



County of Los Angeles

September 15, 2026

Dawyn R. Harrison
County Counsel

Board of Supervisors

Hilda L. Solis
Supervisor, First District

Holly J. Mitchell
Supervisor, Second District

Lindsey P. Horvath
Supervisor, Third District

Janice Hahn
Supervisor, Fourth District

Kathryn Barger
Supervisor, Fifth District



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

**Re: PROJECT NO. PRJ2022-000557-(4)
(03/24/26 Board Agenda; Item No. 6)**

Dear Supervisors:

Your Board conducted a duly-noticed hearing on March 24, 2026, regarding the above-referenced project (Project), consisting of General Plan Amendment No. RPPL2022001526-(4), Zone Change No. RPPL2022001527-(4), Administrative Housing Permit No. RPPL2023004066-(4), and Site Plan Review No. RPPL2022003252-(4), to authorize the development of a five-story, 60-unit building located at 7914 Broadway Avenue in the unincorporated community of West Whittier – Los Nietos within the Whittier Downs Zoned District and Gateway Planning Area applied for by Marisela Garcia. At the conclusion of the public hearing, your Board indicated an intent to approve the Project and instructed our office to prepare the necessary documents. Enclosed are the findings, conditions, and zone change ordinance.

Very truly yours,

DAWYN R. HARRISON
County Counsel

By 
THOMAS R. PARKER
Senior Deputy County Counsel

APPROVED AND RELEASED:



JENNIFER A.D. LEHMAN
Assistant County Counsel

TRP:II

c: Joseph M. Nicchitta, Chief Executive Officer
Edward Yen, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. PRJ2022-000557-(4)
GENERAL PLAN AMENDMENT NO. RPPL2022001526-(4)
ZONE CHANGE NO. RPPL2022001527-(4)
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2023004066-(4)
SITE PLAN REVIEW NO. RPPL2022003252-(4)**

1. The Los Angeles County (County) Board of Supervisors (Board) held a duly-noticed public hearing on March 26, 2026, in the matter of Project No. PRJ2022-000557-(4) (Project), consisting of General Plan Amendment No. RPPL2022001526-(4) (Plan Amendment), Zone Change No. RPPL2022001527-(4) (Zone Change), Administrative Housing Permit No. RPPL2023004066-(4) (Housing Permit), and Site Plan Review No. RPPL2022003252-(4) (SPR). The County Regional Planning Commission (Commission) conducted a duly-noticed public hearing on October 29, 2025, on the Project.
2. Marisela Garcia (Applicant) requests the Project to authorize the development of a five-story, 60-unit apartment building on a property located at 7914 Broadway Avenue, in the unincorporated community of West Whittier – Los Nietos (Project Site).
3. The Plan Amendment is a request to amend the County General Plan (General Plan) Land Use Policy (LUP) Map by changing the Project Site's land use designation on 0.85 acres from H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) to H50 (Residential 50 – 20 to 50 Dwelling Units per Net Acre).
4. The Housing Permit is a related request to allow a 40.5 percent density bonus and two development waivers, i.e., an increase in the maximum allowed building height from 35 feet to 69 feet and 10 inches and a decrease in the minimum required front and rear yards from 20 feet and 15 feet, respectively, to five feet (three feet rear yard, if accounting for the projection of some parking spaces in the rear), pending adoption of the Plan Amendment and Zone Change by the Board.
5. The Zone Change is a related request to amend the existing zoning on 0.85 acres from R-1 (Single-Family Residence) to R-3 (Limited Density Multiple Residence). Pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5), an R-3 zone is required for apartment buildings.
6. The SPR is a related ministerial request to allow the construction of a five-story, 60-unit apartment building, pending adoption of the Plan Amendment and Zone Change by the Board.

7. The Project is located at 7914 Broadway, in the unincorporated community of West Whittier – Los Nietos, within the Whittier Downs Zoned District and Gateway Planning Area.
8. The current land use designation for the Project Site is H9 of the General Plan.
9. The current zoning for the Project Site is R-1 within the Whittier Downs Zoned District.
10. Surrounding zoning within a 500-foot radius of the Project Site includes:
 - North: R-1;
 - East: C-M-BE (Commercial Manufacturing – Billboard Exclusion), P-R (Parking Restricted), and R-1;
 - South: C-2-BE (Neighborhood Commercial – Billboard Exclusion); and
 - West: R-1.
11. Surrounding land uses within a 500-foot radius of the Project Site include:
 - North: H9;
 - East: CG (General Commercial) and P (Public and Semi-Public);
 - South: CG; and
 - West: H9.
12. The Project is for the development of a five-story, 60-unit apartment building comprised of 40 one-bedroom, eight two-bedroom, and 12 three-bedroom units; within those figures, six one-bedroom, four two-bedroom, and two three-bedroom units will be income restricted affordable units for Very Low Income households earning up to 50 percent of the area median income (AMI).
13. The site plan depicts the Project Site with a new five-story, 60-unit apartment building. The building form is a rectangular L-shape and reaches a maximum height of 69 feet and 10 inches. Primary access to the building is from a surface parking lot and pedestrian-only access gate on the ground floor. A six-foot-high decorative block wall is depicted around the northern, southern, and eastern property lines. A landscaping plan indicates several trees on the northern and western boundaries of the Project Site.
14. The Project Site is 0.85 acres in size and consists of two legal lots: Assessor Parcel Numbers 8173-023-020 and 8173-023-021. The Project Site is rectangular in shape with flat topography. One parcel is developed with a single-family residence, and the other parcel is vacant.
15. The Project Site is accessible via Broadway Avenue, an 80-foot side Secondary Highway on the County Master Plan of Highways to the west. Primary access to the Project Site will be via an ingress/egress driveway off of Broadway Avenue, as well as a pedestrian-only gate on Broadway Avenue.

16. The Project will provide a total of 80 surface parking spaces, inclusive of guest parking spaces. Two of the 80 parking spaces are accessible in compliance with the Americans with Disabilities Act. The Project will also provide six short-term and 37 long-term bicycle parking spaces.
17. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (CEQA), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, the County Department of Regional Planning (Regional Planning) staff (Staff) determined that a mitigated negative declaration (MND) was the appropriate environmental document for the Project and that, with mitigation measures, the Project will not have a significant effect on the environment. The mitigation measures are incorporated in the mitigation monitoring and reporting program (MMRP) prepared for the Project.
18. The areas of environmental impact found to be less than significant with mitigation include the following:
 - A. Aesthetics. The proposed apartment building has the potential to have some impacts on the existing visual character of the area. However, the building has been designed in compliance with Title 22 of the Los Angeles County Code (County Code), which requires structures to be appropriately setback from the property lot lines. In addition, there is a 28-foot-wide setback from the northern property line, which faces the single-family residential neighborhood to the north. Mitigation measures to address the potential visual impacts of the Project have been incorporated into the MMRP, including the construction of a six-foot-high decorative block wall around the northern, southern, and eastern property lines, as well as the planting of trees around the perimeter of the Project Site to break up and soften the facade of the proposed building and improve the overall aesthetics of the structure.
 - B. Noise. While the Project will result in some noise impacts during the operation of the apartment building, it will not be substantially different from what is already occurring at the existing single-family residence at the Project Site or at the other residences located to the north, or at the existing commercial and multi-family uses located to the south. The proposed use will also need to comply with the County Noise Ordinance. In addition to the noise impacts during operation, there will also be noise impacts during the construction stage. In order to ensure the Project complies with the Construction Noise Requirements of County Code Section 12.08.440 (Construction Noise) for both mobile and stationary equipment, mitigation measures have been incorporated into the Project's MMRP to reduce the noise impacts of the Project.

