominiums with a total of 16 on-site parking spaces by adding eight new Code-compliant parking spaces. The proposed 16 on-site parking spaces will consist of the eight existing standard-sized parking spaces and eight tandem compact-sized parking spaces (See Exhibit 2).

In addition, the Property is benefited by an easement (the "Easement") for vehicular ingress and egress and incidental purposes over the northerly 120 feet and easterly 11 feet 6 inches of the property due west of the Property ("Adjacent Property") (See Exhibit 3). The Grant Deed conveying the Easement is dated December 20, 1982, but states "this conveyance is...intended solely to formalize a long-existing informal agreement," suggesting that vehicular access to the Adjacent Property long preceded the Grant Deed (See Exhibit 3). The Easement is reflected on the Property's title report as Parcel 2 of the Property's legal description (Exhibit 4). Therefore, with the Easement's 11 feet 6 inches of width, the Property has legal access of at least 23 feet in width at the access driveway, and up to 26 feet 6 inches in width at the access aisle serving the proposed tandem parking spaces.

EXHIBIT 5

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
JANE ELLISON USHER
PRESIDENT
WILLIAM ROSCHEN
VICE PRESIDENT
DIEGO CARDOSO
REGINA M. FREEK
ROBIN R. HUGHES
SABRINA KAY
FR. SPENCER T. KEZIOS
CINDY MONTAÑEZ
MICHAEL K. WOOD
CABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIAANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

Decision Date: October 12, 2007

Appeal Period Ends: October 24, 2007

Palos Verdes Investments Inc. (A)(O)
Playa Investments Group LLC
43 Malaga Cove Plaza Suite D
Palos Verdes Estates CA 90274

Mike Nichols (R)
Lanco Engineering
1010 Crenshaw Boulevard Suite 200
Torrance, CA 90501

Re: Tentative Tract Map
No. 66901-CC
8358 East Manitoba Street
Council District: 11
Existing Zone: R3-1
Community Plan: Westchester –
Playa del Rey
ENV No.: ENV-2006-7002-CE
Fish and Game: Exempt

In accordance with provisions of Section 17.03 and 12.95.2 of the Los Angeles Municipal Code, the Advisory Agency disapproved Tentative Tract No. 66901-CC composed of 1-lot, located at 8358 E. Manitoba Street for a maximum eight (8)-unit condominium conversion as shown on map stamp-dated August 9, 2006 in the Westchester-Playa del Rey Community Plan. For an appointment with the Advisory Agency or a City Planner call (213) 978-1330.

TENTATIVE TRACT NO. 66901-CC

PAGE 2

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In making the decision to disapprove Tentative Tract No. 66901-CC, the Advisory Agency of the City of Los Angeles, pursuant to the State of California Government Code Sections 66427.1 and 66427.2 (the Subdivision Map Act) and Section 12.95.2 of the Los Angeles Municipal Code, makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS CONSISTENT WITH THOSE APPLICABLE GENERAL AND SPECIFIC PLANS WHICH CONTAIN A DEFINITE STATEMENT OF POLICIES AND OBJECTIVES EXPLICITLY APPLICABLE TO CONDOMINIUM CONVERSION PROJECTS.

The adopted Westchester-Playa Del Rey Community Plan designates the subject property for Medium Residential land use with the corresponding zones of R3. The property contains approximately 0.22 net acres (9,762 net square feet after required dedication) and is presently zoned R3-1. No general or specific plans contain a definite statement of policies and objectives applicable to condominium conversion projects. Therefore, as conditioned, the proposed subdivision map is substantially consistent with the applicable general and specific plans.

- (b) THE PROPOSED MAP IS SUBSTANTIALLY CONSISTENT WITH THE APPLICABLE DENSITY PROVISIONS OF THE GENERAL PLAN AND SPECIFIC PLANS IN EFFECT AT THE TIME THE ORIGINAL BUILDING PERMIT WAS ISSUED.

This provision is not applicable as the application for map approval is filed five years or more from the date the original certificate of occupancy for this building was issued.

- (c) THE PROPOSED CONDOMINIUM CONVERSION DOES NOT CONTAIN ANY VIOLATIONS OF CHAPTER IX OF THE MUNICIPAL CODE THAT HAVE NOT BEEN CORRECTED OR FOR WHICH AN ADEQUATE PLAN TO CORRECT SUCH VIOLATIONS HAS NOT BEEN DEVELOPED OR ACCOMPLISHED. FOR PURPOSES OF THIS PROVISION, CHAPTER IX OF THE MUNICIPAL CODE MEANS THE CODE IN EFFECT WHEN THE BUILDING PERMIT WAS ISSUED AND OTHER SUBSEQUENTLY ENACTED REGULATIONS EXPLICITLY MADE APPLICABLE TO EXISTING STRUCTURES. THE BUILDING PROPOSED FOR CONVERSION IS NOT OF UNREINFORCED MASONRY FOR WHICH THE BUILDING PERMIT WAS ISSUED PRIOR TO OCTOBER 1, 1933, NOR IS IT MORE THAN THREE STORIES IN HEIGHT WITHOUT AN ELEVATOR.

TENTATIVE TRACT NO. 66901-CC

PAGE 3

- (d) THE VACANCY RATE OF THE PLANNING AREA IN WHICH THE PROPERTY IS LOCATED IS GREATER THAN 5 PERCENT (11.4 PERCENT). THEREFORE, THE PROPOSED CONVERSION PROJECT WILL NOT HAVE A SIGNIFICANT CUMULATIVE EFFECT ON THE RENTAL HOUSING MARKET IN THE PLANNING AREA IN WHICH THE PROPOSED PROJECT IS LOCATED.
- (e) 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)

The requirements of this section do not apply to condominium projects, which consist of the subdivision of airspace in an existing building when no new structures are added.

- (f) **THE OFF-STREET RESIDENT PARKING SPACES AND GUEST PARKING SPACES REQUIRED FOR THE PROPOSED CONDOMINIUM CONVERSION ARE REASONABLE BUT NOT FEASIBLE AND SUBSTANTIALLY NOT CONSISTENT WITH THE PURPOSES OF THE MUNICIPAL CODE.**

The existing building was originally approved for 8-unit apartment building with 8 parking spaces. There is no indication or any proof that the proposed 16 tandem parking spaces with the condominium conversion has been approved or permitted by the Department of Building and Safety. The Certificate of Occupancy, issued on February 5, 1964, allowed only 8 parking spaces in an attached 8 car garage. Further, the proposed tandem parking will create difficult ingress and egress conditions, interfering with the use of adjacent property, as well as this property. Approving the tandem parking as proposed with the condominium conversion will be in violation of Section 12.21-A,5(e) of the Los Angeles Municipal Code, indicating that "..... access driveways to every parking area and garage shall be designed....in a manner to provide the minimum practical interference with the use of adjacent property and with pedestrian or vehicular traffic." Although there is a common driveway easement, Section 12.21-A,4(h) of the Los Angeles Municipal Code states "..... an access driveway shall be provided and maintained between each automobile parking space or area and a street, or alley, or private street or easement approved in accordance with the provisions of Article 8 of this Chapter. Such access driveway shall be located entirely in the lot of which it serves....."

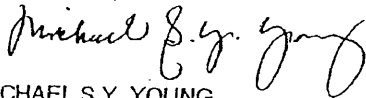
As such, the site is not physically suitable for this condominium development.

TENTATIVE TRACT NO. 66901-CC

PAGE 4

The Advisory Agency therefore determined that it cannot make the necessary findings set forth in Section 12.95.2-F,6, and therefore, the condominium conversion cannot be approved.

S. Gail Goldberg, AICP
Advisory Agency



MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:IA(LS):mkc

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:

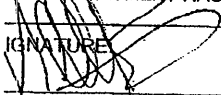
Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

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 www.lacity.org/pln.

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) 978-1362.

COUNTY CLERK'S USE		CITY OF LOS ANGELES OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 360 LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT		CITY CLERK'S USE	
NOTICE OF EXEMPTION (California Environmental Quality Act Section 15062)					
Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 East Imperial Highway, Norwalk, California 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.					
LEAD CITY AGENCY: Los Angeles Department of City Planning			COUNCIL DISTRICT: 11		
PROJECT TITLE: VTT-66901			LOG REFERENCE: ENV-2006-7002-CE		
PROJECT LOCATION: 8358 E. MANITOBA					
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: 8-UNIT RESIDENTIAL CONDO-CONVERSION					
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:					
CONTACT PERSON: LANCO ENGINEERING			TELEPHONE NUMBER: (310) 533-4955		
EXEMPT STATUS: (Check One)					
CITE TO CITY CEQA GUIDELINES					
<input type="checkbox"/> MINISTERIAL					
<input type="checkbox"/> STATUTORY					
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION Article III, Class 1 (10)					
JUSTIFICATION FOR PROJECT EXEMPTION: Condominium conversion has no physical effects on the environment.					
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.					
SIGNATURE: 		TITLE: CITY PLN ASSOCIATE		DATE: 8/8/2006	
EE: 57-		RECEIPT NO.: 262755		RECEIVED BY: HRODRIGUEZ	
				DATE: 8/8/2006	
DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record					

FILED BY THE APPLICANT:
Dennifer Wilcrt
NAME (PRINTED)


NAME (PRINTED)

Address of
Building

8358 Manitoba Street

CITY OF LOS ANGELES

Certificate of Occupancy



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued

2-5-64

Permit No. and Year

WLA 45617/63

Three story, type V, 50' x 125' Apartment House
8 apartments with attached 8 car garage.
H-2 and J-1 Occupancy.

Owner

Jay Tee Electric

Owner's
Address

8327 Pershing

Playa Del Rey, Calif.

City of Los Angeles

Zoning Code

Manual and Commentary

Fourth Edition - May 2005



*Andrew A. Adelman, P.E.
General Manager*



City of Los Angeles
Department of Building and Safety

Section 12.21A4

Parking History for residential buildings.

Q- Provide history of parking requirements for residential buildings.

A- The following table provides a history of required parking for residential buildings. The number shown to the right indicates number of spaces required per unit and/or guest room. Also see legend for further clarification.

HISTORY OF RESIDENTIAL PARKING

REQUIREMENTS

Ord #66,750 - Effective 07-05-30

Apartment Houses in R3 and R4 Zones 1(g)
(20 units or more)

Ord #68,791 - Effective 3-01-31

Apartment House or Hotel in R3 and R4 Zones 1(g)
(20 units or more, of which at least 75% are separate apts.)

Apartment Hotel in R3 and R4 Zones 1(g)
(less than 75% are separate apartments but which contain 15 or more separate apartments)

Ord # 73,537 - Effective 07-06-34

"C1" Zone included with same parking requirements as Ord # 68,791

Ord #74,561 - Effective 02-07-35

Duplex, Multiple Dwelling, Apartment House, Bungalow Court or other Multi-Family Use 1(g)

(R2, R3, R4 and C1 Zones Only)

Ord # 90,500 - Effective 06-01-46

Dwelling units in all R and RA Zones 1(g')

Dwelling units in C, CM, M1 and M2 Zones 1(s)

Hotels, Apartment Hotels and Clubs

First 20 guest rooms 1(s')

Next 20 guest rooms 1/4(s')

Remaining guest rooms 1/6(s')

Tourist courts-for each sleeping or living unit 1(s')

Ord # 92,006 - Effective 09-19-47

Dwelling units in RA, R1 and R2 Zones.1 (g')

Dwelling units in R3 Zone 1(s)

Dwelling units in, R4, R5, C, CM,

M1 and M2 Zones

Units of more than 3 rooms* 1(s)

Units of 3 rooms* 3/4(s)

Units of less than 3 rooms* 2/3(s)

Ord # 92,006 - Effective 09-19-47 (Cont.)

Hotels, Apartment Hotels and Clubs

First 20 guest rooms	1/2(s')
Next 20 guest rooms	1/4(s')
Remaining guest rooms	1/6(s')

* Room count excludes kitchen

Ord #96,776 - Effective 09-08-50

One or Two family dwellings in RA, R1 and R2 Zones or group dwellings in R3 Zone	1(s")
Multiple or group dwellings in R4, R5, C, CM, M1 and M2 Zones	
Units of more than 3 rooms*	1(s")
Units of 3 rooms.*	3/4(s")
Units of less than 3 rooms*	2/3(s")

* Room count excludes kitchen

Ord #97,201 - Effective 12-14-50

One and Two-family dwellings in RS Zone.	1(g')
-----------------------------------------------	-------

Ord # 103,660 - Effective 09-13-54

Multiple dwelling or group dwelling guest rooms in R, C and M Zones.	1/2(s")
---------------------------------------------------------------------------	---------

Ord #107,884 - Effective 09-23-56

Dwelling units in R4, R5, C and M1 Zones

Units of more than 4 habitable* rooms.	1(s")
Units of 4 habitable* rooms	3/4(s")
Units of less than 4 habitable* rooms	2/3(s")
Dwelling units in R2 transitional and R3 Zones	1(s")

*habitable room count includes kitchens of any size

Ord #111,049 - Effective 08-01-58

Dwelling units in all Zones.	1(s")
In RA, RE, RS, R1 and R2 Zones	1(g')

For lots containing more than 6 dwelling units of more than 3 habitable* rooms per unit

Units of more than 3 habitable* rooms	1-1/4(s")
Units of 3 or less habitable* rooms	1(s")

*habitable room count includes kitchens

Driveway width minimums were designated as 8' for 1 and 2-fam. Dwellings and 9' for others.

Ord #129,334 - Effective 02-28-65 for plans submitted after 5-28-65 and permits obtained after 11-24-65

One family dwellings in RA, RE, RS and R1 zone.	2(g')
One family dwelling in R2 Zones	1(s") & 1(g')
One family dwelling in all other Zones	2(s")

All other dwelling units:

Units of more than 3 habitable* rooms.	2(s")
Units of 3 habitable* rooms	1-1/2(s")

Units of less than 3 habitable* rooms 1(s")

Guest Rooms

First 30 guest rooms 1(s")

Next 30 guest rooms 1/2(s")

Remaining guest rooms 1/3(s")

*habitable room count includes kitchens 150 sq. ft. or more.

Minimum driveway width became 9' for up to 50 cars and either one 17' or two 9' wide driveways if over 50 cars.

Ord #138,095 - Effective 04-06-69

Any dwelling unit RW Zone. 2(g')
(RW zone added this date)

Ord #138,859 - Effective 08-21-69

Landscaping requirements added (Sec. 12.21-A, 6(g) (h) (l))

Ord #140,191 - Effective 10-12-70

Definition of "kitchen" and "room, habitable" changed for determination of required parking spaces, kitchen is always counted as a habitable room

Ord #142,306 - Effective 02-09-72

Parking dimensions to conform to charts in ordinance.

Driveways width: 9' in A, RE, RS, R1, R2 & RW zones, 10' in RD, R3, R4, etc..

Ord #156,979 - Effective 09-25-82

For dwelling units, all required parking stalls in excess of one may be compact.

