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(213) 978-1300

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EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

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Decision Date: January 15, 2025  
Appeal Period Ends: January 30, 2025

Guy Benshushan (A/O)  
1361 Kelton, LLC  
3831 Lost Springs Drive  
Calabasas, CA 93065

Eric Lieberman (R)  
QES Incorporated  
14549 Archwood Street, #308  
Los Angeles, CA 91405

RE: Vesting Tentative Tract Map No.: 84622-CN-HCA  
Address: 1361 South Kelton Avenue  
Community Plan: Westwood  
Zone: [Q]R4-1L  
Council District: 5 - Young Yaroslavsky  
CEQA No.: ENV-2024-5844-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, the Advisory Agency approves Vesting Tentative Tract Map No. 84622-CN-HCA (stamped map-dated September 10, 2024) located at 1361 South Kelton Avenue, for the subdivision of one (1) lot into 15 residential condominiums in the Westwood Community Plan. This unit density is based on the [Q]R4-1L Zone. (The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's consideration of the request is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding these conditions should be directed to Quyen Phan of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.*

1. That, the subdivider make a request to the BOE – West Los Angeles District Office to determine the capacity of existing sewers in this area.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

2. The applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.
3. That Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Tract Map recorded with the County Recorder shall contain the following statement; "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.*

4. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedications. Maintain a minimum of 15 feet front yard setback measured from the new property line after required dedication is taken.

**Notes:**

This property is located within ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation.

This property is located within ZI-1447 Specific Plan: Westwood Community Design Review Board.

This property is located within ZI-1446 Specific Plan: Westwood Community Plan Multiple Family Residential Development Standards.

This property is located in a Methane Buffer Zone.

This property is located in a Special Grading Area.

This property is located in a Liquefaction Zone.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or [helen.nguyen@lacity.org](mailto:helen.nguyen@lacity.org) to schedule an appointment.

#### DEPARTMENT OF RECREATION AND PARKS

*If you have any questions or comments regarding this information please feel free to contact Park Fees Staff at, (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org), at your convenience.*

5. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

#### DEPARTMENT OF TRANSPORTATION

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

#### FIRE DEPARTMENT

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.*

7. Access for Fire Department apparatus and personnel to and into all structures shall be required.
8. One or more Knox Boxes will be required to be installed for LAFD access to the project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
9. **Address identification.** New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
10. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
11. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
12. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

## 13. Fire Lane Requirements:

- 1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - 3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
  - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - 6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
14. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
  15. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
  16. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
  17. Standard cut-corners will be used on all turns.
  18. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
  19. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.



20. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
21. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2023 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2-hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
  - b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
  - c. This policy does not apply to single-family dwellings or to non-residential buildings.
22. Site plans shall include all overhead utility lines adjacent to the site.
  23. Any roof elevation changes in excess of three (3) feet may require the installation of ships ladders.
  24. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
  25. Entrance to the main lobby shall be located off the address side of the building.
  26. Any required Fire Annunciator panel or Fire Control Room shall be located within a 20ft visual line of sight of the main entrance stairwell or to the satisfaction of the Fire Department.
  27. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  28. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

29. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
30. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
31. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
32. Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
33. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
  - A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
  - B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
  - C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
  - D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
  - E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

#### **DEPARTMENT OF WATER AND POWER**

34. 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**

35. That the project be subject to any recommendations from the Bureau of Street Lighting.

**BUREAU OF SANITATION**

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

**URBAN FORESTRY**

*Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.*

**37. Street Trees:**

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847- 3077 upon completion of construction for tree planting direction and instructions.

**Note:** Removal of street trees requires approval from the Board of Public Works.

All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

**INFORMATION TECHNOLOGY AGENCY**

38. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [ita.cabletvclearance@lacity.org](mailto:ita.cabletvclearance@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

39. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. 84662-CN-HCA shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum of one (1) master ground lot and to subdivide the site into a maximum of 15 residential condominium units.
  - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
40. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
41. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- a. Defend and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
  - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
  - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).



- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event that applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

#### **DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS**

- C-1 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 12.22 A.10 and 11 and Section 17.05 O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section



17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-3. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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

- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

#### **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 LAMC.
- (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 one-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 one-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 one-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 percent.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- 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 Transportation 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) Improve Kelton Avenue adjoining the subdivision by the construction of a new integral concrete curb and gutter, a five-foot-wide concrete sidewalk and landscaping of the parkway. Repair and or replace any broken, or off-grade roadway pavement and reconstruct existing curb ramp at the intersection of

Kelton Avenue and Rochester Avenue to comply with ADA standards, including any necessary removal and reconstruction of existing improvements.