- C. Transportation. According to the transportation impact analysis prepared for the Project dated February 20, 2025, the Project is expected to exceed the vehicle miles traveled (VMT) impact criteria by approximately 5.7 percent. Several VMT mitigation measures from the California Air Pollution Control Officers Association Handbook for Analyzing Greenhouse Gas Emission Reduction, Assessing Climate Vulnerabilities, and Advancing Health and Equity (2021 CAPCOA Handbook) have been incorporated into the Project's MMRP to address this. The proposed mitigation measures are expected to reduce the VMT generated by the Project by approximately 32.3 percent. After the VMT mitigation measures are implemented, the Project will have both Project and cumulative transportation impacts that are less than significant.
 - D. Tribal Cultural Resources. The Gabrieleño Band of Mission Indians–Kizh Nation (Tribe) has indicated that the Project Site is located within the Gabrieleño community of Hahamongna/Acurangna. Mitigation measures have been incorporated, including the retention of a Native American monitor, the holding of at least one pre-construction sensitivity/educational meeting, conducting daily monitoring during ground-disturbing activities, and the immediate cessation of development activities, if tribal cultural resources are found at the Project Site.
19. Staff received the following recommendations from County departments, which are incorporated as part of the Project's Conditions of Approval:
 - A. County Department of Public Works: Recommended approval with conditions in a letter dated August 2, 2023.
 - B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated July 20, 2023.
 - C. County Department of Public Health: Recommended clearance to public hearing in a letter dated August 30, 2022.
 20. The Project's public hearing before the Commission was scheduled for April 17, 2024, but Staff requested that the Project be taken off calendar to reevaluate the Project's environmental analysis and consider concerns received from the public regarding traffic and the existing road conditions in the Project Site.
 21. Staff received 19 emails/letters and one phone call from the public in opposition to the Project and three emails/letter in support.
 - A. Concerns raised were about the following: effects of changing the R-1 zoning; addition of the proposed 60 new dwelling units at the Project Site and the large cumulative number of units being added to the area from the Project (60 units) and from a project in the City of Santa Fe Springs (119 units); lack of adequate notice for the original April 17, 2024, public hearing; more traffic, congestion, and pollution in the area; speeding

vehicles being a safety risk; parking on residential streets; strain on local infrastructure; worsening of potholes in the area due to condition of roadways and increased traffic; no left turn signal on Broadway Avenue and Washington Boulevard; impacts of the future Metro E (Gold) station; and increase in vandalism and crime due to denser population.

- B. The letters of support cited the following reasons: lack of available rental units for people working in the area, resulting in long and costly commutes; need for quality housing in the area; and shortage of housing supply leading to increasing rents.
22. On October 29, 2025, the Commission held a duly-noticed public hearing on the Project. The Commission heard a presentation from Staff followed by Applicant testimony about the Project. Members of the public provided testimony, both in favor and in support of the Project. The Commission requested several changes to the Project, including removing the balconies on the east side of the building, reducing the overall height of the building by eight feet (from 69 feet 10 inches to 61 feet and 10 inches) and increasing the number of affordable units from seven to 12 units. The Applicant agreed to all the requested changes. There being no other speakers, the Commission closed the public hearing, adopted the MND and MMRP, and adopted the resolution recommending Board approval of the Plan Amendment, Zone Change, and Housing Permit, as amended.
23. On March 24, 2026, the Board held a duly-noticed public hearing. Supervisor Janice Hahn spoke in support of the Project to open the hearing and offered three amendments to the Project as recommended by the Commission. First, Supervisor Hahn proposed amending the height limit of the building back to 69 feet, 10 inches (from 61 feet, 10 inches). Second, Supervisor Hahn proposed the inclusion of "additional screening along the building's north elevation to reduce site lines into the parking area..." Third, Supervisor Hahn proposed the inclusion of "balcony railings constructed of an opaque material along all sides of the building." Supervisor Hahn cited the current severe housing shortage in the County and how impactful the addition of 60 new units with a 20 percent set-aside for Very Low Income families could be. Additionally, she referenced the location of the Project Site along a major commercial corridor, which is a short walk from stores, schools, and restaurants, the Project's location being only 15 minutes away from the Greater Whittier Aquatic Center, and only one block away from a future Metro E (Gold) station. The Applicant's representative and four public speakers then testified at the hearing. The Applicant's representative accepted all three amendments offered by Supervisor Hahn and urged support of the Project. The four public speakers supported the Project and cited various benefits of the Project, such as: the walkability of the location; the support of local businesses in the area that would result; the need for reinvestment and modernization in the Whittier area; the benefits of affordable housing; and the development of long term stability in the Project's neighborhood.

24. The Board closed the public hearing and took the following actions:
- A. Certified that the MND for the Project has been completed in compliance with CEQA and reflects the independent judgment and analysis of the Board; made a finding that the Board has reviewed and considered the information contained in the MND prior to approving the Project; adopted the MMRP, finding the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and determined that the Project will not have a significant impact on the environment with the implementation of the mitigation measures;
 - B. Indicated its intent to adopt the Plan Amendment and Zone Change and approve the Housing Permit with the following amendments:
 - i. Amend the Project to restore the original height of the building to 69 feet and 10 inches, pursuant to the Applicant's concurrence;
 - ii. Include additional screening over the openings to the parking level along the building's north elevation to reduce sightlines into the parking area while maintaining vehicular access; and
 - iii. Include opaque materials for balcony railings along all sides of the building.
 - C. Instructed County Counsel to prepare the necessary resolution, ordinance, and findings to approve the Project, consisting of the Plan Amendment, Zone Change, and Housing Permit.
25. The Board finds the Project is consistent with the goals and policies of the General Plan because the proposed H50 land use designation is intended for multi-family residences, a category into which this Project falls. The Board further finds the Project promotes infill development, as well as healthy, equitable, mixed income neighborhoods with a variety of housing types near jobs and services.
26. The Board finds the Project is consistent with General Plan LUP Nos. 1.3 and 1.4, which require that project specific amendments to the General Plan support the General Plan Guiding Principles, is consistent with the goals and policies of the General Plan, benefits the public interest, and is necessary to realize an unmet local or regional need. The Project supports General Plan Principle No. 2, which is to ensure community services and infrastructure are sufficient to accommodate growth, and No. 5, which is to provide healthy, livable and equitable communities. The Project Site is located in an urban area served by existing public utilities, infrastructure, and services, including schools, parks, police, fire, and medical services. The area surrounding the Project Site is characterized by a mix of single- and multi-family residences, commercial and institutional uses, and public amenities. As with the rest of the County, there is still inadequate supply of multi-family residential units to meet the demand for such units in the area. The Project will help address this need by providing

one-, two-, and three-bedroom apartment units for the area. Furthermore, the future Metro E (Gold) station at the nearby intersection makes the immediate vicinity of the Project Site ideal for transit-oriented development, such as the Project. The design of the Project is also oriented towards pedestrian accessibility by emphasizing its pedestrian entrance, locating its office on the ground floor adjacent to the sidewalk, and providing landscaping along its entire building frontage immediately adjacent to the sidewalk. With these design features and the provision of affordable housing units, the Project contributes to the creation of a walkable, healthy, livable, and equitable community in the area.