LEGEND:

g =within garage on site

g' = 8 ft. x 18 ft. space within garage on site

s = 126 sq. ft. space on site

s' = 126 sq. ft. space on site or within 1500 ft. therefrom

s" = 8 ft. X 18 ft. space on site

s"'=space on site or within 750 ft. therefrom

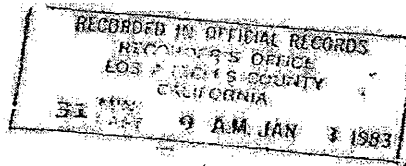
(Past editions of Zoning Code)

83- 2009

AND WHEN RECEIVED MAIL TO

Mr. George H. Dinamore
22527 Crenshaw Blvd., Ste 201
Torrance, California 90505

Mr. & Mrs. James E. Hamlin
8584 Manitoba Street
Playa Del Rey, California 90291



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FEE
\$4

GROSS

THIS FORM FURNISHED BY TRUSTEES SECURITY SERVICE

The undersigned grantor(s) declare(s):

Declaratory transfer tax is None

() computed on full value of property conveyed, or

(X) computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES E. HAMLIN and BETTY R. HAMLIN, husband and wife, as community property

hereby GRANT(S) to

H.D. Company, a California co-partnership

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

An easement for purposes of vehicular ingress and egress only over the
Northerly 120.00 feet of the Easterly 11.50 feet of Lot 1, Tract 24590, in the City
of Los Angeles, as per map recorded in Book 652 Page 65 of Maps, in the Office of
the County Recorder.

* This conveyance is not for consideration and is intended solely to formalize a
long-existing informal agreement.

Dated December 20, 1982

James E. Hamlin
JAMES E. HAMLIN

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On December 20, 1982

I, Patricia B. Foster, a Notary Public in and for said State, personally appeared
JAMES E. HAMLIN and BETTY R.
HAMLIN

Betty R. Hamlin
BETTY R. HAMLIN

I, the undersigned, a Notary Public in and for said State, do hereby certify that the within
instrument was acknowledged to me by the within
parties and acknowledged that they
WITNESS my hand and official seal



Patricia B. Foster
PATRICIA B. FOSTER

File Order No.

File, Encow, or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Amended



First American Title Insurance Company
National Commercial Services
520 N Central Avenue, 8th Floor
Glendale, CA 91203

May 22, 2006

Debbie
Mercury Escrow
17800 Castleton Street, #100
Industry, Ca. 91748
Phone: (626) 912-1651
Fax: (626) 912-6819

Title Officer: Jimmy Morada
Phone: (800)668-4853
Fax No.: (818)337-7155
E-Mail: jbmorada@firstam.com

Borrower: Matthew Takahashi and Jerry Marcil

Owner: David M Bravo and Cari I Bravo

Property: 8358 Manitoba Street (Playa Del Rey Area), Los Angeles, CA
90293

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of April 26, 2006 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Loan Policy (10-17-92) with ALTA Endorsement - Form 1 Coverage with Regional Exceptions (Standard Coverage)

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

DAVID M. BRAVO AND CARL L. BRAVO, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED 1/3 INTEREST, AND PEDRO FAVELA AND LETICIA NEVAREZ-FAVELA, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED 1/3 INTEREST AND FRANK T. ZUNIGA AND ALMA A. ZUNIGA, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 1/3 INTEREST, ALL AS TENANTS IN COMMON

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple as to Parcel 1, an easement as to Parcel 2.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2006-2007, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2005-2006.

First Installment:	\$4,351.23, PAID
Penalty:	\$0.00
Second Installment:	\$4,351.22, PAID
Penalty:	\$0.00
Tax Rate Area:	00068
A. P. No.:	4118-014-002

3. Supplemental taxes for the fiscal year 2005-010 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: \$5,808.31, PAID
Penalty: \$0.00
Second Installment: \$5,808.31, PAID
Penalty: \$0.00
Tax Rate Area: 00068
A. P. No.: 4118-014-002
4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. Water rights, claims or title to water, whether or not shown by the public records.
6. Covenants, conditions, restrictions and easements in the document recorded February 14, 1950 as in Book 32260, Page 105 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
7. An easement shown or dedicated on the Map as referred to in the legal description
For: Public utility and incidental purposes.
8. An easement for pole lines, conduits and manholes and incidental purposes in the document recorded December 22, 1960 as in Book D-1072, Page 823 of Official Records.
9. Covenants, conditions, restrictions and easements in the document recorded September 24, 1962 as in Book M-1110, Page 439 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
10. An easement for pole lines, conduits, storm drains and sewer and incidental purposes in the document recorded March 8, 1963 as in Book D-1946, Page 24 of Official Records.
11. An easement for vehicular ingress and egress and incidental purposes in the document recorded January 3, 1983 as Instrument No. 83-2010 of Official Records.

12. A Deed of Trust to secure an original indebtedness of \$750,000.00 recorded July 5, 2005 as Instrument No. 05-1578834 of Official Records.

Dated: June 24, 2005
Trustor: David M. Bravo and Carl L. Bravo, husband and wife, as joint tenants as to an undivided 1/3 interest, and Pedro Favela and Leticia Nevarez-Favela, husband and wife, as joint tenants as to an undivided 1/3 interest and Frank T. Zuniga and Alma A. Zuniga, husband and wife, as community property with right of survivorship, as to an undivided 1/3 interest, all as tenants in common
Trustee: East West Investments Inc., a California corporation
Beneficiary: East West Bank

13. Rights of parties in possession.

INFORMATIONAL NOTES

1. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded July 5, 2005 as Instrument No. 05-1578833 of Official Records.

From:

Mark Thomas Christian, Diana Lee Cacciapaglia (who acquired title as Diana Lee Christian), James Gary Heitzenreder, Lynne Marie Kearis (who acquired title as Lynne Marie Heitzenreder) and Stacey Ann Heitzenreder

To:

David M. Bravo and Carl L. Bravo, husband and wife as joint tenants as to an undivided 1/3 interest, and Pedro Favela and Leticia Nevarez-Favela, husband and wife as joint tenants as to an undivided 1/3 interest, and Frank T. Zuniga and Alma A. Zuniga, husband and wife as community property with right of survivorship as to an undivided 1/3 interest, all as tenants in common

2. Short term rate applies.
3. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:

A. WITH RESPECT TO A CORPORATION:

1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
3. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:

1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
2. A full copy of the partnership agreement and any amendments;
3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:

1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
2. A full copy of the partnership agreement and any amendment;
3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;

4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-1), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:
1. A certification pursuant to Section 18500.5 of the California Probate Code in a form satisfactory to the Company.
 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1:

LOT 2 OF TRACT NO. 24590, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 652, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS ONLY OVER THE NORTHERLY 120.00 FEET OF THE EASTERLY 11.50 FEET OF LOT 1 OF TRACT 24590, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 652 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, GRANTED BY DEED RECORDED JANUARY 3, 1983 AS INSTRUMENT NO. 83-2009.

APN: 4118-014-002

The First American Corporation
First American Title Company
Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

- This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
 2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
 3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or

created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970 WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970 WITH REGIONAL EXCEPTIONS

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4-above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy; (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL
TITLE INSURANCE POLICY - 1987
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

* land use	* land division
* improvements on the land	* environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
This exclusion does not limit the zoning coverage described in items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:

- * a notice of exercising the right appears in the public records on the Policy Date
- * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
- 3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- 4. Failure to pay value for your title.
- 5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
 - * in streets, alleys, or waterways that touch your land
 This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998 ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

Covered Risks 14 (Subdivision Law Violation), 15 (Building Permit), 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:

<ul style="list-style-type: none"> a. building c. land use e. land division 	<ul style="list-style-type: none"> b. zoning d. improvements on the land f. environmental protection
--------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This exclusion does not limit the coverage described in Covered Risk 11 or 18.

12. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE WITH EAGLE PROTECTION ADDED

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or area of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
(a) created, suffered, assumed or agreed to by the Insured Claimant;
(b) not known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (this paragraph (d) does not limit the coverage provided under insuring provisions 7, 8, 16, 17, 19, 20, 21, 23, 24 and 25); or
(e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon:
(a) usury, except as provided under insuring provision 10 of this policy; or
(b) any consumer credit protection or truth in lending law.
6. Taxes or assessments of any taxing or assessment authority which become a lien on the Land subsequent to Date of Policy.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
(a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
(b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
(c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
(i) to timely record the instrument of transfer; or
(ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.
8. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided under insuring provision 7.
9. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting title, the existence of which are Known to the Insured at:
(a) The time of the advance; or
(b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification.
This exclusion does not limit the coverage provided under insuring provision 7.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE.

13. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH EAGLE PROTECTION ADDED WITH REGIONAL EXCEPTIONS

When the American Land Title Association loan policy with EAGLE Protection Added is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 12 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Part Two:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE

RECORDING REQUESTED BY

83- 2010

AND WHEN RECORDED MAIL TO

Name: Mr. George H. Dinsmore
Address: 22527 Crenshaw Blvd., Ste 201
City & State: Torrance, California 90505

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 9 A.M. JAN 3 1983

Name: Mrs. Lurlene M. Heitzenreder
Address: 8375 Zitola Terrace
City & State: Playa Del Rey, California 90291

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

FEE
\$4
K

GD 864 HA

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ None *
() computed on full value of property conveyed, or
(X) computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
H.D. Company, a California co-partnership

hereby GRANT(S) to
JAMES E. HAMLIN and BETTY R. HAMLIN, husband and wife, as community
property

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

An easement for purposes of vehicular ingress and egress only over the
Northerly 120.00 feet of the Westerly 11.50 feet of Lot 2, Tract 24580, in the
City of Los Angeles, as per map recorded in Book 652 Page 65 of Maps in the
Office of the County Recorder.

* - This conveyance is not for consideration and is intended solely to formalize a
long-existing informal agreement.

Dated December 20, 1982

Lurlene M. Heitzenreder
LURLENE M. HEITZENREDER, a
partner in H. D. COMPANY

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles
On December 20, 1982 before me, the under-
signed, a Notary Public in and for said State, personally appeared
LURLENE M. HEITZENREDER, known
to me to be one of the partners of the
partnership that executed the within

~~instrument and acknowledged that such partnership~~
WITNESS my hand and official seal. ~~executed the same.~~



Signature Patricia B. Foster
Patricia B. Foster

Title Order No. _____ File, Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

PERSHING

D

84' 42'

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP

AUG 24 2007

☒ REVISED MAP ☐ FINAL MAP UNIT
☐ TIME EXTENSION
DEPUTY ADVISORY AGENCY
DIVISION OF

PLAN

SCALE: 1" = 20'

20' 10' 0' 20' 40'

GRAPHIC SCALE

11.50' WIDE EASEMENT FOR VEHICULAR
INGRESS & EGRESS PURPOSES ONLY AS
PER INSTRUMENT 83-2009 RECORDED
JANUARY 3, 1983

11.50' WIDE EASEMENT FOR VEHICULAR
INGRESS & EGRESS PURPOSES ONLY
AS PER INSTRUMENT 83-2010
RECORDED JANUARY 3, 1983

2 STORY BUILDING
ABOVE GROUND
LEVEL GARAGE

NE'LY LINE LOT 1
TRACT NO. 24590
M.B. 652-65

EX. CONC. BLOCK WALL

BALCONY
2ND FLOOR OVERHANG

LOT 1
2 STORY BUILDING
ABOVE GROUND
LEVEL GARAGE

SW'LY LINE LOT 3
TRACT NO. 24590
M.B. 652-65

EX. CONC. BLOCK WALL

NW'LY LINE LOT 1
TRACT NO. 32000
M.B. 928-25-22

D.W.P.W.S. 8'
15' S OF C
EX. 8" SEWER
ON C
D.W.P.P.S. 1-
10' N OF C
S.C.C. 8"
17' N OF C
G.T.E. 4-4"
28' N OF C

LEGEND

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

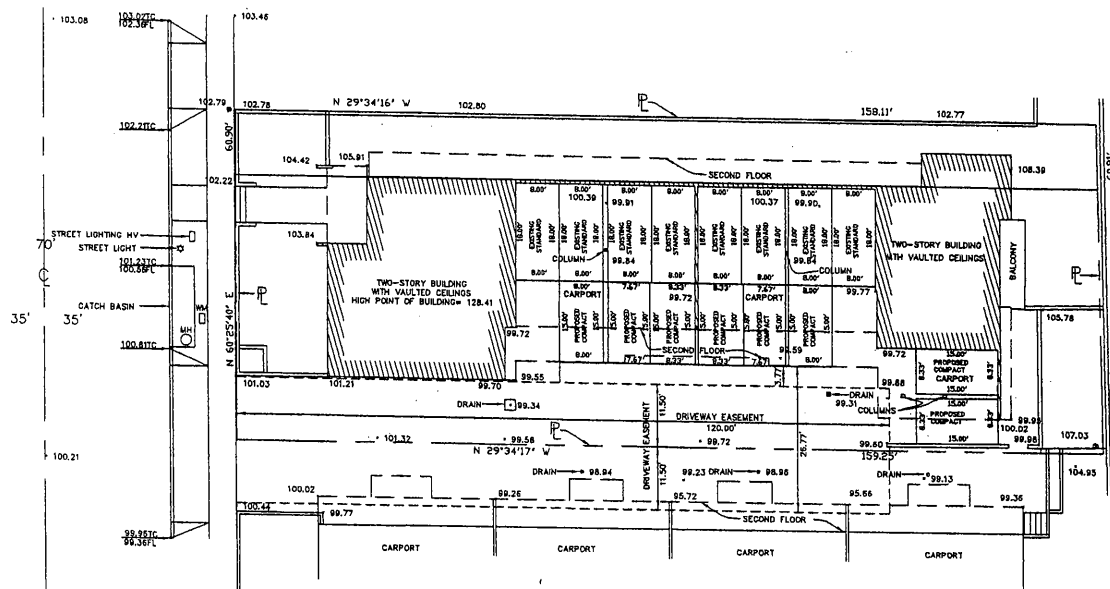
SYMBOLS

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



SCALE 1"=10'

MANITOBA STREET



NOTE:
THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER TO JUSTIFY THE PROPER LEGAL SET BACKS, IF ANY, OF THE NEWLY PLANNED CONSTRUCTION. "EYE-BALLING" OR GUESSING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED CANCEL THE VALIDITY AND ACCURACY OF THIS SURVEY.

NOTE:
THIS SURVEY AND MAP ARE THE PROPERTY OF TALA ASSOCIATES, INC. AND MAY NOT BE MODIFIED, ALTERED OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN APPROVAL BY TALA ASSOCIATES, INC. AND THE CLIENT FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISION EXTENDS TO THE RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL THAT MAP BE PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISION WILL VOID ANY PROFESSIONAL OBLIGATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED BY TALA ASSOCIATES, INC. AS TO SUCH CHANGED MATERIAL.

BENCHMARK
TOP OF FOUND LEAD & TACK
AS SHOWN ON PLAN
ELEV. 102.79

SITE ADDRESS:

8358 MANITOBA STREET
PLAYA DEL REY, CA 90293

LEGAL DESCRIPTION:

LOT 2 OF TRACT NO. 24580, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 652 PAGE 65 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID LAND.

PROPOSED PARKING PLAN

DATE: 11-09-07	REVISIONS
SCALE AS SHOWN	
DESIGNED: KK	
DRAWN: LBO	
CHECKED: RDR	
SHEET: 1 OF 1	
JOB NO. 2417	

TALA ASSOCIATES
3280 MOTOR AVENUE, STE. 225
LOS ANGELES, CA. 90034 (310) 837-1617

No. AA 2000-1
RESIDENTIAL PARKING POLICY

New Condominiums:

- A. Up to 5 units
 - 1. 2 per du
 - 2. Minimum 1/4 guest per du¹
- B. Six units or more
 - 1. 2 per du
 - 2. 1/4 guest in non-parking congested areas¹
1/2 guest in parking congested areas¹
 - 3. For side-by-side parking in private garages with direct entries into the units, 1/4 guest parking per unit will be permitted in parking congested areas.