- (b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- (c) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall 50 feet of existing conduit behind new curb and gutter on Kelton Avenue.

#### **FINDINGS OF FACT (CEQA)**

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. 84622-CN-HCA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The subject property is comprised of one (1) lot resulting in approximately 8,020 square feet of lot area with a 51-foot frontage along Kelton Avenue. The subject property is zoned [Q]R4-1L within the Westwood Community Plan Area with a High Medium Residential land use designation. The subject site is located within the Westwood Community Plan Multiple Family Residential Development Standards Specific Plan, the West Los Angeles Transportation Improvement and Mitigation Specific Plan, Westwood Community Design Review Board Specific Plan and a Transit Priority Area in the City of Los Angeles (ZI-2452). The proposed Vesting Tentative Tract Map is consistent with the applicable general and specific plans.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The Vesting Tentative Tract Map is for the subdivision of one (1) lot into 15 residential condominiums.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The Westwood Community Plan does not address subdivision explicitly; however, the plan does provide for land designations with the corresponding zone and the encouragement

of providing for adequate multi-family residential development and promoting neighborhood preservation, particularly in multi-family neighborhoods.

Therefore, the Vesting Tentative Tract Map for the subdivision of land to create 15 residential condominium units is allowable under the zone and the land use designation and is consistent with the General and Community Plans and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Vesting Tentative Tract Map.

The design and layout of the Vesting Tentative Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, the Fire Department, and the Department of Water and Power) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

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

The subject property is comprised of one (1) lot resulting in approximately 8,020 square feet of lot area with a 51-foot frontage along Kelton Avenue. The subject property is zoned [Q]R4-1L within the Westwood Community Plan Area with a High Medium Residential land use designation. The project was previously approved pursuant to DIR-2017-2639-DRB-SPP-SPPA for a 15-unit multi-family building, 67 feet and five (5) stories with 28 parking spaces in two (2) levels of subterranean garage which is currently under construction.

The proposed project includes a Vesting Tentative Tract Map for 15 residential condominiums in conjunction with a previously approved residential development. Surrounding properties are zoned [Q]R4-1L and are developed with a multi-family residential uses. The project site is zoned for the proposed development and the site is physically suitable for the development because the project is currently undergoing construction consistent with the approval of DIR-2017-2639-DRB-SPP-SPPA. Therefore,

material evidence supports that the site will be physically suitable for the proposed type of development.

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

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The subject property is zoned [Q]R4-1L within the Westwood Community Plan Area with a High Medium Residential land use designation. The 15-unit residential development is currently under construction and is consistent pursuant to the previously approved grant Case No. DIR-2017-2639-DRB-SPP-SPPA. As such, the construction of the proposed use on the project site is consistent with the land use designation of the site and the applicable zoning of the site. The project is suitable in its location with compatibility to adjacent multifamily uses in the R4 zone.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site, as approved by Case No. DIR-2017-2639-DRB-SPP-SPPA. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

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

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

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

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site and/or on a site having unsuitable soil conditions, however the project is located outside a flood zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.



The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the project has been determined to be categorically exempt from CEQA which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvements are not likely to cause serious public health problems.

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

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains a legally recorded lot identified by the Assessor Parcel Map No. 4324007017. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at-large for access through or use of the property within the proposed subdivision.

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 84622-CN-HCA.

VINCENT P. BERTONI, AICP  
Advisory Agency



Heather Bleemers  
Deputy Advisory Agency

HB:MC:nm

#### **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 <a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://build.la) portal ([appointments.lacity.org](https://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment Portal  
for Condition Clearance



VESTING TENTATIVE TRACT NO. 84622  
FOR CONDOMINIUM PURPOSES

Tentative Map VTT 84622 and the  
accompanying Geological and soils  
engineering reports dated 10/09/2017  
are acceptable for the initial filing  
with the Department of City Planning.