27. The Board finds the Project is consistent with General Plan LUP No. 4.1, which encourages infill development of underutilized sites in urban areas. With one parcel being vacant and another developed with single-family residences on an almost half-acre lot, the Project Site is currently underutilized and located in an urban area served by existing public services and infrastructure. The area surrounding the Project Site is characterized by a mix of single- and multi-family residences, commercial and institutional uses, and public amenities. The Project qualifies as infill development and would not consume raw, undeveloped land; contribute to sprawl; or negatively impact the County's natural resources.
28. The Board finds the Project is consistent with General Plan LUP No. 5.1 and Housing Element Policy Nos. 1.3 and 3.1, which encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles; encourages coordination with the private sector in the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs; and promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population. The housing stock in the vicinity of the Project Site is a mix of single- and multi-family residences. Upon completion, the Project will add a total of 60 new one-, two-, and three-bedroom apartment units, 12 of which will be very low Income affordable residential dwelling units restricted to households earning up to 50 percent AMI. In exchange, the Project has been granted a density bonus of 40.5 percent and two waivers of required development standards. As a result, the Project will help provide a better mix and variety of housing types with different affordability levels in the area.
29. The Board finds the Project is consistent with General Plan LUP Nos. 7.1 and 10.3 which require the reduction and mitigation of the impacts of incompatible land uses, where feasible, using buffers and other design techniques and the consideration of the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features, such as massing, materials, color, detailing, or ornament. The Project Site is located on the southern edge of a single-family residential neighborhood primarily located to the north. The Project Site is immediately adjacent to various commercial and industrial uses oriented towards Washington Boulevard, particularly around its intersection with

Broadway Avenue. On its eastern side is the southern side of a school ground. Due to its location, the impacts of the Project will primarily be on the single-family residences located on the northern and western sides of the Project Site. The Project has been designed to be aesthetically pleasing to these areas to the greatest extent possible. The Project also includes street improvements on Washington Boulevard to improve its capacity to accommodate the potential increase in the number of vehicles turning left from Washington Boulevard to Broadway Avenue. A major redevelopment project is underway for a mixed use project on the other side of the intersection within the City of Santa Fe Springs. The intersection will also be the location of a future Metro E (Gold) station southeast extension as part of the Eastside Transit Corridor Phase 2 Project. The proposed five-story, 60-unit apartment building is compatible with both present and future developments in the area. These developments will transition the general vicinity of the Project Site into a much denser and more mixed use area. The proposed Project will provide a buffer for the residential areas to the north and will help ensure that any redevelopment that occurs in the area will end at the block where the Project Site is located.

30. The Board finds the Project is consistent with applicable zoning regulations and standards after the Zone Change and Housing Permit approval, including the density bonus and waivers, as follows:
 - A. The Project is consistent with the proposed R-3 zoning classification, as an apartment building is permitted in such zone with an SPR, pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4 and R-5);
 - B. The Project is consistent with the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones), as modified by the Housing Permit. The minimum required front, rear, and side yards are 20 feet, 15 feet, and 5 feet, respectively. The Project will provide a uniform front, rear, and side yard setback of five feet. This will be authorized as a development waiver as part of the Housing Permit related to the Project;
 - C. The Project is consistent with the standard identified in County Code Section 22.18.040 (Development Standards for Residential Zones), as modified by the Housing Permit. The maximum allowed height of any structure in the R-3 zone is 35 feet. The Project will have a maximum height of 69 feet and 10 inches. This will be authorized as a development incentive as part of the Housing Permit related to the Project;
 - D. The Project is consistent with the standard identified in County Code Section 22.120.080 (Density Bonus—Parking). A total of 80 parking spaces are required for the 40 one-bedroom, eight two-bedroom and 12 three-bedroom apartment units proposed by the Project. The Project provides 80 parking spaces on the ground floor of the apartment building;

- E. The Project is consistent with the standard identified in County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities). A minimum of six short-term and 30 long-term bicycle parking spaces is required for the 60 apartment units proposed by the Project. A total of six short-term and 33 long-term bicycle parking spaces are provided on the ground floor of the apartment building;
 - F. The Project is consistent with the standards identified in County Code Section 22.126.030 (Tree Planting Requirements). The Project includes nine western sycamore and 11 box elder trees. This exceeds the eight trees required for the 36,624-square-foot building footprint for the Project; and
 - G. The Project is not subject to the Inclusionary Zoning Ordinance because it is a rental project within the Gateway Submarket Area.
31. Pursuant to County Code Section 22.166.040.A (Administrative Housing Permit—Review Authority), the Board is the appropriate Review Authority for the Housing Permit, since it is concurrent with a Plan Amendment and Zone Change, which will be reviewed and acted upon by the Board.
32. The Board finds the Plan Amendment is consistent with the adjacent area. The Project Site is located on the southern edge of a single-family residential neighborhood primarily located to the north. The Project Site is immediately adjacent to various commercial and industrial uses that are oriented towards Washington Boulevard, particularly around its intersection with Broadway Avenue. On its eastern side is the southern side of a school ground. Due to its location, the impacts of the proposed Project will primarily be on the single-family residences located on the northern and western sides of the Project Site. The Project has been designed to be aesthetically pleasing to and consistent with these areas to the greatest extent possible. In addition, there is a major redevelopment project underway for a mixed use project on the other side of the intersection within the City of Santa Fe Springs. The intersection will also be the location of a future Metro E (Gold) station southeast extension, as part of the Eastside Transit Corridor Phase 2 Project. The proposed five-story, 60-unit apartment building is compatible with both present and future developments in the area. These developments will transition the general vicinity of the Project Site into a much denser and more mixed use area. The proposed Project will provide a buffer for the residential areas to the north and will help ensure any redevelopment that occurs in the area will end at the block where the Project Site is located.
33. The Board finds the Plan Amendment is consistent with the principles of the General Plan. The Project supports General Plan Principle No. 2, which ensures community services and infrastructure are sufficient to accommodate growth, and No. 5, which provides healthy, livable, and equitable communities. The Project Site is located in an urban area served by existing public utilities, infrastructure,

and services, including schools, parks, police, fire, and medical services. The area surrounding the Project Site is characterized by a mix of single- and multi-family residences, commercial and institutional uses, and public amenities. Furthermore, the future Metro E (Gold) station at the nearby intersection makes the immediate vicinity of the Project Site ideal for transit-oriented development, such as the Project. The design of the Project is also oriented towards pedestrian accessibility and will, combined with its provision of affordable housing units, contribute to the creation of a walkable, healthy, livable, and equitable community in the area.

34. The Board finds that approval of the Plan Amendment will be in the interest of public health, safety, and general welfare. The Plan Amendment will allow for the addition of affordable, multi-family dwelling units to the existing housing stock in the West Whittier-Los Nietos community, contributing to a mixed income neighborhood with a diversity of housing types. The Plan Amendment will enable higher density residential development on an underutilized parcel in an urbanized area served by existing public transportation, services, and infrastructure.
35. The Board finds the Plan Amendment is consistent with other applicable provisions of Title 22 consistent with the Zone Change and Housing Permit. The Zone Change will change the Project Site's zoning from R-1 to R-3. With concurrent adoption of the Zone Change, the Plan Amendment will be consistent with Title 22. The Project will comply with applicable zoning regulations and standards.
36. The Board finds that modified conditions warrant a revision in the Zoning Map as it pertains to the area or district under consideration. A major redevelopment project is underway for a mixed use project on the other side of the intersection within the City of Santa Fe Springs. The intersection will also be the location of a future Metro E (Gold) station southeast extension, as part of the Eastside Transit Corridor Phase 2 Project. The Project's five-story, 60-unit apartment building is compatible with both present and future developments in the area. These developments will transition the general vicinity of the Project Site into a much denser and more mixed use area. This warrants the revision of the zone of the Project Site from R-1 to R-3.
37. The Board finds that a need for the proposed zone classification exists within such area or district. As with the rest of the County, there is still inadequate supply of multi-family residential units to meet the demand for such units in the area. The R-3 zoning will allow the development of a five-story, 60-unit apartment building, which will help address this need by providing one-, two-, and three-bedroom apartment units for the area.