Condominium Conversions:

- A. Minimum of 2 parking spaces per unit for projects if the building is more than five years old from a temporary issuance of its Certificate of Occupancy.
- B. For projects where the building is five or less years old from the Certificate of Occupancy, standards for new condominiums will apply.

EXCEPTIONS

Exceptions will be considered by the Advisory Agency pursuant to LAMC Section 12.22-A.26 ("Adaptive Reuse Projects in the Greater Downtown Los Angeles Area," Ordinance No. 172,571). Stock Cooperative Conversions will be considered on case-by-case basis.

¹Determinations on required parking by the Advisory Agency are not intended to supersede more restrictive requirements contained in other adopted City ordinances such as adopted specific plans and "Q" conditions. Further, additional guest parking will be considered in special areas of the City which are either subject to unusual public access demands (such as the beach areas) or areas where on-street parking is highly restricted (Major Highways, such as Barham Boulevard).

Issued by Deputy Advisory Agency

MAY 24 2000

ORDINANCE NO. 179191

An ordinance amending Sections 12.21 A 5 (a) (1), 12.21 A 5 (h), 12.21 A 5 (j), 12.21 A 5 (l), 12.21 A 6 (c), and 12.21 C 1 (g) of the Los Angeles Municipal Code, and adding Paragraph (m) to Section 12.21 A 5 of the Code, to revise various parking regulations.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The first unnumbered paragraph of Subparagraph (1) of Paragraph (a) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(1) **Width.** Every parking stall provided for dwelling units shall be at least 8 feet 6 inches wide, every compact stall shall be at least 7 feet 6 inches wide, and every other parking stall shall be at least 8 feet 4 inches wide, except that:

Sec. 2. Paragraph (h) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(h) **Tandem Parking.** Each required parking stall within a parking area or garage shall be accessible. Automobiles may be parked in tandem in the following instances:

(1) In a public garage or public parking area, which provides attendants to park vehicles at all times the garage or area is open for use.

(2) In a private garage or private parking area serving a one-family dwelling, an apartment house, apartment hotel, hotel, two-family dwelling, or multiple or group dwelling, where the tandem parking is not more than two cars in depth. Tandem parking shall not be allowed in parking areas for recreational vehicles or guest parking.

Sec. 3. Paragraph (j) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended by adding a second unnumbered paragraph to read:

The driveway width within a public garage shall maintain a constant width for its entire length.

Sec. 4. Paragraph (l) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(l) **Striping.** All parking stalls, other than those serving a one-family dwelling, shall be striped substantially in accordance with the illustrations set forth on Chart No. 5 of this section.

Sec. 5. A new Paragraph (m) is added to Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code to read:

(m) **Mechanical Automobile Lifts and Robotic Parking Structures.** The stacking of two or more automobiles via a mechanical car lift or computerized parking structure is permitted in all zones. The platform of the mechanical lift on which the automobile is first placed shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meet the requirements of paragraphs (a), (b), and (i) of this subdivision. The lift equipment or computerized parking structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Department of Building and Safety.

Sec. 6. Paragraph (c) of Subdivision 6 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended by adding a second unnumbered paragraph to read:

Exception: Access driveways to the areas referenced above may be paved with a permeable material such as pavers, porous concrete, a combination of 45% concrete and 55% holes filled with grass distributed uniformly (commonly known as grasscrete), or any material deemed equivalent by the Department of City Planning.

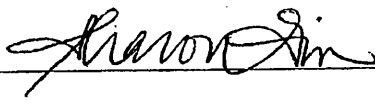
Sec. 7. The third unnumbered paragraph of Paragraph (g) of Subdivision 1 of Subsection C of Section 12.21 of the Los Angeles Municipal code is amended to read:

All portions of the required front yard of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved. The planted area in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall be planted in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Department of City Planning. The planted area shall include at least one tree, which shall be at least 15 gallon in size and at least six feet in height at the time of planting, for each 500 square feet of planted area and shall be equipped with an automatic irrigation system, which shall be properly maintained.

Sec. 8. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of SEP 12 2007.

FRANK T. MARTINEZ, City Clerk


By  Deputy

Approved SEP 24 2007

 Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 
JOLAINE HARKLESS
Assistant City Attorney

Date: August 3, 2007

File No. CF No. 07-0122

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

August 1, 2007

See attached report.


S. Gail Goldberg
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 179191 - Amending various sections of the L.A.M.C. and adding Paragraph (m) to Section 12.21 A 5 of the Code, to revise various parking regulations - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on September 12, 2007, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on September 26, 2007 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on September 26, 2007 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 26th day of September 2007 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: November 5, 2007

Council File No. 07-0122



INFORMATION BULLETIN / PUBLIC - ZONING CODE

REFERENCE NO.: L.A. Ord. 142,306

Effective: 10-01-99

DOCUMENT NO. **P/ZC 2002-001**

Revised: 12-15-05

Previously Issued As: IB ZO-1, RGA 3-72

PARKING DESIGN

GENERAL REQUIREMENTS

I. STALL WIDTHS

- A. Minimum 8 ft 8 inches wide for standard stalls serving dwelling units.
- B. Minimum 8 ft 4 inches wide for all other standard stalls.
- C. Minimum 8 ft 0 inches wide for all parallel parking standard stalls.
- D. Minimum 7 ft 6 inches wide for all compact stalls.
- E. For disabled access stall widths and other requirements, refer to Information Bulletin P/BC 2002-084.
- F. Stall widths must be increased for obstructions, except for stalls serving single family dwellings and duplexes, as shown in Figures 8 & 9 and for end stall conditions as shown in Figure 3 in section XIV. For purposes of determining increases for obstructions, property lines shall be considered as obstructions. No increase for obstructions is required for parallel parking stalls.

II STALL DEPTHS

- A. Minimum 18 feet deep for all standard stalls.
- B. Minimum 15 feet deep for all compact stalls.
- C. Minimum 26 feet deep for all standard parallel stalls and 30 feet deep for end parallel stalls.
- D. Minimum 23 feet deep for all compact parallel stalls and 27 feet deep for end parallel stalls.

III. COMPACT PARKING SPACES PERMITTED

In parking areas or garages containing 10 or more spaces for other than dwelling uses, up to 40% of the total required parking spaces and 100% of the non-required parking spaces may be compact. For dwelling uses, all parking stalls in excess of one stall per unit may be compact. Unless specified otherwise, required guest parking spaces may be compact spaces.

IV ACCESS AISLE AND PARKING BAY WIDTHS

- A. The basic access aisle and parking bay widths for compact and standard stalls are shown in Tables 1 through 6.
- B. Parking bay dimensions shall be determined using the required basic stall width before required increases for obstructions. Where required and non-required stalls are intermixed in a bay, the width of the bay shall be the larger of the bay widths shown in the tables for the required and non-required stalls. Where single access is provided for both entrance and exit to a parking bay and the bay contains 25 stalls or less, the bay may be designed using one-way traffic tables. Where the number of stalls exceeds 25 and single access for entrance is provided, the bay widths shall be determined using the two-way traffic tables.

V. TANDEM PARKING STALLS

- A. Tandem parking stalls are permitted in public garages and public parking areas providing an attendant. A "Covenant and Agreement to Provide Parking Attendant" will be required.
- B. Tandem stalls are permitted in private parking garages and private parking areas serving:
 - 1. Apartment houses, apartment hotels, hotels, multiple or group dwellings.
 - 2. Two-family dwellings in the RW Zone.
 - 3. Two-family dwellings in the RD, R3, RAS3, R4, RAS4 or R5 Zones on a lot with a frontage of less than 40 ft.At least one parking stall per dwelling unit and all stalls required for any guest room shall be individually and easily accessible. At least one standard stall shall be provided for each pair of tandem stalls.
- C. Tandem parking shall be limited to a maximum of two cars in depth except for additional parking required in accordance with Section 12.21A17(h).
- D. When determining access aisle widths for tandem parking, the aisle widths for standard stalls shall be used.

VI. PARKING STALL LOCATION

Each parking stall shall be so located that no automobile is required to back into any public street or sidewalk to leave the parking stall, parking bay or driveway, except where such parking stalls, parking bays or driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway. No automobile parking space shall be provided or maintained within the required front yard of an A or R zoned lot except for additional parking provided in accordance with Section 12.21A17(h). No parking stall may be located within a 5 foot side yard along the side street lot line of an A or R zoned corner lot.

VII. DRIVEWAY WIDTHS AND LOCATIONS

- A. Department of Transportation approval for the location of the driveways shall be obtained on lots located in a P (including any combination with an A or R Zone) or PB Zone, for all residential driveways serving two or more dwelling units which front on major and secondary highways and for all new driveways serving all other uses.
- B. 9 ft. minimum in the A, RE, RS, R1, RU, RZ, R2, RMP and RW Zones.
- C. 10 ft. minimum in all other zones and when serving an apartment house in the R2 Zone.
- D. 19 ft. minimum when serving more than 25 cars or, in lieu thereof, shall be two 10 ft. minimum wide driveways.
- E. Not more than 50% of a required front yard shall be designed, improved or used for access driveways unless the lot is developed with a building meeting the requirements of Section 12.08.3B1 (RZ Zone requirements).

VIII. SLOPES FOR DRIVEWAYS, RAMPS AND STALLS

- A. 20% maximum slope on driveway or ramp.
- B. 10% maximum cross slope of a driveway or ramp.
- C. 5% maximum slope in any direction in a parking stall.
- D. Transition slopes are required when the slope of the driveway or ramp exceeds 12.5%. See Figures 11A and 11B for acceptable transition slope designs.

IX. GARAGE DESIGN

A. DOOR OPENING WIDTHS

1. The required garage door opening width for a one car garage serving single family dwellings, duplexes and garages serving individual units shall be 8 feet minimum.
2. The required garage door opening width for a two car garage serving single family dwellings, duplexes and garages serving individual units shall be 16 feet minimum.
3. The required garage door opening width shall be increased in the event the stall widths are increased in order to accommodate a reduced access aisle width. The opening shall be equal to the required stall width less 8 inches for a one car garage and the required stall width multiplied by 2, less 16 inches for a two car garage.
4. The required garage door opening width for all other garages shall be equal to the required driveway width or stall width whichever is greater.

B. CLEAR HEIGHT IN GARAGE

1. All parking garages shall have an unobstructed headroom clearance of not less than 7 feet above the finished floor to any ceiling, beam, pipe or similar obstruction.
2. All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8 feet 2 inches where required for accessibility to parking spaces for persons with physical disabilities.

X. PAVING, LANDSCAPING AND CAR STOPS

Every parking area and parking garage including access driveways thereto, shall be paved with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, or with portland cement paving at least three inches thick or any material deemed equivalent by the Department. All areas shall have appropriate bumper guards, wheel stops, steel posts, walls, curbs, suitable landscaping or other installations adequate to prevent vehicles from parking or maneuvering on those portions of a lot upon which a driveway or parking area is prohibited, or into a public right of way, or where those portions of a lot are needed to prevent encroachment on walkways or adjoining properties.

When landscaping is required by the provisions of the L.A.M.C., City Planning approval is required for all such landscaped areas.

XI. INTERNAL CIRCULATION

All portions of a public parking area or public garage shall be accessible to all other portions thereof without requiring the use of any public street, unless the Department of Transportation determines that such use is not detrimental to the flow of traffic.

TABLE 1: STANDARD CARS - PARKING BAY WIDTHS FOR ONE-WAY TRAFFIC * AND DOUBLE LOADED AISLES, BASED ON CHART NO. 1 IN ORDINANCE NO. 142,306

Parking Angle	8'-4" Stalls	8'-6" Stalls	8'-8" Stalls	8'-10" Stalls	9'-0" Stalls	9'-2" Stalls	9'-4" Stalls
30	43'-0"	43'-0"	43'-0"	43'-0"	43'-0"	43'-0"	43'-0"
32.5	44'-2"	44'-2"	44'-2"	44'-2"	44'-2"	44'-2"	44'-2"
35	45'-3"	45'-3"	45'-3"	45'-3"	45'-3"	45'-3"	45'-3"
37.5	46'-3"	46'-3"	46'-3"	46'-3"	46'-3"	46'-3"	46'-3"
40	47'-4"	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
42.5	48'-10"	48'-4"	47'-10"	47'-8"	47'-8"	47'-8"	47'-8"
45	50'-3"	49'-10"	49'-5"	49'-0"	48'-7"	48'-5"	48'-5"
47.5	51'-6"	51'-1"	50'-8"	50'-3"	49'-10"	49'-5"	49'-0"
50	52'-8"	52'-3"	51'-10"	51'-5"	51'-0"	50'-6"	50'-1"
52.5	53'-8"	53'-3"	52'-10"	52'-5"	52'-0"	51'-6"	51'-1"
55	54'-7"	54'-2"	53'-9"	53'-4"	52'-11"	52'-5"	52'-0"
57.5	55'-6"	55'-0"	54'-7"	54'-1"	53'-8"	53'-2"	52'-9"
60	56'-5"	55'-11"	55'-5"	55'-0"	54'-8"	54'-0"	53'-7"
62.5	57'-4"	56'-10"	56'-4"	55'-10"	55'-4"	54'-9"	54'-5"
65	58'-2"	57'-8"	57'-2"	56'-8"	56'-2"	55'-8"	55'-2"
67.5	58'-10"	58'-3"	57'-9"	57'-3"	56'-9"	56'-3"	55'-9"
70	59'-7"	59'-0"	58'-6"	58'-0"	57'-6"	57'-0"	56'-6"
72.5	60'-3"	59'-8"	59'-2"	58'-7"	58'-1"	57'-7"	57'-1"
75	60'-11"	60'-4"	59'-9"	59'-2"	58'-8"	58'-1"	57'-7"
77.5	61'-7"	61'-0"	60'-5"	59'-10"	59'-3"	58'-8"	58'-2"
80	62'-2"	61'-7"	61'-0"	60'-5"	59'-10"	59'-3"	58'-8"
82.5	62'-8"	62'-0"	61'-5"	60'-10"	60'-3"	59'-8"	59'-1"
85	63'-2"	62'-8"	61'-11"	61'-3"	60'-8"	60'-1"	59'-6"
87.5	63'-7"	62'-11"	62'-3"	61'-7"	61'-0"	60'-4"	59'-9"
90	64'-0"	63'-4"	62'-8"	62'-0"	61'-4"	60'-8"	60'-0"

* NOTE: All values on this table are for required parking stalls. To determine parking bay widths for non-required stalls, merely use a column showing a stall width dimension that is 4 inches more. The values above the darkened lines are governed by minimum aisle width. The stall widths (8'-6", 8'-10", and 9'-2") are not shown in the ordinance, but are available for use.