Nader Tavares  
Geologist, Building & Safety

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

SEP 10 2024

☐ REVISED MAP ☐ EXTENSION OF TIME  
☐ FINAL MAP UNIT ☐ MODIFIED  
DEPUTY ADVISORY AGENCY

MEDAL DESCRIPTION:  
LOT 18 IN BLOCK 7 OF TRACT NO. 8335, IN THE CITY OF  
LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES  
91 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.  
(APN: 4234-007-017)

OWNER/SUBDIVIDER:  
1361 KELTON, LLC  
2851 LOST SPRINGS DR.  
CALABASAS, CA 91301

CONTACT:  
CES, INC.  
ERIC LIEBERMAN  
14548 ARROWOOD ST, STE 308  
VAN NUYS, CA 91410  
818-997-8033

SURVEYOR:  
BRYAN GENTRY, L.S. 6345  
GENTRY SURVEYING CO.  
255 E. EASY ST., UNIT B  
SUN VALLEY, CA 93083  
805-277-5299  
805-277-2349 FAX

SURVEY PREPARED UNDER  
THE SUPERVISION OF:  
Bryan Gentry  
BRYAN GENTRY L.S. 6345  
LICENSED PROFESSIONAL SURVEYOR  
DATE: 08-20-24

- SURVEYOR'S NOTES:
1. DATE OF SURVEY: MAY 2024
  2. PRELIMINARY MAP PREPARED: AUGUST 2024
  3. SITE AREA:  
GROSS (TO C/L OF ST.): 9,488.31 SQ. FT. OR 0.2176 ACRES  
NET: 8,025.10 SQ. FT. OR 0.1842 ACRES
  4. SITE ADDRESSED: 1361 KELTON AVE., LOS ANGELES, CA 90024
  5. EXISTING ZONING: [D]M-H  
PROPOSED ZONING: SAME
  6. DISTRICT MAP NO.: 132 B 153
  7. COMMUNITY PLAN: WESTWOOD
  8. COMMUNITY PLAN DESIGNATION EXISTING:  
HIGH MEDIUM RESIDENTIAL  
GENERAL PLAN LAND USE PROPOSED: SAME
  9. BENCHMARK: LA CITY BM NO. 26576  
WIRE SPIKE IN CURB OHIO AVE. 2 FT E/O BCR  
E/O KELTON AVE.  
ELEV. = 272.208 (1985 ADJ.) (NGVD 1929)
  10. SITE LOCATED WITHIN NTP COMMUNITY NUMBER 060137, FIRM  
PANEL NO. 15005, DATE OF FIRM WORK APRIL 21, 2001,  
FLOOD ZONE X AS SHOWN THEREON.  
ZONE X IS OUTSIDE THE 25 ANNUAL CHANCE FLOODPLAIN.  
11. PROJECT DESCRIPTION:  
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES  
FOR A 5-STORY MULTI-FAMILY BUILDING WITH 15 DWELLING  
UNITS, 26 CAR PARKING SPACES, AND 17 BIKE SPACES  
PURSUANT TO ORS-2017-2639-08B-SPP-SPPA APPROVED  
ON APRIL 16, 2018.
  12. HAZARDS:  
SITE IS WITHIN A METHANE BUTTER ZONE.  
SITE IS WITHIN A SPECIAL GEOMORPHIC AREA.  
SITE IS WITHIN SANTA MONICA FAULT ZONE.  
SITE IS SUBJECT TO LIQUEFACTION.
  13. THE CONTOURS OF THE SITE ARE LESS THAN 5 FEET.
  14. SEWERS ARE IN AND AVAILABLE. (PUBLIC SANITARY SEWERS).
  15. BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS.
  16. THERE ARE NO PROTECTED TREES ON-SITE.
  17. THERE ARE NO STREET TREES.
  18. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  19. PROPOSED HEIGHT:  
PER ZONING CODE: 67'-0"  
PER BUILDING CODE: 62'-9"

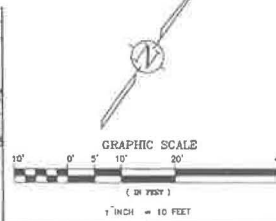
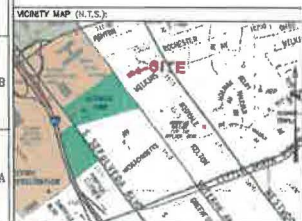
No. Revisions / Submissions Date

GENTRY SURVEYING CO.  
285 E. EASY STREET UNIT B • SUN VALLEY • CA • 93085  
(805) 687-5299 • FAX (805) 687-2349 • GCSURVEY@GOL.COM