38. The Board finds the Project Site is a proper location for said zone classification within such area or district. The Project Site is located 200 feet north of the intersection of Washington Boulevard and Broadway Avenue. Major redevelopment projects are underway in the immediate vicinity of the Project Site, which will significantly change the character of the area, making it more conducive to higher density residential uses, as well as commercial and mixed uses. These developments will transition the general vicinity of the Project Site into a much denser and more mixed use area.
39. The Board finds the zone classification at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice. As with the rest of the County, there is still an inadequate supply of multi-family residential units to meet the demand for such units in the area. The housing stock in the vicinity of the Project Site is a mix of single- and multi-family residences. Upon completion, the Project will add a total of 60 new one-, two-, and three-bedroom apartment units, 12 of which will be affordable residential dwelling units restricted to households earning up to 50 percent AMI. In exchange, the Project has been granted a density bonus of 40.5 percent and two waivers of required development standards. As a result, the Project will help provide a better mix and variety of housing types with different affordability levels in the area. The Project Site is located on the southern edge of a single-family residential neighborhood that is primarily located to the north. The Project site is immediately adjacent to various commercial and industrial uses that are oriented towards Washington Boulevard, particularly around its intersection with Broadway Avenue. On its eastern side is the southern side of a school ground. Due to its location, the impacts of the Project will primarily be on the single-family residences located on the northern and western sides of the Project Site. The Project has been designed to be aesthetically pleasing to these areas to the greatest extent possible. A major redevelopment project is underway for a mixed use project on the other side of the intersection within the City of Santa Fe Springs. The intersection will also be the location of a future Metro E (Gold) southeast extension as part of the Eastside Transit Corridor Phase Two Project. The proposed five-story, 60-unit apartment building is compatible with both present and future developments in the area.
40. The Board finds the Zone Change is consistent with the General Plan. The Zone Change is associated with the Plan Amendment to change the land use designation of the Project Site from H9 to H50. The Plan Amendment is consistent with the General Plan. The Project Site is located in an urban area served by existing public utilities, infrastructure, and services, including schools, parks, police, fire, and medical services. The area surrounding the Project Site is characterized by a mix of single- and multi-family residences, commercial and institutional uses, and public amenities. Furthermore, the future Metro E (Gold) station at the nearby intersection makes the immediate vicinity of the Project Site ideal for transit-oriented development, such as the Project. The design of the Project is also oriented towards pedestrian accessibility and will, combined with its provision of affordable housing units, contribute to the creation of a walkable,

healthy, livable, and equitable community in the area. The Project Site is currently underutilized and located in an urban area served by existing public services and infrastructure. The area surrounding the Project Site is characterized by a mix of single- and multi-family residences, commercial and institutional uses, and public amenities. The Project qualifies as infill development. The Project will not consume raw, undeveloped land, contribute to sprawl, or negatively impact the County's natural resources.

41. The Board finds that the Zone Change will not result in a need for a greater water supply for adequate fire protection, or that the existing proposed sources of water are inadequate to provide the requisite water supply. A "will serve" letter was provided by the San Gabriel Water Company indicating there is adequate water supply for the Project. Also, the County Fire Department cleared the Project for public hearing in a letter dated July 20, 2023.
42. The Board finds that, with the Plan Amendment and Zone Change, the Project would be consistent with applicable provisions of Title 22.
43. The Board finds the Applicant is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the California Fish and Game Code.
44. The Board finds that pursuant to Senate Bill 330 (Housing Crisis Act), the number of publicly held meetings do not exceed the five-meeting limit. A total of three meetings occurred on the following dates:
 - Commission public hearing on April 17, 2024 (continued);
 - Commission public hearing held on October 29, 2025; and
 - Board public hearing held on March 24, 2026.
45. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper and online posting. On February 20, 2026, the public hearing was published in the Whittier Daily News and a total of 74 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. Additionally, the Project was noticed and case materials were available on Regional Planning's website.
46. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, County Department of Regional Planning.

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

- A. The Project meets all the requirements for a Housing Permit. The Project is for the development of a five-story, 60-unit apartment building. The Housing Permit allows for a density bonus of 17 additional units in addition to the base density of 43 units allowed for the Project Site and a waiver of the maximum height of 35 feet and the minimum 20 feet and 15 feet front and rear yards respectively to allow for a total height of 69 feet and 10 inches and front and rear yard setbacks of five feet for providing 12 affordable units as part of the Project. The apartment building is composed of 40 one-bedroom units, eight two-bedroom units and 12 three-bedroom units. The 12 affordable units will be composed of six one-bedroom units, four two-bedroom units, and two three-bedroom units. The units will be permanently dedicated as affordable units pursuant to Mitigation Measure 17.1.2 of the Project's MMRP.
- B. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board.
- C. The Board finds the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds the MMRP's requirements are incorporated into the Conditions of Approval for the Project, and approval of the Project is conditioned on the Applicant's compliance with the attached Conditions of Approval and MMRP.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the MND for the Project has been completed in compliance with CEQA and reflects the independent judgment and analysis of the Board; finds the Board has reviewed and considered the information contained in the MND prior to approving the Project; adopts the MMRP, finding the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and determines that the Project will not have a significant impact on the environment with the implementation of the mitigation measures;
- 2. Adopts General Plan Amendment No. RPPL2022001526-(4) and Zone Change No. RPPL2022001527-(4); and

3. Approves Administrative Housing Permit No. RPPL2023004066-(4), with the following amendments:
 - A. Restore the original height of the building to 69 feet 10 inches, pursuant to the Applicant's concurrence;
 - B. Include additional screening over the openings to the parking level along the building's north elevation to reduce sightlines into the parking area while still maintaining vehicular access; and
 - C. Include opaque materials for balcony railings along all sides of the building.

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-000557-(4)
GENERAL PLAN AMENDMENT NO. RPPL2022001526-(4)
ZONE CHANGE NO. RPPL2022001527-(4)
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2023004066-(4)
SITE PLAN REVIEW NO. RPPL2022003252-(4)