TABLE 2: STANDARD CARS - PARKING BAY WIDTHS FOR ONE-WAY TRAFFIC AND SINGLE LOADED AISLES, BASED ON CHART NO. 2 IN ORDINANCE NO. 142,306 *

Parking Angle	8'-4" Stalls	8'-6" Stalls	8'-8" Stalls	8'-10" Stalls	9'-0" Stalls	9'-2" Stalls	9'-4" Stalls
30	27'-6"	27'-6"	27'-6"	27'-6"	27'-6"	27'-6"	27'-6"
32.5	28'-1"	28'-1"	28'-1"	28'-1"	28'-1"	28'-1"	28'-1"
35	28'-7"	28'-7"	28'-7"	28'-7"	28'-7"	28'-7"	28'-7"
37.5	29'-1"	29'-1"	29'-1"	29'-1"	29'-1"	29'-1"	29'-1"
40	29'-11"	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"
42.5	30'-11"	30'-6"	30'-1"	29'-10"	29'-10"	29'-10"	29'-10"
45	31'-11"	31'-6"	30'-8"	30'-8"	30'-3"	30'-3"	30'-5"
47.5	32'-11"	32'-6"	32'-1"	31'-8"	31'-3"	31'-10"	30'-5"
50	33'-10"	33'-5"	33'-0"	32'-7"	32'-2"	31'-9"	31'-4"
52.5	34'-9"	34'-3"	33'-9"	33'-4"	32'-11"	32'-6"	32'-1"
55	35'-7"	35'-1"	34'-7"	34'-2"	33'-8"	33'-3"	32'-10"
57.5	36'-5"	35'-11"	35'-5"	35'-0"	34'-6"	34'-0"	33'-7"
60	37'-3"	36'-9"	36'-3"	35'-9"	35'-3"	34'-9"	34'-4"
62.5	38'-0"	37'-6"	37'-0"	36'-6"	36'-0"	35'-6"	35'-0"
65	38'-9"	38'-2"	37'-8"	37'-2"	36'-8"	36'-2"	35'-8"
67.5	39'-6"	38'-11"	38'-5"	37'-11"	37'-4"	36'-10"	36'-4"
70	40'-3"	39'-8"	39'-2"	38'-7"	38'-1"	37'-6"	37'-0"
72.5	40'-11"	40'-4"	39'-10"	39'-3"	38'-9"	38'-2"	37'-8"
75	41'-8"	41'-1"	40'-7"	40'-0"	39'-5"	38'-10"	38'-4"
77.5	42'-5"	41'-10"	41'-3"	40'-8"	40'-1"	39'-6"	39'-0"
80	43'-1"	42'-6"	41'-11"	41'-4"	40'-9"	40'-2"	39'-7"
82.5	43'-9"	43'-1"	42'-6"	41'-11"	41'-4"	40'-9"	40'-2"
85	44'-6"	43'-10"	43'-3"	42'-7"	42'-0"	41'-4"	40'-9"
87.5	45'-3"	44'-7"	43'-11"	43'-4"	42'-8"	42'-0"	41'-5"
90	46'-0"	45'-4"	44'-8"	44'-0"	43'-4"	42'-8"	42'-0"

* NOTE: All values on this table are for required parking stalls. To determine parking bay widths for non-required stalls, merely use a column showing a stall width dimension that is 4 inches more. The values above the darkened lines are governed by minimum aisle width. The stall widths (8'-6", 8'-10", and 9'-2") are not shown in the ordinance, but are available for use.

TABLE 3: STANDARD CARS - PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES, BASED ON CHART NO. 3 IN ORDINANCE NO. 142,306 *

Parking Angle	8'-4" Stalls	8'-6" Stalls	8'-8" Stalls	8'-10" Stalls	9'-0" Stalls	9'-2" Stalls	9'-4" Stalls
30	51'-2"	51'-2"	51'-2"	51'-2"	51'-2"	51'-2"	51'-2"
32.5	52'-4"	52'-4"	52'-4"	52'-4"	52'-4"	52'-4"	52'-4"
35	53'-3"	53'-3"	53'-3"	53'-3"	53'-3"	53'-3"	53'-3"
37.5	54'-2"	54'-2"	54'-2"	54'-2"	54'-2"	54'-2"	54'-2"
40	54'-10"	54'-10"	54'-10"	54'-10"	54'-10"	54'-10"	54'-10"
42.5	55'-7"	55'-7"	55'-7"	55'-7"	55'-7"	55'-7"	55'-7"
45	56'-4"	56'-4"	56'-4"	56'-4"	56'-4"	56'-4"	56'-4"
47.5	57'-0"	57'-0"	57'-0"	57'-0"	57'-0"	57'-0"	57'-0"
50	57'-8"	57'-8"	57'-7"	57'-7"	57'-0"	57'-6"	57'-6"
52.5	58'-4"	58'-3"	58'-2"	58'-2"	58'-1"	58'-0"	58'-0"
55	58'-11"	58'-9"	58'-8"	58'-7"	58'-6"	58'-5"	58'-4"
57.5	59'-6"	59'-4"	59'-2"	59'-1"	58'-11"	58'-9"	58'-8"
60	59'-11"	59'-9"	59'-7"	59'-5"	59'-3"	59'-1"	58'-11"
62.5	60'-5"	60'-2"	60'-0"	59'-9"	59'-7"	59'-4"	59'-2"
65	60'-11"	60'-8"	60'-5"	60'-2"	59'-11"	59'-8"	58'-5"
67.5	61'-5"	61'-1"	60'-9"	60'-6"	60'-2"	59'-10"	59'-7"
70	61'-10"	61'-5"	61'-1"	60'-9"	60'-5"	60'-1"	59'-9"
72.5	62'-3"	61'-10"	61'-5"	61'-0"	60'-7"	60'-2"	59'-10"
75	62'-7"	62'-1"	61'-8"	61'-3"	60'-9"	60'-4"	59'-11"
77.5	62'-11"	62'-5"	61'-11"	61'-5"	60'-11"	60'-5"	60'-0"
80	63'-3"	62'-8"	62'-2"	61'-7"	61'-1"	60'-6"	60'-0"
82.5	63'-6"	62'-11"	62'-4"	61'-9"	61'-2"	60'-7"	60'-0"
85	63'-9"	63'-1"	62'-6"	61'-10"	61'-3"	60'-7"	60'-0"
87.5	63'-11"	63'-3"	62'-7"	61'-11"	61'-3"	60'-7"	60'-0"
90	64'-0"	63'-4"	62'-8"	62'-0"	61'-4"	60'-8"	60'-0"

* NOTE: All values on this table are for required parking stalls. To determine parking bay widths for non-required stalls, merely use a column showing a stall width dimension that is 4 inches more. The values above the darkened lines are governed by minimum aisle width. The stall widths (8'-6", 8'-10", and 9'-2") are not shown in the ordinance, but are available for use.

TABLE 4: STANDARD CARS - PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND SINGLE LOADED AISLES, BASED ON CHART NO. 4 IN ORDINANCE NO. 142,306 *

Parking Angle	8'-4" Stalls	8'-6" Stalls	8'-8" Stalls	8'-10" Stalls	9'-0" Stalls	9'-2" Stalls	9'-4" Stalls
30	35'-6"	35'-6"	35'-6"	35'-6"	35'-6"	35'-6"	35'-6"
32.5	36'-0"	36'-0"	36'-0"	36'-0"	36'-0"	36'-0"	36'-0"
35	36'-6"	36'-6"	36'-6"	36'-6"	36'-6"	36'-6"	36'-6"
37.5	37'-0"	37'-0"	37'-0"	37'-0"	37'-0"	37'-0"	37'-0"
40	37'-6"	37'-6"	37'-6"	37'-5"	37'-5"	37'-5"	37'-5"
42.5	38'-0"	38'-0"	37'-11"	37'-11"	37'-11"	37'-10"	37'-10"
45	38'-6"	38'-6"	38'-5"	38'-5"	38'-4"	38'-4"	38'-3"
47.5	39'-0"	38'-11"	38'-10"	38'-10"	38'-9"	38'-8"	38'-8"
50	39'-5"	39'-4"	39'-3"	39'-3"	39'-2"	39'-1"	39'-0"
52.5	39'-10"	39'-9"	39'-8"	39'-7"	39'-6"	39'-5"	39'-4"
55	40'-3"	40'-1"	40'-0"	39'-11"	39'-10"	39'-9"	39'-8"
57.5	40'-8"	40'-6"	40'-5"	40'-4"	40'-2"	40'-1"	40'-0"
60	41'-1"	40'-11"	40'-10"	40'-8"	40'-7"	40'-5"	40'-4"
62.5	41'-6"	41'-4"	41'-2"	41'-0"	40'-10"	40'-8"	40'-7"
65	41'-11"	41'-8"	41'-6"	41'-4"	41'-2"	41'-0"	40'-10"
67.5	42'-4"	42'-1"	41'-11"	41'-8"	41'-6"	41'-3"	41'-1"
70	42'-9"	42'-6"	42'-3"	42'-0"	41'-9"	41'-6"	41'-4"
72.5	43'-2"	42'-10"	42'-7"	42'-4"	42'-0"	41'-9"	41'-6"
75	43'-7"	43'-3"	42'-11"	42'-7"	42'-3"	41'-11"	41'-8"
77.5	44'-0"	43'-7"	43'-3"	42'-11"	42'-6"	42'-2"	41'-10"
80	44'-5"	44'-0"	43'-7"	43'-2"	42'-9"	42'-4"	41'-11"
82.5	44'-10"	44'-4"	43'-10"	43'-5"	42'-11"	42'-5"	42'-0"
85	45'-3"	44'-8"	44'-2"	43'-7"	43'-1"	42'-6"	42'-0"
87.5	45'-8"	45'-0"	44'-5"	43'-10"	43'-2"	42'-7"	42'-0"
90	46'-0"	45'-4"	44'-8"	44'-0"	43'-4"	42'-8"	42'-0"

* NOTE: All values on this table are for required parking stalls. To determine parking bay widths for non-required stalls, merely use a column showing a stall width dimension that is 4 inches more. The values above the darkened lines are governed by minimum aisle width. The stall widths (8'-6", 8'-10", and 9'-2") are not shown in the ordinance, but are available for use.

TABLE 5A: PARKING BAY DIMENSIONS FOR COMPACT CARS - REQUIRED STALLS

REQUIRED STALLS					
ONE WAY TRAFFIC			TWO WAY TRAFFIC		
ANGLE α	DOUBLE LOADED BAY WIDTH	SINGLE LOADED BAY WIDTH	ANGLE α	DOUBLE LOADED BAY WIDTH	SINGLE LOADED BAY WIDTH
30	40'-0"	26'-0"	30	48'-2"	34'-0"
32.5	40'-11"	26'-6"	32.5	49'-1"	34'-5"
35	41'-10"	26'-10"	35	49'-10"	34'-9"
37.5	42'-7"	27'-3"	37.5	50'-6"	35'-2"
40	43'-2"	27'-7"	40	50'-11"	35'-6"
42.5	43'-7"	27'-10"	42.5	51'-6"	35'-10"
45	44'-4"	28'-2"	45	52'-1"	36'-3"
47.5	45'-5"	29'-0"	47.5	52'-7"	36'-6"
50	46'-5"	29'-10"	50	52'-11"	36'-10"
52.5	47'-3"	30'-6"	52.5	53'-4"	37'-2"
55	48'-10"	31'-3"	55	53'-7"	37'-4"
57.5	48'-7"	31'-11"	57.5	53'-10"	37'-8"
60	49'-4"	32'-8"	60	54'-1"	37'-11"
62.5	50'-0"	33'-4"	62.5	54'-3"	38'-2"
65	50'-9"	33'-11"	65	54'-6"	38'-5"
67.5	51'-3"	34'-7"	67.5	54'-8"	38'-9"
70	51'-10"	35'-3"	70	54'-9"	38'-11"
72.5	52'-4"	35'-10"	72.5	54'-10"	39'-2"
75	52'-10"	36'-6"	75	54'-11"	39'-4"
77.5	53'-4"	37'-3"	77.5	55'-1"	39'-7"
80	53'-11"	37'-10"	80	55'-2"	39'-10"
82.5	54'-4"	38'-4"	82.5	55'-3"	39'-11"
85	54'-8"	39'-0"	85	55'-3"	40'-1"
87.5	55'-0"	39'-8"	87.5	55'-3"	40'-2"
90	55'-4"	40'-4"	90	55'-4"	40'-4"

TABLE 5B: PARKING BAY DIMENSIONS FOR COMPACT CARS - NON-REQUIRED STALLS

NON-REQUIRED STALLS					
ONE WAY TRAFFIC			TWO WAY TRAFFIC		
ANGLE α	DOUBLE LOADED BAY WIDTH	SINGLE LOADED BAY WIDTH	ANGLE α	DOUBLE LOADED BAY WIDTH	SINGLE LOADED BAY WIDTH
30	40'-0"	26'-0"	30	48'-2"	34'-0"
32.5	40'-11"	26'-6"	32.5	49'-1"	34'-5"
35	41'-10"	26'-10"	35	49'-10"	34'-9"
37.5	42'-7"	27'-3"	37.5	50'-6"	35'-2"
40	43'-2"	27'-7"	40	51'-0"	35'-6"
42.5	43'-7"	27'-10"	42.5	51'-6"	35'-10"
45	44'-2"	28'-1"	45	52'-1"	36'-2"
47.5	44'-7"	28'-3"	47.5	52'-7"	36'-5"
50	45'-6"	29'-0"	50	52'-11"	36'-8"
52.5	46'-3"	29'-10"	52.5	53'-2"	37'-0"
55	47'-0"	30'-5"	55	53'-5"	37'-3"
57.5	47'-8"	31'-1"	57.5	53'-7"	37'-6"
60	48'-5"	31'-9"	60	53'-9"	37'-8"
62.5	49'-1"	32'-4"	62.5	53'-10"	37'-11"
65	49'-9"	32'-11"	65	54'-0"	38'-1"
67.5	50'-3"	33'-7"	67.5	54'-0"	38'-4"
70	50'-10"	34'-2"	70	54'-0"	38'-6"
72.5	51'-4"	34'-10"	72.5	54'-0"	38'-8"
75	51'-10"	35'-5"	75	54'-0"	38'-9"
77.5	52'-4"	36'-1"	77.5	54'-0"	38'-11"
80	52'-9"	36'-8"	80	54'-0"	39'-0"
82.5	53'-2"	37'-2"	82.5	54'-0"	39'-0"
85	53'-6"	37'-9"	85	54'-0"	39'-0"
87.5	53'-9"	38'-5"	87.5	54'-0"	39'-2"
90	54'-0"	39'-0"	90	54'-0"	39'-2"

TABLE 6: ACCESS AISLE WIDTH FOR COMPACT AND STANDARD STALLS

STANDARD STALLS-RESIDENTIAL		STANDARD STALLS-ALL OTHERS		COMPACT STALLS	
STALL WIDTH	AISLE WIDTH	STALL WIDTH	AISLE WIDTH	STALL WIDTH	AISLE WIDTH
8'-8"	26'-8"	8'-4"	28'-0"	7'-6"	25'-4"
9'-0"	25'-4"	8'-8"	26'-8"	7'-10"	24'-0"
9'-4"	24'-0"	9'-0"	25'-4"	8'-2"	22'-8"
9'-6"	23'-4"	9'-4"	24'-0"	8'-4"	22'-0"
9'-8"	22'-8"	9'-6"	23'-4"	8'-6"	21'-4"
9'-10"	22'-0"	9'-8"	22'-8"	8'-8"	20'-8"
		9'-10"	22'-0"	8'-10"	20'-0"

XII. CALCULATION OF PARKING SPACES

To determine the number of parking spaces possible on a given sized lot or to determine the lot size required for a certain number of spaces, refer to Figure 1 and the following procedures:

1. To find the required Length (L) for a certain Number (N) of parking stalls:
 - a. Select Bay Width (B) from lot area that is available.
 - b. Using the parking bay charts or tables choose a trial Parking Angle, α (use maximum) and Stall Width, W (W is 8'-4" minimum for commercial required and non-required parking, 8'-8" minimum for residential required and non-required parking.)
NOTE: See Table 1 thru 4 for standard car stall and Tables 5A, 5B, and 6 for compact car stall bay width dimensions.
 - c. From Figure 1 calculate the following values:

$$X = S \cos \alpha \quad Y = W / \sin \alpha \quad Z = W \sin \alpha$$

Then the Length (L) is the sum of the X, Y, and Z dimensions.

$$L = X + Z + (N-1) Y, \text{ which is (one stall) + (all stalls but one) } Y$$

2. To determine the Number (N) of parking stalls possible for an available parking bay of Length (L)

$$\text{Total number of parking spaces, } N = \frac{L - (X + Z)}{Y} + 1$$

3. For multiple parking bays where the bays overlap and interlock, the net bay widths may be determined by the parking bay relationships shown below.