1361 KELTON, LLC

TENTATIVE TRACT NO. 84622  
FOR CONDOMINIUM PURPOSES

DATE: 8/20/24  
SHEET: 1 OF 1  
BRYAN GENTRY L.S. 6345



**EXHIBIT "A"**  
Page No. 1 of 1  
Case No. VTT-84622-CN-HCA



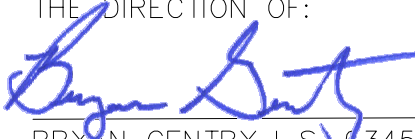
VESTING TENTATIVE TRACT NO. 84622  
FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION:  
LOT 18 IN BLOCK 7 OF TRACT NO. 8235, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 91 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
(APN: 4324-007-017)

OWNER/SUBDIVIDER:  
1361 KELTON, LLC  
3831 LOST SPRINGS DR.  
CALABASAS, CA 91301

CONTACT:  
QES, INC.  
ERIC LIEBERMAN  
14549 ARCHWOOD ST, STE 308  
VAN NUYS, CA 91405  
818-997-8033

SURVEYOR:  
BRYAN GENTRY, L.S. 6345  
GENTRY SURVEYING CO.  
255 E. EASY ST., UNIT B  
SIMI VALLEY, CA. 93065  
805-527-5299  
805-527-2349 FAX

SURVEY PREPARED UNDER THE DIRECTION OF:  
  
BRYAN GENTRY L.S. 6345  
LICENSE EXPIRES 12-31-24  
DATE: 08-20-24



- SURVEYOR'S NOTES:
- DATE OF SURVEY: MAY 2024
  - PRELIMINARY MAP PREPARED: AUGUST 2024
  - SITE AREA:  
GROSS (TO C/L OF ST.): 9,488.31 SQ. FT. OR 0.2178 ACRES  
NET: 8,025.10 SQ. FT. OR 0.1842 ACRES
  - SITE ADDRESSES: 1361 KELTON AVE., LOS ANGELES, CA 90024
  - EXISTING ZONING: [Q]R4-1L  
PROPOSED ZONING: SAME
  - DISTRICT MAP NO.: 132 B 153
  - COMMUNITY PLAN: WESTWOOD
  - COMMUNITY PLAN DESIGNATION EXISTING:  
HIGH MEDIUM RESIDENTIAL  
GENERAL PLAN LAND USE PROPOSED: SAME
  - BENCHMARK: LA CITY BM NO. 28678  
WIRE SPK N CURB OHIO AVE; 2 FT E/O BCR E/O KELTON AVE.  
ELEV. = 272.286 (1985 ADJ.) (NGVD 1929)
  - SITE LOCATED WITHIN NFIP COMMUNITY NUMBER 060137, FIRM PANEL NO. 1590G, DATE OF FIRM INDEX APRIL 21, 2021, FLOOD ZONE X AS SHOWN THEREON.  
ZONE X IS OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.
  - PROJECT DESCRIPTION:  
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR A 5-STORY MULTI-FAMILY BUILDING WITH 15 DWELLING UNITS, 28 CAR PARKING SPACES, AND 17 BIKE SPACES PURSUANT TO DIR-2017-2639-DRB-SPP-SPPA APPROVED ON APRIL 16, 2018.
  - HAZARDS:  
SITE IS WITHIN A METHANE BUFFER ZONE  
SITE IS WITHIN A SPECIAL GRADING AREA  
SITE IS WITHIN SANTA MONICA FAULT ZONE  
SITE IS SUBJECT TO LIQUEFACTION
  - THE CONTOURS OF THE SITE ARE LESS THAN 5 FEET.
  - SEWERS ARE IN AND AVAILABLE. (PUBLIC SANITARY SEWER).
  - BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS.
  - THERE ARE NO PROTECTED TREES ON-SITE.
  - THERE ARE NO STREET TREES.
  - PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - PROPOSED HEIGHT:  
PER ZONING CODE: 67'-0"  
PER BUILDING CODE: 62'-9"

No	Revisions / Submissions	Date

GENTRY SURVEYING CO.  
255 E. EASY STREET UNIT B • SIMI VALLEY • CA • 93065  
(805) 527-5299 • FAX (805) 527-2349 • G1SURVEY@AOL.COM

PREPARED FOR:  
  
1361 KELTON, LLC

DRAWING TITLE:  
**VESTING TENTATIVE TRACT NO. 84622  
FOR CONDOMINIUM PURPOSES**

SEAL	DRAWING NAME: 24-109_ITM	PROJECT NO: 24-109
	DRAWN XREF'S: NONE	SCALE: 1" = 10'
	DRAWN BY: JG	DRAWING NO
	CHECKED BY: BG	1 OF 1
DATE: 8/20/24		

BRYAN GENTRY L.S. 6345