1. This grant is for an Administrative Housing Permit for the waiver of the maximum height of 35 feet and the minimum 20 feet and 15 feet front and rear yards, respectively, with the provision of 12 Very Low Income affordable rental units to allow for the development of a five-story, 60-unit apartment building with a total height of 69 feet and 10 inches and front and rear yard setbacks of five feet (Project), subject to the following conditions of approval (Condition or Conditions).
2. Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the Applicant and the owner of the subject property, if other than the Applicant, have filed at the office of the Los Angeles County (County) Department of Regional Planning (Regional Planning) their affidavit stating that they are aware of and agree to accept all of the Conditions of this grant, and until all required monies have been paid, pursuant to Condition Nos. 10 and 13. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 9, and 13 shall be effective, pursuant to the Los Angeles County Code (County Code) Section 22.222.230 (Effective Date of Decision and Appeals).
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to County Code Section 22.222.230.
5. The Applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Applicant of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding, as described above, is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual

costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Applicant or Applicant's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Applicant, according to County Code Section 2.170.010 (Fees for Providing County Records).
- 7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void, and the privileges granted hereunder shall lapse.
 - 8. Upon any transfer or lease of the property during the term of this grant, the Applicant or the owner of the subject property, if other than the Applicant, shall promptly provide a copy of this grant and its Conditions to the transferee or lessee of the subject property.
 - 9. This grant shall expire unless used within two years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
 - 10. Prior to the issuance of any building permit(s), the Applicant shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Applicant shall provide proof of payment upon request from Regional Planning.
 - 11. Within five working days from the day after the appeal period ends, the Applicant shall remit processing fees at the County Registrar-Recorder/County Clerk Office (Recorder's Office), payable to the County of Los Angeles, in connection with the filing and posting of a notice of determination (NOD) for this Project and its entitlements, in compliance with section 21152 of the Public Resources Code. Unless a certificate of exemption is issued by the California Department of Fish and Wildlife, pursuant to section 711.4 of the California Fish and Game Code, the Applicant shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$3,043.75 (\$2,968.75 for a Negative Declaration or Mitigated Negative Declaration plus

\$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.

12. The Applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) for this Project, which are incorporated by this reference as if set forth fully herein.
13. Within 30 days of the date of final approval of this grant by the County, the Applicant shall record a covenant and agreement, which attaches the MMRP, and agrees to comply with the mitigation measures imposed by the mitigated negative declaration for this Project, in the Recorder's Office. Prior to recordation of the covenant, the Applicant shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Applicant shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the Applicant's compliance with the required mitigation measures.
14. The Applicant shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Applicant shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (Commission) or a Hearing Officer may, after conducting a public hearing, revoke, or modify this grant, if the Commission or Hearing Officer finds that these Conditions have been violated, that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized, pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these Conditions and may result in the revocation of this grant.
16. All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the Los Angeles County Code (County Code) to the satisfaction of the County Fire Department.
17. All development pursuant to this grant shall comply with the requirements of the County Department of Public Works (Public Works) to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property.

19. The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which the Applicant has control.
20. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
21. In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
22. This grant includes a density bonus of 17 additional units, in addition to the base density of 43 units allowed for this Project and a waiver of the maximum height of 35 feet and the minimum 20 feet and 15 feet front and rear yards, respectively, to allow for a total height of 69 feet and 10 inches and front and rear yard setbacks of 5 feet for providing 12 Very Low Income (50 percent area median income) affordable units as part of this Project.
23. The Applicant shall comply with all conditions set forth in the attached County Department of Public Works letter dated August 2, 2023.
24. The Applicant shall comply with all conditions set forth in the attached County Fire Department letter dated July 20, 2023.
25. The Applicant shall include additional screening over the openings to the parking level along the building's north elevation to reduce sightlines into the parking area while still maintaining vehicular access.
26. The Applicant shall include opaque materials for balcony railings along all sides of the building.

Attachments:

- | | |
|-----------|---|
| Exhibit A | County Department of Public Works letter dated August 2, 2023 |
| Exhibit B | County Fire Department letter dated July 20, 2023 |
| Exhibit C | Mitigation Monitoring and Reporting Program |

Exhibit A to Conditions of Approval



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

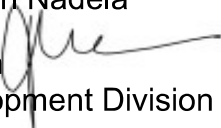
August 2, 2023

IN REPLY PLEASE

REFER TO FILE: **LD-3**

TO: Edward Rojas
LDCC/Site Plan Review Section
Department of Regional Planning

Attention Carl Nadela

FROM: James Chon 
Land Development Division

SITE PLAN REVIEW- MINISTERIAL (RPPL2022003252)
7914 BROADWAY
ASSESSOR'S MAP BOOK 8173, PAGE 23, PARCELS 20 AND 21
UNINCORPORATED WHITTIER

As requested, Public Works reviewed the site plan for the proposed project. The project proposes to construct a new five-story, 60-unit apartment building on vacant land.

☒ Public Works recommends approval of the "conceptually approved" site plan dated July 25, 2023 (see attached). The following conditions will become applicable upon approval of the site plan by Regional Planning:

☐ Public Works does **NOT** recommend approval of this site plan.

1. Road

- 1.1. Prior to issuance of a grading or building permit (whichever comes first), submit street improvement plans to Public Works (through the EPIC-LA portal under "Public Improvement Plans: Street Plans") that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <http://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if

any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1. Provide 20-foot setback for the proposed vehicular gate to avoid queuing in the right of way.
- 1.1.2. Construct the proposed driveway approach on Broadway to comply with current American with Disabilities Act standards.
- 1.1.3. Close the unused driveway approach on Broadway with standard curb, gutter, and full-width sidewalk.
- 1.1.4. Provide and maintain 10' x 10' pedestrian sight triangle on the driveway approach. Nothing higher than 3.5 feet high in these pedestrian sight triangles.
- 1.1.5. Repair or replace any street improvements damaged during construction.
- 1.1.6. Plant street trees (minimum 24-inch box) on Broadway and provide irrigation.
- 1.1.7. Underground all new utilities.
- 1.1.8. Provide a covenant for the private maintenance of drainage devices, if any.
- 1.1.9. Comply with the attached street lighting requirements memo dated May 19, 2022.
- 1.1.10. Submit a sewer area study for review and approval prior to the execution of an Agreement to Improve.
- 1.2. Prior to issuance of a building permit, execute an Agreement to Improve for the street improvements.
- 1.3. Prior to issuance of a Certificate of Occupancy, construct all required street improvements.

If you have any questions or require additional information, please contact Kevin Godoy of Public Works, Land Development Division, at (626) 458-5932 or kgodoy@pw.lacounty.gov.

KG:la
RPPL2022004855 - 12501 S alameda street unit 1.docx

Attach.

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

Date: 05/19/2022

TO: Jose Suarez
Project Entitlement & CEQA Section
Land Development Division

Attention Joseph Nguyen

FROM: Inez Yeung
Street Lighting Section
Traffic Safety and Mobility Division
Prepared by Whitley Huy

STREET LIGHTING REQUIREMENTS
RPPL2022003252 7914 Broadway Avenue L 033-2022

☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within TR/PM/L - _____ and around to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

 ☒ Provide streetlight(s) on concrete pole(s) with underground wiring along the property frontage on Broadway Avenue to the satisfaction of Public Works or as modified by Public Works. The streetlight(s) shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

☐ Provide streetlights on concrete poles with underground wiring on non-gated "private and public future" street(s) along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

☐ Provide streetlights on concrete poles with underground wiring on gated "private and future" street(s) _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.

☐ New streetlights are not required.

STREETLIGHT ACCEPTANCE REQUIREMENTS:

- ☐ Upon CUP approval (CUP only), the applicant shall comply with assessment balloting requirements listed below in order for the County Lighting Districts to pay for the future operation and maintenance of the streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy.

-  ☒ Upon issuance of an Agreement to Improve (R4 only), the applicant shall comply with Conditions of Acceptance requirements listed below in order for the County Lighting Districts to pay for the future operation and maintenance of the streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy.

- ☐ Upon tentative map/parcel map approval (subdivision only), the applicant (property owner or authorized representative) shall comply with the Conditions of Acceptance requirements listed below in order for the County Lighting Districts to pay the future operation and maintenance costs of the streetlight(s). It is the sole responsibility of the applicant to: 1) secure approval of the street lighting plans prior to map recordation, 2) ensure the required street lighting improvements are installed per approved plans, 3) If phasing of the project is approved, the required street lighting improvements for each phase of the project shall be subject to the assessment balloting listed below.