- a. Parking lot width for overlapping, interlocking bay widths, M (See Figure 1).
- b. Compute parking bay overlap width, $Q = W \cos \alpha$ then determine required parking area width as follows:

- For 2 interlocking bays, both double loaded: lot width = $2B - Q$, where b = width of single loaded bay
- For double and single loaded lot width = $B + b + Q$
- For multiple bays, all double loaded: lot width = $r(B - Q) + Q$, where r = number of bays
- one single loaded end bay: lot width = $r(B - Q) - b$
both end bays single loaded: lot width = $r(B - Q) + b$

4. Supplementary dimensions:
For angle α , parking stall depth, $P = S \sin \alpha + Q$

Driveway aisle width, D

double loaded bays, $D = B - 2P$

single loaded bays, $D = b - P$

5. Double loaded means parking on both sides of the driveway access aisle. Single loaded means parking on one side of the driveway access aisle.

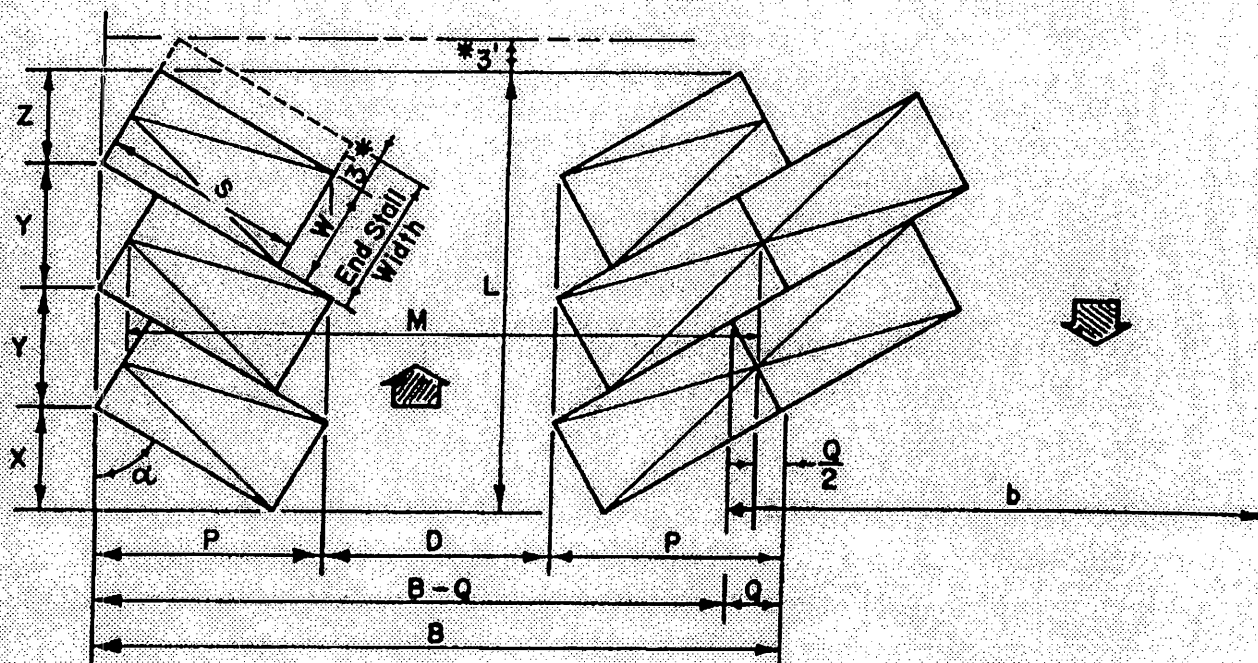


FIGURE 1

* End stalls for 82.5° to 90° parking shall be 3'-0" wider, or the access aisle shall extend 5' minimum beyond bay ($L + 3'$).

XIII. STRIPING FOR PARKING STALLS

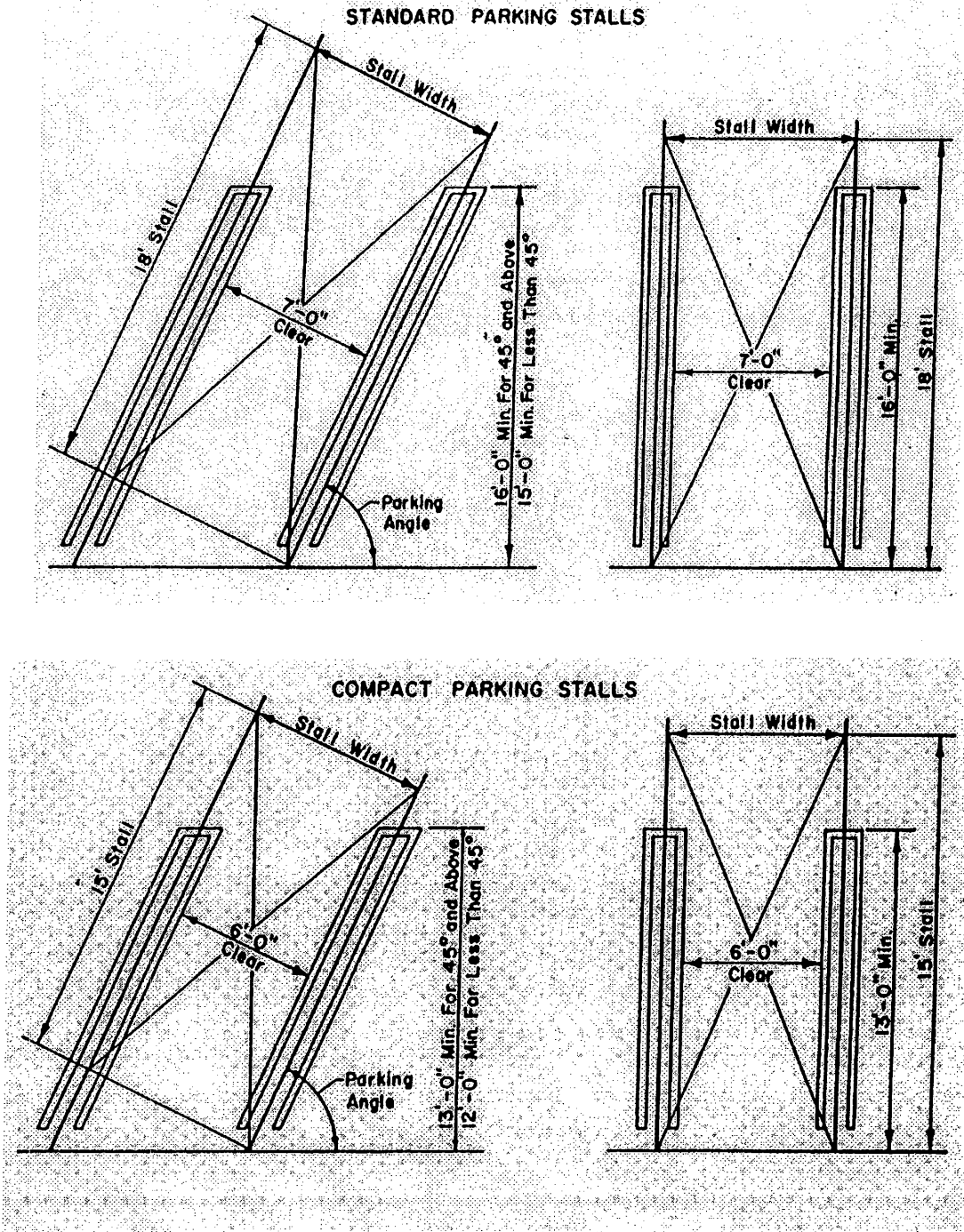


FIGURE 2

XIV. END STALL CONDITIONS

For end parking stalls placed at angles greater than 80 degrees, an increase of 3 ft. for standard stalls and 2 ft. for compact stalls to the Basic Stall Width (BSW) is required.

If access aisle extends a minimum of 3 ft. for standard stalls and 2 ft. for compact stalls beyond the end parking stall, no increase in stall width is required other than the 10 inch increase for obstructions. (See Figure 3 below)

The increase in stall width for end stall conditions or the extension of the access aisle beyond the end parking stall may be omitted if a minimum of 32 ft. wide access aisle is provided.

For standard stall with access aisle widths between 28 ft. and 32 ft., you can decrease the 3 ft. increase in stall width or extension of the access aisle by 6 ½ inches per foot of width of access aisle width beyond 28 ft.

For compact stalls, you can decrease the 2 ft. increase in stall width or extension of access aisle by 3 ½ inches per foot of width beyond 28 ft. of access aisle width.

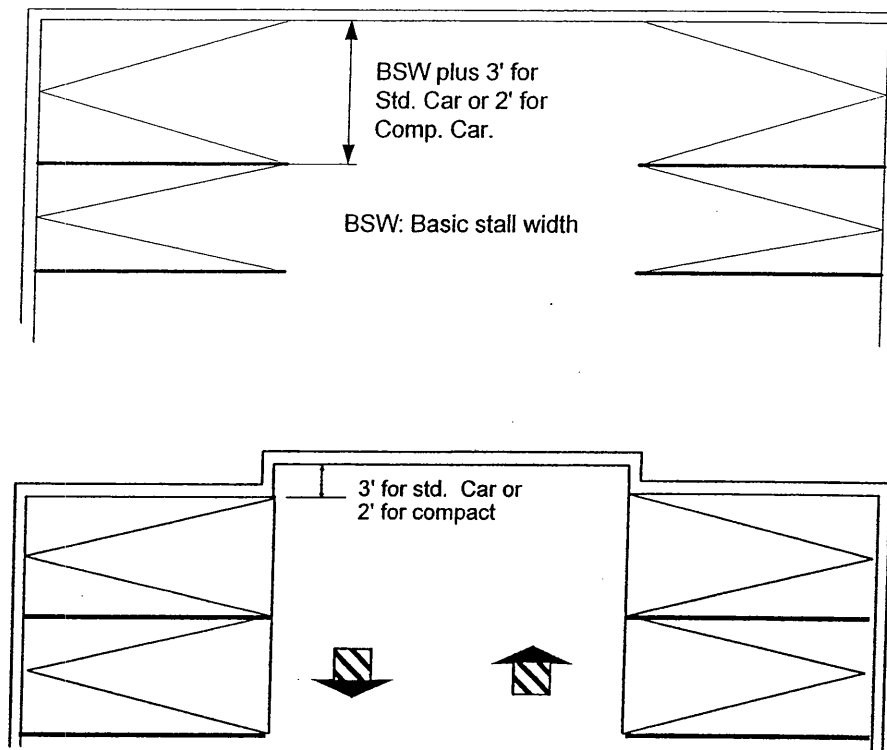


FIGURE 3

XV. PARKING WALL HEIGHT

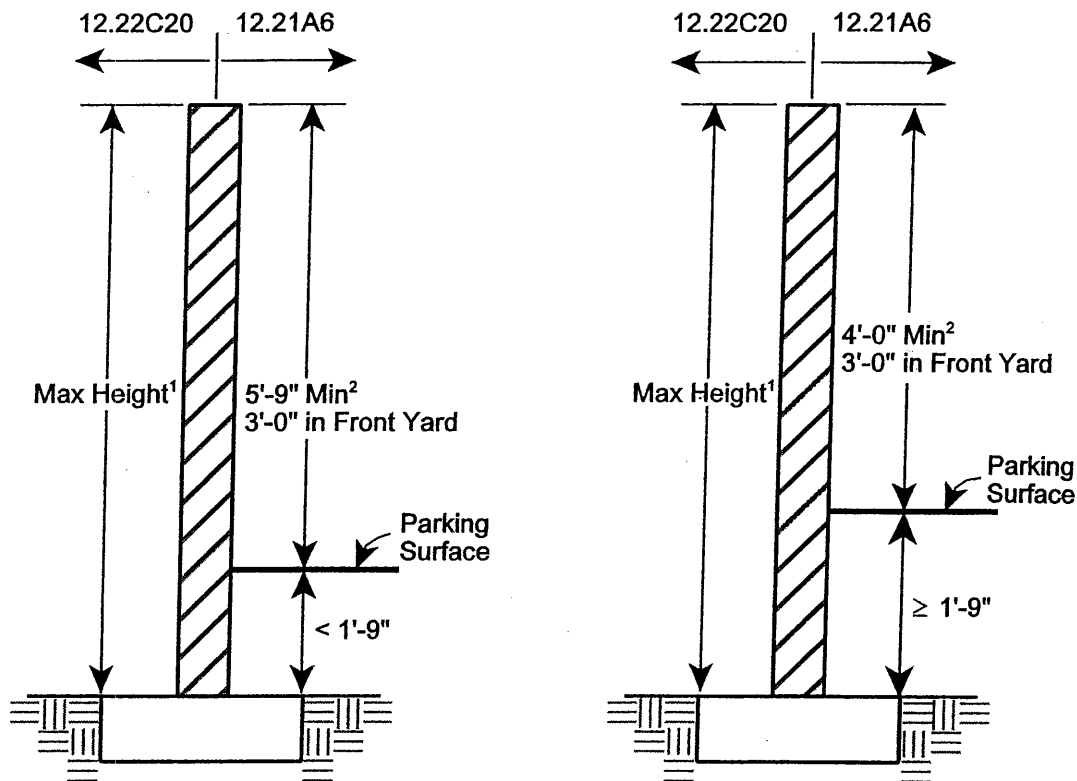


FIGURE 4

¹ Wall cannot exceed the height limitation as specified in 12.22C20(f) for "A" or "R" zones.

² Minimum height for parking area is measured from the finished grade of the parking surface.

XVI. DRIVEWAY AND TURNING AREAS

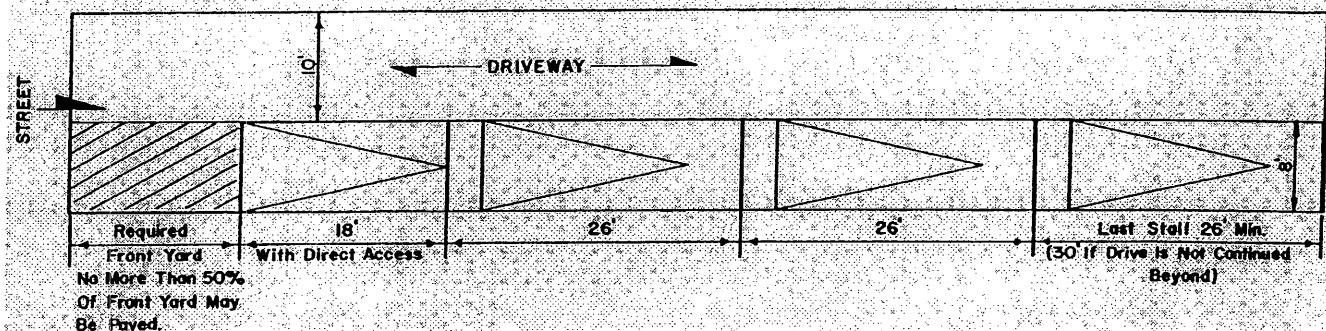


FIGURE 5: FOR PARALLEL PARKING

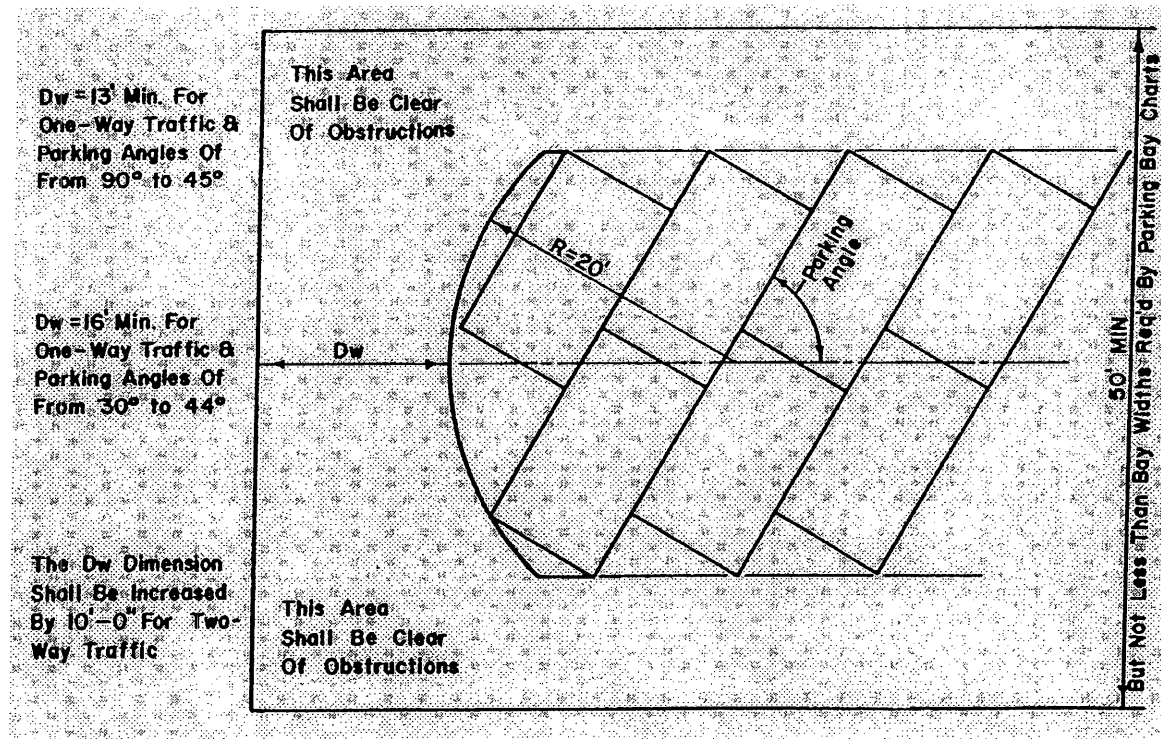
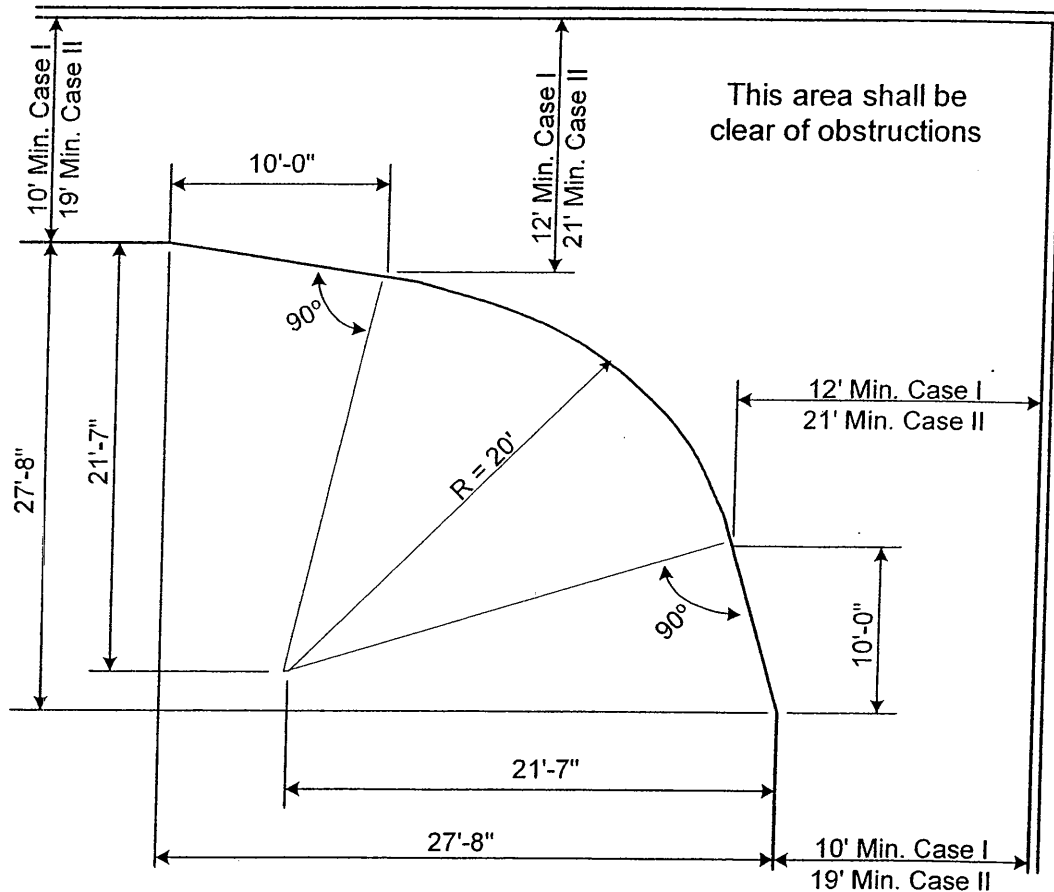


FIGURE 6: CIRCULATION DRIVEWAYS FOR VARIOUS PARKING ANGLES

90° Turn

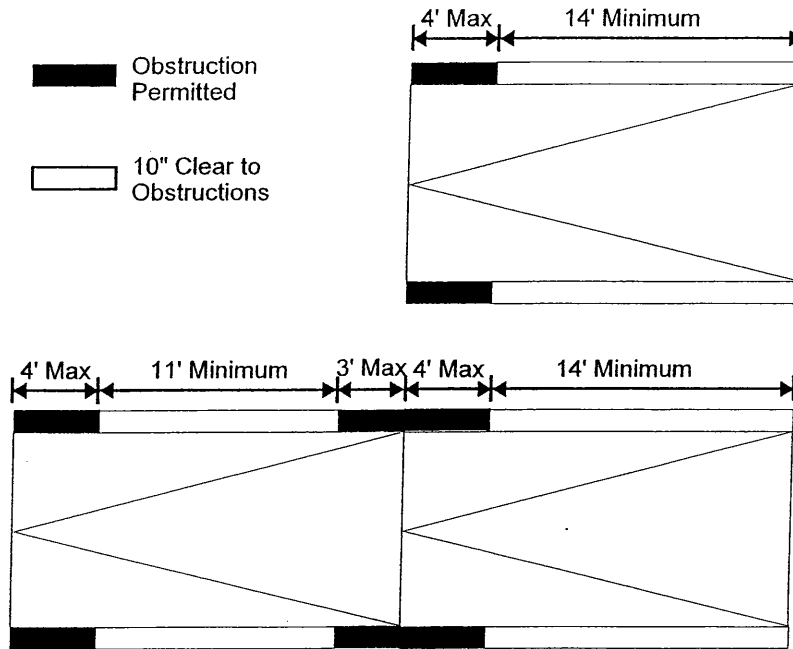
(No Scale)



Case I - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

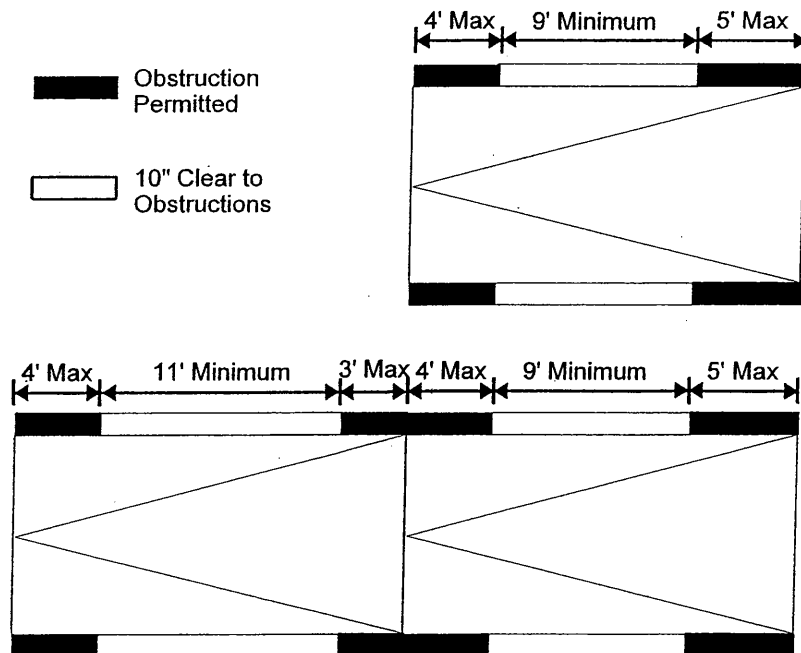
Case II - Two-way traffic and more than 25 cars go around the turn.