CONDITIONS OF ACCEPTANCE FOR STREETLIGHT TRANSFER OF BILLING:

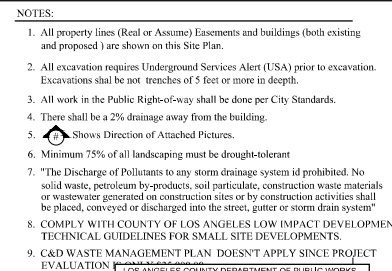
-  Prior to County Lighting Districts assuming responsibility for the operation and maintenance costs of the streetlights from a developer's account into a County Lighting Districts' account, the following items are required:
- 1) The applicant (property owner or authorized representative) is responsible for the operation and maintenance costs of the streetlights installed as a condition of development. The applicant will remain responsible for the operation and maintenance of the streetlights until such time the lights are transferred into a county lighting maintenance account.
 - 2) The County will require review and approval of the roadway improvements in accordance with approved plans prior to County assuming ownership and maintenance responsibilities of the project roadways into the County Highway System, if applicable.
 - 3) County can assume responsibility for the operation and maintenance of the streetlights on July 1 of any given year, provided that (a) all required streetlights have been accepted and installed per the approved plans and energized to close permit, (b) the applicant has provided a written request for a transfer of billing no later than January 1 of the prior year, and (c) property tax and assessment revenue are being collected from the benefitted property owners. The transfer of billing may be delayed one or more years if the above conditions are not met. NOTE: County Lighting Districts cannot pay the operation and maintenance costs of streetlights located within gated communities or on roadways designated as a private street.
 - 4) Prior to the County assuming responsibility of the operation and maintenance cost of the streetlights, a second field review will be conducted to ensure all streetlights are installed per approved plans and no knockdown have occurred.
 - 5) Subsequent to the transfer of billing, County will authorize the release of the streetlight bond.

LOS ANGELES COUNTY PUBLIC WORKS
TRAFFIC SAFETY AND MOBILITY DIVISION
SUBDIVISION, CONDITIONAL USE, PERMIT (CUP) & R3 REVIEW
STREET LIGHTING PERMITS

1. Provide streetlights on concrete pole(s) with underground wiring along the property frontage on Broadway Avenue to the satisfaction of Public Works or as modified by Public Works. The streetlight(s) shall be designed as a County-owned and maintained system. Submit street lighting plans along with application proposed under the existing plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

2. Upon issuance of an Agreement to Improve (R4 only), the applicant shall comply with Conditions of Acceptance requirements listed below in the order for the applicant to install the Street Lighting District. The applicant shall be responsible for the streetlights(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits. 2) street lighting plans are approved. When improvements are installed per approved plans, 3) if the phasing of the project is approved, the required street lighting improvements for each phase of the project shall be subject to the approval of the Traffic Safety and Mobility Division.

Proposed gate to have a 20' setback from the property line to avoid queuing in the right of way.



- PRELIMINARY STREET CONDITIONS**
1. PROVIDE 20' SETBACK FOR THE PROPOSED VEHICULAR GATE TO AVOID QUEUING IN THE RIGHT OF WAY.
 2. CONSTRUCT THE PROPOSED DRIVEWAY APPROACH TO COMPLY WITH ADA REQUIREMENTS.
 3. CLOSE THE UNUSED DRIVEWAY APPROACH WITH STANDARD CURB, GUTTER, AND FULLWIDTH SIDEWALK.
 4. REPAIR/REPLACE ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
 5. PROVIDE AND MAINTAIN 10' X 10' PEDESTRIAN SIGHT TRIANGLES, NOTHING HIGHER THAN 3.5' IN THESE TRIANGLES.
 6. UNDERGROUND ALL NEW UTILITIES.
 7. PLANT STREET TREES (24" MIN BOX) ALONG THE PROPERTY FRONTAGE AND PROVIDE IRRIGATION.
 8. PROVIDE A COVENANT FOR THE PRIVATE MAINTENANCE OF DRAINAGE DEVICES, IF ANY.
 9. SUBMIT A SEWER AREA STUDY FOR REVIEW AND APPROVAL.
 10. COMPLY WITH THE STREET LIGHTING CONDITIONS DATED 5-19-2022.

Exhibit B to Conditions of Approval



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2022001527	PROJECT NUMBER:	Apartments @ 7914 Broadway
CITY/COMMUNITY:	West Whittier/Los Nietos	STATUS:	Cleared
PROJECT ADDRESS:	7914 Broadway Whittier, CA 90606	DATE:	07/20/2023

CONDITIONS

1. The Fire Department's Land Development Unit has determined the Fire Apparatus Access Roads as shown on the site plan in compliance with the County of Los Angeles Fire Code.
2. New public fire hydrant(s) will be required for this development along Broadway Ave. The location of the new fire hydrants will be determined once the Fire Flow Availability Form 196 is submitted during the Fire Department review of the architectural plan prior to building permit issuance. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
3. Review and approval by the Fire Department's Fire Prevention Engineering Section Building Plan Check Unit is required for this project prior to building permit issuance. Plans should be submitted through EPIC-LA under the following plan type Fire Engineering - Building Plan Check Unit - Multi-Family Residence. Contact the Commerce office at (323) 890-4125 for details on their submittal requirements.

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

Exhibit C to Conditions of Approval

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Plant and maintain trees along the western and southern property lines.				
1.1.1	Aesthetics	The project applicant/developer shall plant a total of eleven (11) 15-gallon Box Elder (or equivalent as approved by County Planning) trees on the property. Four (4) trees shall be spread out evenly to the greatest extent feasible along the western property line and five (5) trees shall be spread out evenly to the greatest extent feasible on the northern property line. The trees shall be continuously maintained in a good and healthy condition. If any tree dies, a replacement tree shall be planted within 30 days of the death of the tree.	Plant and maintain nine Western Sycamore (or equivalent) trees on the property.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
1.1.2	Aesthetics	The project applicant/developer shall plant a total of nine (9) 15-gallon Western Sycamore (or equivalent as approved by County Planning) trees on the property. Four (4) trees shall be spread out evenly to the greatest extent feasible along the western property line and seven (7) trees shall be spread out evenly to the greatest extent feasible on the northern property line. The trees shall be continuously maintained in a good and healthy condition. If any tree dies, a replacement tree shall be planted within 30 days of the death of the tree.	Plant and maintain eleven Box Elder (or equivalent) trees on the property.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Construct and maintain a six-foot high decorative block wall along the northern, southern and eastern property lines of the Project Site.				
1.2.1	Aesthetics	The project applicant/developer shall construct and continuously maintain in good condition a six-foot high block wall along the northern, southern and eastern property lines of the Project Site. Any damage shall be repaired within 30 days. Any graffiti shall be removed within 24 hours.	Construct and maintain a six-foot high decorative block wall along the northern, southern and eastern property lines of the Project Site.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
9.1	Hazards and Hazardous Materials	Implement Monitoring and Screening of Hazardous Materials during construction activities				
9.1.1	Hazards and Hazardous Materials	Upon demolition of the existing residence, a survey shall be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.	Conduct survey for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk	Upon demolition of the existing residence	Applicant and subsequent owner(s)	Regional Planning/Public Works
9.1.2	Hazards and Hazardous Materials	All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the PEA for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage	Testing of imported soil and fill materials	Upon importation of soil and fill materials at the Project Site	Applicant and subsequent owner(s)	Regional Planning/Public Works
13.1	Noise	Implement Noise Mitigation Measures during construction activities				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948