FIGURE 7: CIRCULATION DRIVEWAYS

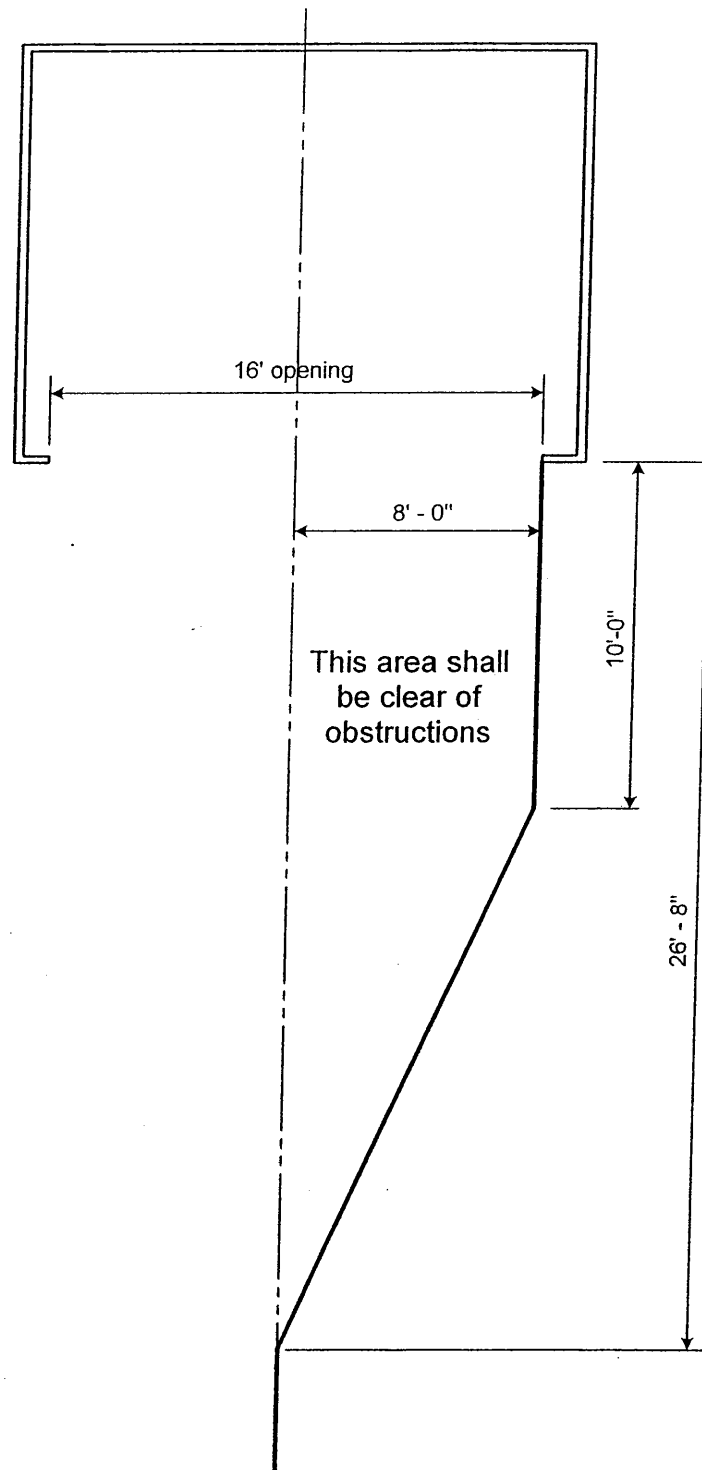


26'-8" Access aisle required here

FIGURE 8 - MINIMUM ACCESS AISLE OF 26'-8" REQUIRED

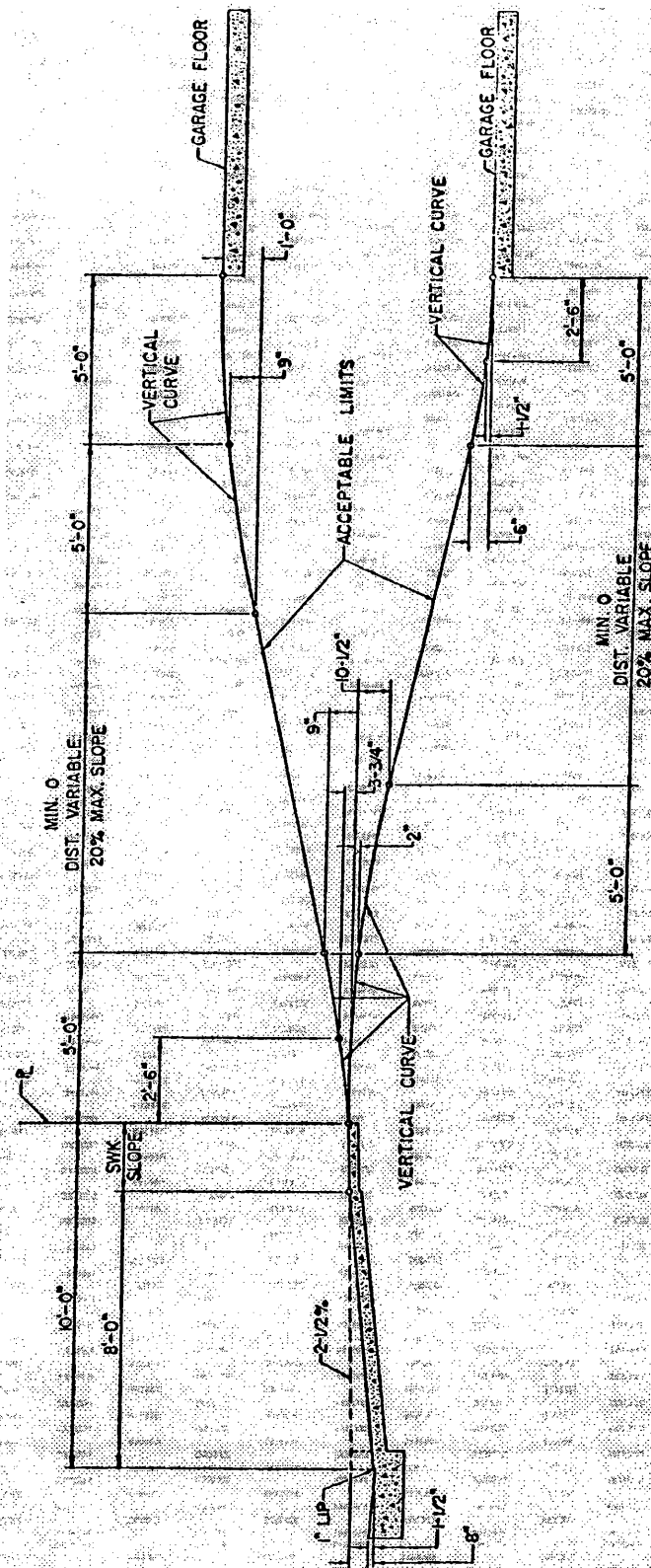


28' Access aisle required here

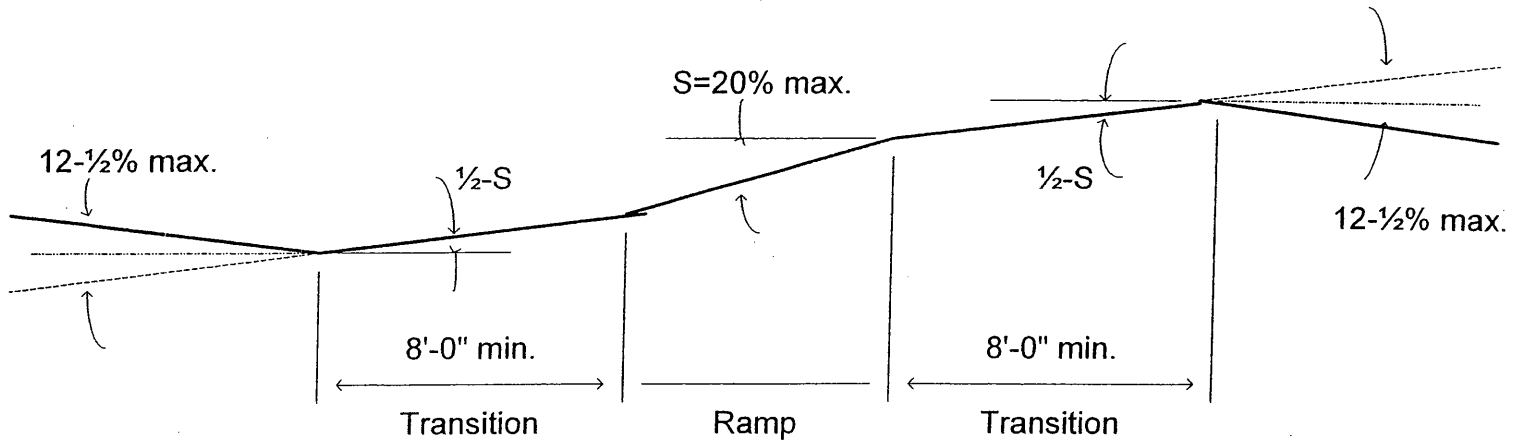


**FIGURE 10: RESIDENTIAL GARAGE - TURNING CLEARANCE
 (FOR SINGLE FAMILY DWELLINGS)**

FIGURE 11A: ACCEPTABLE DRIVEWAY SLOPES ON PRIVATE PROPERTY



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



Note:

Where ramp intersects the public way, the transition shall be designed as required by the Department of Public Works.

FIGURE 11B: DRIVEWAY TRANSITIONS (SIMPLIFIED DIAGRAM)

November 19, 2007

Michael S. Young
Advisory Planning Deputy
Los Angeles Planning Dept.
Subdivision Unit, 7th Floor
200 N. Spring St.
Los Angeles, CA 90012

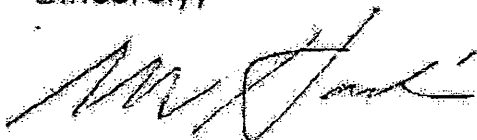
Re: Case# VTT-66901
8358 Manitoba

Dear Mr. Young,

I am the property owner of the property directly adjacent to the property at 8358 Manitoba which has a condo-conversion application on file with your office. My property is 8364 Manitoba. My property and the applicant's property share reciprocal ingress and egress easements.

I have no objection to my neighbor's application for a condo-conversion. Since he is not adding any new residential units or changing his property's driveway, there should be no change to parking access at either my property or his. Further, with access to the easement area over my property, the occupants at 8358 Manitoba should continue to have sufficient space to access the property's proposed tandem parking spaces. Insofar as my building is concerned we will continue to abide by the easement agreement which has existed without a problem for many years.

Sincerely,



Richard Hamlin
Trustee
James and Betty Hamlin Trust

8358 E Manitoba St 1-8



Permit #: 07016 - 10000 - 21930

Plan Check #: B07LA11791

Printed: 12/19/07 12:25 PM

Event Code:

Bldg-Alter/Repair
Apartment
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 12/19/2007

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 24590		2		M B 652-65	093B153 97	4118 - 014 - 002

3. PARCEL INFORMATION

Airport Hazard Area - 150' Height Limit Above Elevation Certified Neighborhood Council - Westchester - Playa de Environmentally Sensitive Area - YES
Area Planning Commission - West Los Angeles Community Noise Equiv. Level - 70 dB < 75 dB Energy Zone - 6
LADBS Branch Office - WLA Community Plan Area - Westchester - Playa del Rey Hillside Grading Area - YES
Council District - 11 Census Tract - 2766.02 Methane Hazard Site - Methane Buffer Zone
Cmpt. Fill Grd. - CFG-1500 District Map - 093B153 Near Source Zone Distance - 5.9

ZONE(S): R3-1 /

4. DOCUMENTS

Z1 - Z1-1802 Hillside Grading Ordinance CPC - CPC-25311
SPA - Los Angeles Coastal Transportatic CPC - CPC-8622
RENT - YES
ORD - ORD-146964

5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s)
Playa Investments Group Llc 43 Malaga Cove Plaza PALOS VERDES ESTATES CA 902

Tenant
Applicant (Relationship: Agent for Owner)
Jennifer Willen - 4570 Van Nuys Blvd. 148 SHERMAN OAKS. (310) 702-1157

7. EXISTING USE

(05) Apartment

PROPOSED USE**8. DESCRIPTION OF WORK**

Add additional 8 parking spaces on 1st floor under building with community driveway.

9. # Bldgs on Site & Use: APT**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Roger Hyun DAS PC By:
OK for Cashier: Roger Hyun Coord. OK:
Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via

www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2480). Outside LA County, call (213) 473-7231.

For Cashier's Use Only W/O #: 71621930

BUILDING PERMIT COMM 1100
EI RESIDENTIAL 10
ONE STOP SURCH 10
SYSTEMS SEVT FEE 10
CITY PLANNING SURCH 10
MISCELLANEOUS 10
BUILDING PLAN FEE 10
BUILDING PLAN FEE 10
BUILDING PLAN FEE 10

P070161000021930FN

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$10,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 194.18
Permit Fee Subtotal Bldg-Alter/Rcps 165.00
Plan Check Subtotal Bldg-Alter/Rcp 0.00
Off-hour Plan Check 0.00
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 1.00
O.S. Surcharge 3.32
Sys. Surcharge 9.96
Planning Surcharge 9.90
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan



* P 0 7 0 1 6 1 0 0 0 0 2 1 9 3 0 F N *

07016 - 10000 - 219

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

(P) Floor Area (ZC): 0 Sqft / Sqft
 (P) R1 Occ. Group: 0 Sqft / Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 8 S
 (P) Provided Compact for Bldg: +8 Stalls / 8 Stalls
 (P) Provided Standard for Bldg: 0 Stalls / 8 Stalls

14. APPLICATION COMMENTS

REQUIRED DRIVEWAY EASEMENT RECORDED WITH COUNTY UNDER FILE #: 2006-1521753

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(C) , Owner-Builder

CLASS LICENSE# PHONE #

0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951)

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 2 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____

Policy Number: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000). IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC)

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: GERALD T. KARCH Sign: Gerald T. Karch Date: 12-19-07 ☒ Owner ☐ Authorized Agent

8358 E Manitoba St 1-8



Permit #: —

07016 - 10001 - 21930

Plan Check #: B08LA01175

Printed: 02/13/08 12:57 PM

Event Code:

Bldg-Alter/Repair

Apartment

Plan Check at Counter

Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 02/13/2008

1. TRACT	BLOCK	LOT(s)	ARR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 24590		2		M B 652-65	093B153 97	4118 - 014 - 002

3. PARCEL INFORMATION

Airport Hazard Area - 150' Height Limit Above Elevation: Certified Neighborhood Council - Westchester - Playa de
 Area Planning Commission - West Los Angeles Community Noise Equiv. Level - 70 dB < 75 dB
 LADBS Branch Office - WLA Community Plan Area - Westchester - Playa del Rey
 Council District - 11 Census Tract - 2766.02
 Cmpt. Fill Grd. - CPG-1500 District Map - 093B153

Environmentally Sensitive Area - YES
 Energy Zone - 6
 Hillside Grading Area - YES
 Methane Hazard Site - Methane Buffer Zone
 Near Source Zone Distance - 5.9

ZONE(S): R3-1 /

4. DOCUMENTS

ZI - ZI-1802 Hillside Grading Ordinance CPC - CPC-25311
 SPA - Los Angeles Coastal Transportatic CPC - CPC-8622
 RENT - YES
 ORD - ORD-146964

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
 Playa Investments Group LLC 43 Malaga Cove Plaza PALOS VERDES ESTATES CA 902

Tenant:
 Applicant (Relationship Agent for Owner)
 Jennifer Willert - 4570 Van Nuys Blvd. 148 SHERMAN OAKS, (310) 702-1157

7. EXISTING USE

(05) Apartment

PROPOSED USE

8. DESCRIPTION OF WORK

SUPPLEMENTAL PERMIT TO REVISE PLAN APPROVED UNDER PERMIT: 07016-10000-21930. SEE COMMENTS.

9. # Bldgs on Site & Use: APF

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Roger Hyun DAS PC By:
 OK for Cashier: Shine Lin Coord. OK:
 Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only: W/O # 071621930

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$301 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	220.43
Permit Fee Subtotal Bldg-Alter/Rep	130.00
Plan Check Subtotal Bldg-Alter/Rep	58.50
Fire Hydrant Refuse-To-Pay	0.00
E.Q. Instrumentation	0.50
O.S. Surcharge	3.78
Sys. Surcharge	11.34
Planning Surcharge	11.31
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan



* P 0 7 0 1 6 1 0 0 0 1 2 1 9 3 0 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number/number" implies "change in numeric value / total resulting numeric value")

07016 - 10001 - 21930

14. APPLICATION COMMENTS

NEW PARKING SPACE RELOCATED. PLANS WERE DRAWN INCORRECTLY, REVISION SAID TO BE ACCURATE TO EXISTING CONDITIONS.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Released From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE#

0

PHONE

310-791-2000

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HIS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 5716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 324-3323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

Sign:

Date:

Owner

Authorized Agent

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R VILLARIAGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER

PLAYA INVESTMENTS GROUP LLC

43 MALAGA COVE PLAZA
PALOS VERDES ESTATES CA

90274

No building or structure or portion thereof and no trailer park or
portion thereof shall be used or occupied until a Certificate of
Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	Issued-Valid	DATE:
BY:	DANIEL WRAY	02/21/2008

SITE IDENTIFICATION

ADDRESS: 8358 E MANITOBA ST 1-8 90293

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 24590		2	ME 652-65	0938153 97	4118-014-002

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above
address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles
Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following
occupancies and is subject to any affidavits or building and zoning code modifications whether fatal or non-fatal.

COMMENT: Add additional 8 parking spaces on 1st floor under building with community driveway.

USE PRIMARY

Apartment

OTHER

(-) None

PERMITS

07016-10000-21938 07016-10000-21938

DEPARTMENT OF BUILDING AND SAFETY

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	0 Sqft	
R1 Occ. Group	0 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	8 Stalls
Provided Compact for Bldg	8 Stalls	8 Stalls
Provided Standard for Bldg	0 Stalls	8 Stalls



APPROVAL

CERTIFICATE NUMBER 59622

BRANCH OFFICE	WLA
COUNCIL DISTRICT	11
BUREAU:	INSPECTN
DIVISION	BLDGINS
STATUS:	CoFO Issued
STATUS BY:	DANIEL WRAY
STATUS DATE	02/21/2008

D. Wray

APPROVED BY: DANIEL WRAY
EXPIRATION DATE:

PERMIT DETAIL			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
07016-10000-21930	8358 E Manitoba St 1-8	Add additional 8 parking spaces on 1st floor under building with community driveway.	CofD Issued - 02/21/2008 DANIEL WRAY
07016-10001-21930	8358 E Manitoba St 1-8	SUPPLEMENTAL PERMIT TO REVISE PLAN APPROVED UNDER PERMIT: 07016-10000-21930. SEE COMMENTS.	Permit Finald - 02/21/2008 RICHARD MULLENVEX

PARCEL INFORMATION			
Airport Hazard Area: 150' Height Limit Above Elevation 126	Area Planning Commission: West Los Angeles	LADBS Branch Office: WLA	
Council District: 11	Cmnt. Fill Grd.: CPG-1500	Certified Neighborhood Council: Westchester - Playa del Rey	
Community Noise Equip. Levels 70 dB < 75 dB	Community Plan Area: Westchester - Playa del Rey	Census Tract: 2766.02	
District Map: 093B153	Environmentally Sensitive Area: YES	Energy Zone: 4	
Hillside Grading Area: YES	Methane Hazard Site: Methane Buffer Zone	Near Source Zone Distance: 5.9	
Thomas Brothers Map Grid: 702-B4	Zone: R3-1		

PARCEL DOCUMENT			
City Planning Cases (CPC) CPC-25311	City Planning Cases (CPC) CPC-8012	Ordinance (ORD) ORD-146964	
Rent Stabilization Ordinance (RENT) YES	Specific Plan Area (SPA) Los Angeles Coastal Transportation Corridor	Zoning Information File (ZIF) ZI-1802 Hillside Grading Ordinance Exemption Area	

CHECKLIST ITEMS			
Attachment - Plot Plan			

PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
<u>OWNER(S)</u>			
Playa Investments Group Llc	43 Malaga Cove Plaza	PALOS VERDES ESTATES CA 90274	
<u>TENANT</u>			
<u>APPLICANT</u>			
Relationship: Agent for Owner			
Jennifer Willert-	4570 Van Nuys Blvd. 148	SHERMAN OAKS,	(310) 702-1157

BUILDING RELOCATED FROM:			
--------------------------	--	--	--

CONTRACTOR, ARCHITECT & ENGINEER INFORMATION			
NAME	ADDRESS	ASSIGNMENT	PHONE #
(O), Owner, Builder		0	(310) 791-2000
(O), Owner, Builder		0	

SITE IDENTIFICATION			
ADDRESS: 8358 E MANITOBA ST 1-8 90293			

LEGAL DESCRIPTION - ALL			
TRACT	BLOCK	ARB CO. MAP REF #	PARCEL PIN
TR 24590	2	M 8 652-65	093B153 97
			4118-014-002

DEPARTMENT OF BUILDING AND SAFETY

**CITY OF LOS ANGELES
PLANNING DEPARTMENT**

MASTER APPEAL FORM

APPEAL TO THE: PLUM Hearing
REGARDING CASE NO.: TT-66901-CC

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.