13.1.1	Noise	Stationary noise sources (e.g. generators and compressors) shall be located as far from residential receptor locations as is feasible.	Locate stationary noise sources as far from residential zones as possible	Prior to start of construction activities	Applicant	Regional Planning/Public Health
13.1.2	Noise	A temporary sound barrier shall be installed at the property lines of the proposed Project Site to mitigate noise impacts on all surrounding properties.	Install temporary sound barrier at property lines	Prior to start of construction activities	Applicant	Regional Planning/Public Health
13.1.3	Noise	No Heating, Ventilation, and Air Conditioning (HVAC) unit will be installed outdoors.	No HVAC unit shall be intalled outdoors.	Prior to issuance of Occupancy Permit	Applicant	Regional Planning/Public Health
17.1	Transportation	Implement CAPCOA Mitigation Measures T-1 and T-4				
17.1.1	Transportation	Increase Residential Density (T-1): The project is designed with a higher density of dwelling units compared to the average residential density in the country. A new Traffic Impact Analysis shall be submitted to Public Works for review and approval if there are any changes to the residential density.	Design the proposed Project with a higher density of dwelling units compared to the average residential density in the country	Prior to Regional Planning approval	Applicant	Regional Planning
17.1.2	Transportation	Integrate Affordable and Below Market Rate Housing (T-4): The project will permanently dedicate seven affordable housing dwelling units. A new Traffic Impact Analysis shall be submitted to Public Works for review and approval if there are any changes to the number of affordable housing dwelling units.	Permanently dedicate seven affordable housing dwelling units	Prior to issuance of Building Permits	Applicant and subsequent owner(s)	Regional Planning/Los Angeles County Development Authority
17.2	Transportation	Implement Traffic Control Measures				
17.2.1	Transportation	The project shall extend the left turn lane approximately 150 feet and install Keep Clear Pavement Markings per the TIA dated February 20, 2025. (Location: Broadway Avenue at Washington Boulevard)	Extend the left turn lane approximately 150 feet and install Keep Clear Pavement Markings per the TIA dated February 20, 2025. (Location: Broadway Avenue at Washington Boulevard)	Prior to issuance of Occupancy Permit	Applicant	Regional Planning/Public Works
17.2.2	Transportation	The project shall submit a signing and striping plan through EPIC-LA under "Public Improvement Plans: Signing and Striping Plan" directly to Public Works for review and approval based on proposed improvements found in the TIA dated February 20, 2025. (Location: Broadway Avenue at Washington Boulevard)	Submit and implement to the stasfaction of Public Works a signing and striping plan through EPIC-LA under "Public Improvement Plans: Signing and Striping Plan" directly to Public Works for review and approval based on proposed improvements found in the TIA dated February 20, 2025. (Location: Broadway Avenue at Washington Boulevard)	Prior to issuance of Occupancy Permit	Applicant	Regional Planning/Public Works
18.1	Tribal Cultural Resources	Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities				
18.1.1	Tribal Cultural Resources	The project applicant/developer shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the "Kizh" or the "Tribe") - the direct lineal descendants of the project location. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project, at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading,, excavation, drilling, and trenching.	Retain Native American Monitor	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.2	Tribal Cultural Resources	A copy of the executed monitoring agreement shall be provided to the lead agency prior to the earlier of the commencement of any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity.	Provide copy of executed monitoring agreement	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning

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18.1.3	Tribal Cultural Resources	The project applicant/developer shall provide the Tribe with a minimum of 30 days advance written notice of the commencement of any project ground-disturbing activity so that the Tribe has sufficient time to secure and schedule a monitor for the project.	Provide minimum 30 day notice of commencement of Ground-Disturbing Activities	Minimum of 30 days prior to commencement of Ground Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.4	Tribal Cultural Resources	The project applicant/developer shall hold at least one (1) pre-construction sensitivity/educational meeting prior to the commencement of any ground-disturbing activities, where at a senior member of the Tribe will inform and educate the project's construction and managerial crew and staff members (including any project subcontractors and consultants) about the TCR mitigation measures and compliance obligations, as well as places of significance located on the project site (if any), the appearance of potential TCRs, and other informational and operational guidance to aid in the project's compliance with the TCR mitigation measures.	Hold at least one (1) pre-construction sensitivity educational meeting	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.5	Tribal Cultural Resources	The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request.	Complete daily monitoring logs	During Ground-Disturbing Activities	Native American Monitor	Applicant and subsequent owner(s)
18.1.6	Tribal Cultural Resources	Native American monitoring for the project shall conclude upon the latter of the following: (1) written confirmation from a designated project point of contact to the Tribe that all ground-disturbing activities and all phases that may involve ground-disturbing activities on the project site and at any off-site project location are complete; or (2) written notice by the Tribe to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase (known by the Tribe at that time) at the project site and at any off-site project location possesses the potential to impact TCRs.	Conclude Native American Monitoring for the project.	Upon receipt of written confirmation and notice	Applicant and subsequent owner(s)	Regional Planning / Native American Monitor
18.2	Tribal Cultural Resources	Discovery of TCRs, Human Remains, and/or Grave Goods.				
18.2.1	Tribal Cultural Resources	Upon the discovery of a TCR, all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh archaeologist will promptly report to the location of the discovery to evaluate the TCR and advise the project manager regarding the matter, protocol, and any mitigating requirements. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until the Tribe has completed its assessment/evaluation/recovery of the discovered TCR and surveyed the surrounding area.	Cease all construction activities in the immediate vicinity of the discovery	Discovery of TCR	Applicant and subsequent owner(s)	Regional Planning
18.2.2	Tribal Cultural Resources	The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe deems appropriate, including but not limited to, educational, cultural and/or historic purposes.	Recover and retain all discovered TCR's	Discovery of TCR	Native American Monitor	Applicant and subsequent owner(s)/Regional Planning

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18.2.3	Tribal Cultural Resources	If Native American human remains and/or grave goods are discovered or recognized on the project site or at any off-site project location, then all construction activities shall immediately cease. Native American "human remains" are defined to include "an inhumation or cremation, and in any state of decomposition or skeletal completeness." (Pub. Res. Code § 5097.98 (d)(1).) Funerary objects, referred to as "associated grave goods," shall be treated in the same manner and with the same dignity and respect as human remains. (Pub. Res. Code § 5097.98 (a), d)(1) and (2).)	Cease all construction activities	Discovery or recognition of Native American human remains and/or grave goods on the project site	Applicant and subsequent owner(s)	Regional Planning
18.2.4	Tribal Cultural Resources	Any discoveries of human skeletal material or human remains shall be immediately reported to the County Coroner (Health & Safety Code § 7050.5(c); 14 Cal. Code Regs. § 15064.5(e)(1)(B)), and all ground-disturbing project ground-disturbing activities on site and in any other area where the presence of human remains and/or grave goods are suspected to be present, shall immediately halt and remain halted until the coroner has determined the nature of the remains. (14 Cal. Code Regs. § 15064.5(e).) If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.	Report to County Coroner Office	Discovery of human skeletal remains or human remains	Applicant and subsequent owner(s)	Regional Planning
18.2.5	Tribal Cultural Resources	Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or grave goods, if the Tribe determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Tribal monitor and/or archaeologist deems necessary). (14 Cal. Code Regs. § 15064.5(f).)	Tribe determines that resuming construction activities are acceptable	Determination that resuming construction activities are acceptable	Native American Monitor	Regional Planning/Applicant and subsequent owner(s)
18.2.6	Tribal Cultural Resources	Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.	Preservation in place	Discovery or recognition of Native American human remains and/or grave goods on the project site	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.2.7	Tribal Cultural Resources	Any historic archaeological material that is not Native American in origin (non-TCRs) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.	Curation and/or donation of historical archaeological material that is not Native American in origin	Discovery of historical archaeological material that is not Native American in origin	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.2.8	Tribal Cultural Resources	Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.	Keep confidential any discovery of human remains and/or grave goods discovered and/or recovered at the site	Upon discovery of human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3	Tribal Cultural Resources	Procedures for Burials, Funerary Remains, and Grave Goods				
18.3.1	Tribal Cultural Resources	As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented for all discovered Native American human remains and/or grave goods. Tribal Traditions include, but are not limited to, the preparation of the soil for burial, the burial of funerary objects and/or the deceased, and the ceremonial burning of human remains.	Implement Koo-nas-gna Burial Policy	Upon discovery of Native American human remains and/or grave goods	Native American Monitor	Applicant/Regional Planning