APPELLANT INFORMATION: PLEASE PRINT CLEARLY

Name Bruce W. Roman
Mailing Address 8358 Manitoba St. #1
Playa Del Rey, Ca. Zip: 90293
Work Phone: (310) 823-8878 Home Phone: (310) 823-8878

- a) Are you or do you represent the original applicant?
(Circle One) YES NO
- b) Are you filing to support the original applicant's position?
(Circle One) YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?
(Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company. (print clearly or type)
TENANTS: Roman, Burkhardt, Hilbreth, Wyman,
Quon, Ahkoi, Di Domenico

REPRESENTATIVE

Name Bruce W. Roman
Mailing Address 8358 Manitoba St. #1
Playa Del Rey, Ca. Zip: 90293
Work Phone: 310 823-8878 Home Phone: 310 823-8878

APPEAL INFORMATION

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.

Final Date to Appeal: 1-24-08

Attachment:

(f) Additional parking is in violation of at least three Los Angeles municipal codes. Sixteen [16] spaces {8 additional} will create severe congestion and illegally restrict ingress and egress to the area.

Information submitted for the parking permit submitted to the appeal panel was incorrect. The permit was issued a couple of hours before the meeting, leaving no time for verification.

(d) The 5% rule was not aired do to the acceptance of the parking. The vacancy rate {11.4%} is incorrect.

Relocation L.A.M.C. 12.95.2 There are neither similar nor suitable apartment units in the area.

REASONS FOR APPEALING

Are you appealing the entire decision or parts of it?

☐ Entire

☒ Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

See Attachment:

ADDITIONAL INFORMATION

- Original receipt required to calculate 85% filing fee from original applicants.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **A copy of the determination/decision letter is required.**
- Acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- **Seven copies and the original appeal are required.**

I certify that the statements contained in this application are complete and true:

Appellant

OFFICIAL USE ONLY

Receipt No. 273033 Amount 74 Date 1-22-08

Application Received OK

Application Deemed Complete Ralph Avila 1-22-08

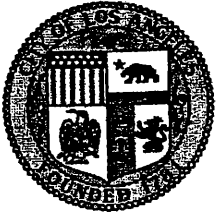
Copies provided:

☒ Determination

☐ Receipt (original applicant only)

Determination Authority Notified (if necessary)





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

Determination Mailing Date: JAN 14 2008

CASE NO.: VTT 66901-CC-1A
CEQA: ENV 2006-7002-CE

Location: 8358 E. Manitoba Street
Council District: 11
Plan Area: Westchester-Playa del Rey

Applicant: Palos Verdes Investments Inc., Representative: Kevin McDonnell
Appellant: Same

At its meeting on December 19, 2007, the following action was taken by the West Los Angeles Area Planning Commission:

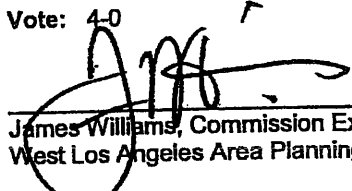
1. Granted the appeal.
2. Overturned the decision of the Advisory Agency and approved, pursuant to Sections 17.03 and 12.95.2 of the Los Angeles Municipal Code, Tentative Tract No. 66901-CC, composed of 1-lot subdivision for a maximum 8-unit condominium conversion.
3. Adopted amended Findings (attached).
4. Adopted modified Conditions (attached).
5. Adopted ENV 2006-7002-CE.

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

Vote: 4-0


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 JAN 24 2008

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.

Attachment: Modified Conditions and amended Findings.
Assistant Planner: Lateef Sholebo

TENTATIVE TRACT REPORT WITH CONDITIONS

In accordance with provisions of Section 17.03 and 12.95.2 of the Los Angeles Municipal Code, the West Los Angeles Area Planning Commission approved Tentative Tract No. 66901 composed of 1-lot, located at 8358 E. Manitoba Street for a maximum eight (8)-unit condominium conversion as shown on map stamp-dated August 9, 2006 in the Westchester-Playa del Rey Community Plan. For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The West Los Angeles Area Planning Commission'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.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

1. 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. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Are" requirements shall be re-checked as per net lot area after street dedication.

DEPARTMENT OF TRANSPORTATION

2. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

3. 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. Access of Fire Department apparatus and personnel to and into all structures shall be required.

- 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 or travel. Exception: Dwelling unit travel distance shall be composed to front door or unit.

DEPARTMENT OF WATER AND POWER

4. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (c).)

BUREAU OF STREET LIGHTING

5. 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).)

INFORMATION TECHNOLOGY AGENCY

6. 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, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

7. 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 8 dwelling units.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition, prior to issuance of a building permit or certificate of occupancy, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring Street, Room 750).

- c. **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.

Not Applicable

- d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
8. That prior to recordation of the final map, the subdivider shall apply to the Department of Building and Safety for a change of the certificate of occupancy from apartments to condominiums.
9. Certified Parking Plan. The subdivider shall submit two copies of a parking plan, certified by a licensed surveyor or registered civil engineer and approved by the Department of Building and Safety, to the satisfaction of the Advisory Agency prior to recordation of the final map, indicating the number of spaces required, driveways, aisle widths, column locations or any other type of obstructions. New parking spaces, if any, are to be constructed in accordance with current codes.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONVERSION CONDITIONS

- CC-1. That prior to final map recordation, the applicant shall execute and record a covenant and agreement stating that each tenant shall be given at least a 180-day written notice of intention to convert, prior to termination of tenancy, due to the conversion or proposed conversion. (200 North Spring Street, Room 750) Government Code section 66427.1(c) This notification supercedes L.A.M.C. 12.95.2 E 2.
- CC-2. That prior to final map recordation, the applicant execute a covenant and agreement stating that each tenant of the proposed condominium conversion project shall be given written notice of an exclusive right to contract for the purchase of the dwelling unit, occupied by the tenant, upon the same or more favorable terms and conditions than those initially offered to the general public. If a tenant's existing unit is to be combined with an adjacent unit, another unit of comparable size and amenities shall be offered to that tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Profession Code, unless the applicant receives prior written notice of the tenant's intention not to exercise the right. (200 North Spring Street, Room 750) (LAMC 12.95.2 E3).

- CC-3. Prior to recordation of the final map, the subdivider shall pay a fee of \$1,492 for each unit, prior to the conversion. This fee shall be paid to the Rental Housing Production Account of the Housing Department in accordance with Section 12.95.2 K of the Municipal Code. (Room 101, City Hall).

NOTE: All fees collected pursuant to this LAMC 12.95.2 K. shall be deposited and held in the Rental Housing Production Account of the Community Development Department (currently the Housing Department), the account is established to be administered by the Community Development Department (currently the Housing Department) separately from all other money expended by the Department. Money in this account shall be used exclusively for the development of low and moderate income rental housing in the City, pursuant to guidelines carrying out this purpose prepared by the Department and approved by resolution of the City Council.

- CC-4. That prior to recordation of the final map, a Housing Inspection Report, prepared by a Licensed Engineer, shall be submitted to the Advisory Agency. The report shall be prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect. As necessary, the inspection shall be conducted by a team of experts certified by the International Conference of Building Officials, with specialty in mechanical, electrical, plumbing and structural engineering. The report shall indicate the condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, and other mechanical and structural systems. The report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code for existing residential buildings, taking into account nonconforming rights. In addition, prior to inspecting the building, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs, which in their opinion exist on the site, common areas, unit or apartment structure. Prior to recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Advisory Agency that said corrections have been made. Form CP-6711 will not be prepared unless a list of deficiencies per the Housing Inspection Report Guidelines and a tenants' list of defects are submitted. A certified parking plan shall be required as a part of this condition and all spaces shall be in place prior to recordation. The Advisory Agency has Housing Inspection Report Guidelines available at 200 N. Spring Street in Room 750 for the preparation of Housing Inspection reports.

OR

Prior to the issuance of Certificate of Occupancy for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use.

CC-5. That an acoustical report prepared by a licensed acoustical engineer be submitted to the Department of City Planning for approval prior to recordation of the final map or concurrently with any required Housing Inspection Report. The acoustical report shall indicate (a) the type of construction between dwelling units and the general sound attenuation. (Note: The acoustical report may be included in the Housing Inspection Report as a separate section.)

OR

Prior to the issuance of Certificate of Occupancy for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use for sound attenuation.

CC-6. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6771) in a form satisfactory to the Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Section 12.95.2G and 47.06 of the Los Angeles Municipal Code pertaining to rental subsidies for tenants evicted for condominium conversions and any additional ordinances that may provide greater relocation assistance. The covenant and agreement shall be executed and recorded within 10 days after expiration of appeal period (and final action thereon) and a copy provided to each tenant within five days of recordation of the covenant and agreement. **Failure to meet the requirement of this condition – including time limits – may be grounds to disapprove the final map (200 North Spring Street, Room 750).**

CC-7. That prior to final map recordation, the applicant shall execute a covenant and agreement stating that proof shall be submitted (Certified mail or Affidavit) to the Advisory Agency, indicating that each tenant of the proposed condominium conversion project shall be given written notification of the condominium conversion within 30 days after final map recordation.

Prior to issuance of any building permit proof shall be submitted to the Advisory agency that written notification of the condominium conversion within 30 days after final map recordation was given to each tenant of the proposed condominium conversion project.

CC-8. That prior to final map recordation, the applicant shall execute a covenant and agreement or provide a receipt, satisfactory to the Advisory Agency, in connection with this condominium conversion. The receipt that the subdivider provides shall show that a Park and Recreation fee, (or a \$200 per unit Dwelling Unit Construction tax, if a Certificate of Occupancy was issued more than 5 years before final map recordation) and a Residential Development Tax of \$300 per dwelling unit has been paid (201 N. Figueroa Street, Room 940).

CC-9. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. 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.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the 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 complies 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 exceeds 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 street, 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. Improve Manitoba Street adjoining the tract by the construction of a new 5-foot concrete sidewalk if necessary adjacent to the property line and landscaping of the parkway including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.

NOTES:

The West Los Angeles Area Planning Commission 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.

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 be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The West Los Angeles Area Planning Commission 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 conversion of existing multiple family rental units into condominiums or stock cooperatives is categorically exempt from CEQA. This subdivision for condominium conversion, based on a Certificate of Occupancy issued February 5, 1964, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Class 1, Category 10 of the City of Los Angeles guidelines for implementation of CEQA. Categorical Exemption No. ENV-2006-7002-CE was issued on August 8, 2006.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In making the decision to approve Tentative Tract No. 66901, the West Los Angeles Area Planning Commission of the City of Los Angeles, pursuant to the State of California Government Code Sections 66427.1 and 66427.2 (the Subdivision Map Act) and Section 12.95.2 of the Los Angeles Municipal Code, makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS CONSISTENT WITH THOSE APPLICABLE GENERAL AND SPECIFIC PLANS WHICH CONTAIN A DEFINITE STATEMENT OF POLICIES AND OBJECTIVES EXPLICITLY APPLICABLE TO CONDOMINIUM CONVERSION PROJECTS.

The adopted Westchester-Playa Del Rey Community Plan designates the subject property for Medium Residential land use with the corresponding zones of R3. The property contains approximately 0.22 net acres (9,762 net square feet after required dedication) and is presently zoned R3-1. No general or specific plans contain a definite statement of policies and objectives applicable to condominium conversion projects. Therefore, as conditioned, the proposed subdivision map is substantially consistent with the applicable general and specific plans.

- (b) THE PROPOSED MAP IS SUBSTANTIALLY CONSISTENT WITH THE APPLICABLE DENSITY PROVISIONS OF THE GENERAL PLAN AND SPECIFIC PLANS IN EFFECT AT THE TIME THE ORIGINAL BUILDING PERMIT WAS ISSUED.

This provision is not applicable as the application for map approval is filed five years or more from the date the original certificate of occupancy for this building was issued.

- (c) THE PROPOSED CONDOMINIUM CONVERSION DOES NOT CONTAIN ANY VIOLATIONS OF CHAPTER IX OF THE MUNICIPAL CODE THAT HAVE NOT BEEN CORRECTED OR FOR WHICH AN ADEQUATE PLAN TO CORRECT SUCH VIOLATIONS HAS NOT BEEN DEVELOPED OR ACCOMPLISHED. FOR PURPOSES OF THIS PROVISION, CHAPTER IX OF THE MUNICIPAL CODE MEANS THE CODE IN EFFECT WHEN THE BUILDING PERMIT WAS ISSUED AND OTHER SUBSEQUENTLY ENACTED REGULATIONS EXPLICITLY MADE APPLICABLE TO EXISTING STRUCTURES. THE BUILDING PROPOSED FOR CONVERSION IS NOT OF UNREINFORCED MASONRY FOR WHICH THE BUILDING PERMIT WAS ISSUED PRIOR TO OCTOBER 1, 1933, NOR IS IT MORE THAN THREE STORIES IN HEIGHT WITHOUT AN ELEVATOR.

- (d) THE VACANCY RATE OF THE PLANNING AREA IN WHICH THE PROPERTY IS LOCATED IS GREATER THAN 5 PERCENT (11.4 PERCENT). THEREFORE, THE PROPOSED CONVERSION PROJECT WILL NOT HAVE A SIGNIFICANT CUMULATIVE EFFECT ON THE RENTAL HOUSING MARKET IN THE PLANNING AREA IN WHICH THE PROPOSED PROJECT IS LOCATED.

- (e) 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)

The requirements of this section do not apply to condominium projects, which consist of the subdivision of airspace in an existing building when no new structures are added.

- (f) THE OFF-STREET RESIDENT PARKING SPACES AND GUEST PARKING SPACES REQUIRED FOR THE PROPOSED CONDOMINIUM CONVERSION ARE REASONABLE AND FEASIBLE AND SUBSTANTIALLY CONSISTENT WITH THE PURPOSES OF THE MUNICIPAL CODE.

The parking provided of 16 resident parking spaces conforms to the Advisory Agency's Parking Requirements of two resident parking spaces per dwelling unit for projects more than five years from the issuance of a Certificate of Occupancy.

These findings shall apply to both the tentative and final maps for Tract No. 66901.

S. Gail Goldberg, AICP
Advisory Agency

MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:IA(LS):mkc

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 www.lacity.org/pln.

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) 978-1362.