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18.3.2	Tribal Cultural Resources	If the discovery of human remains includes four (4) or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.	Creation of separate treatment plan	Upon discovery of human remains that include four (4) or more burials	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.3	Tribal Cultural Resources	The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated "grave goods" (aka, burial goods or funerary objects) are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later, as well as other items made exclusively for burial purposes or to contain human remains. Cremations will either be removed in bulk or by means necessary to ensure complete recovery of all sacred materials.	Treat prepared soil and cremation soil in the same manner as bone fragments that remain intact. Remove cremations by bulk or by means necessary to ensure complete recovery of all sacred materials	Upon discovery of Native American human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.4	Tribal Cultural Resources	In the case where discovered human remains cannot be fully recovered (and documented) on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.	Cover remains with muslin cloth and steel plate or posting of 24-hour guard outside of working hours	If discovered human remains cannot be fully recovered and documented on the same day	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.5	Tribal Cultural Resources	In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner, and shall be protected in perpetuity.	Designate site location within the Project Site for the respectful reburial of the human remains and/or ceremonial objects. Protect in perpetuity reburial/repatriation site.	If preservation in place for Native American human remains and/or grave goods discovered at the site is not possible	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.6	Tribal Cultural Resources	Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.	Storage and reburial of human remains and association grave goods	Upon discovery of Native American human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.7	Tribal Cultural Resources	The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery and data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.	Data recovery	If data recovery is approved by the Tribe	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
22	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning

Zone Change Ordinance

ANALYSIS

This ordinance amends the Los Angeles County Code, Title 22 – Planning and Zoning, Section 22.06.060, changing regulations of the Los Angeles County General Plan related to Whittier Downs Zoned District.

DAWYN R. HARRISON
County Counsel

By 
THOMAS R. PARKER
Senior Deputy County Counsel

TRP:II

Requested: 03/24/26

Revised: 8/11/26

ZONING CASE NUMBER RPPL2022001527-(4)

ORDINANCE NUMBER _____

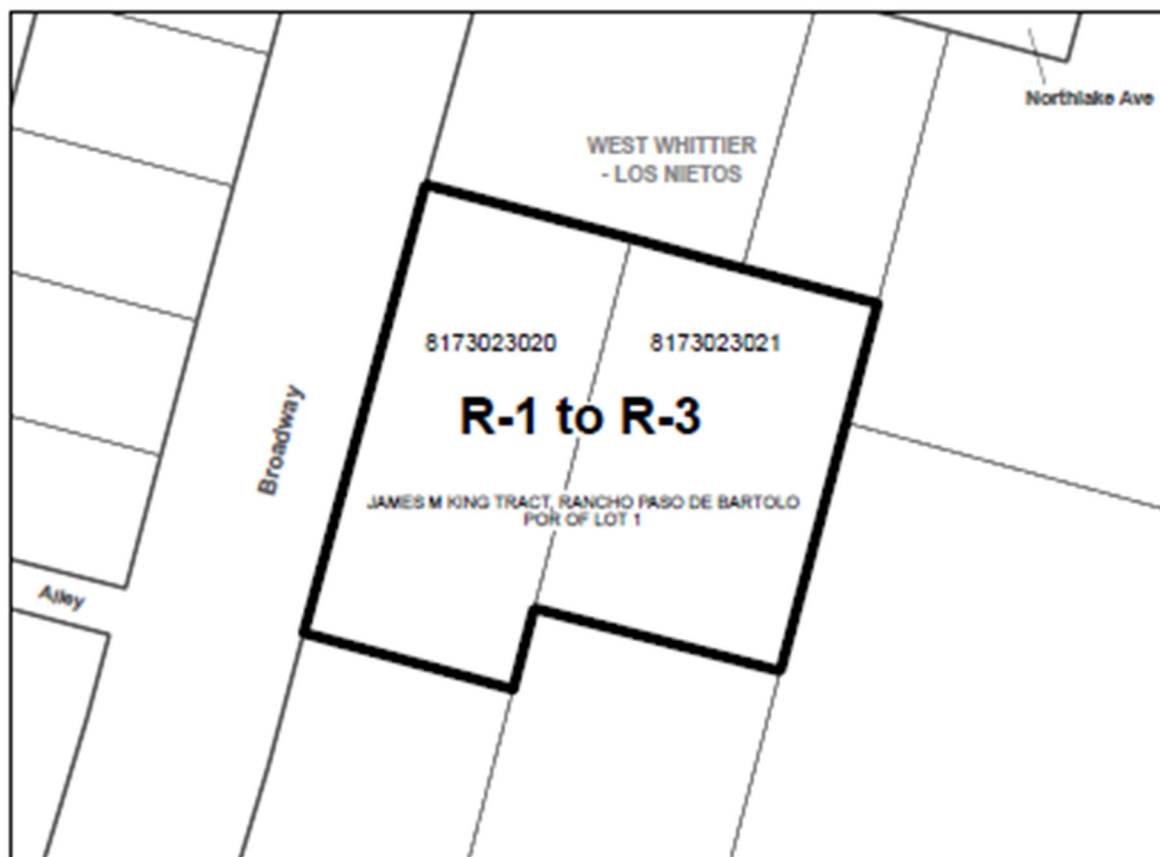
An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning, Section 22.06.060, changing regulations of the Los Angeles County General Plan related to Whittier Downs Zoned District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.06.060 is amended by amending the map of Whittier Downs Zoned District, as shown on the map attached hereto.

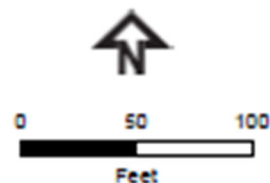
SECTION 2. The Board of Supervisors finds this ordinance is consistent with the Gateway Planning Area and the Los Angeles General Plan.

CHANGE OF PRECISE PLAN
ZONED DISTRICT: WHITTIER DOWNS
ADOPTED BY ORDINANCE: _____
ON: _____
ZONING CASE: **RPPL2022001527**
AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



-  Right-of-Way
-  Lot
-  Out / Deed
-  ZOO Area
-  Assessor Parcel

The Assessor Identification Number (AIN) is to be used for reference only, in addition to any recorded tract or parcel boundaries labeled in the map. The GIS layer shall represent the "digital description" of the zone change area and could represent whole or portions of a parcel per the Assessor GIS database as of the date recorded in the Zone Change Ordinance above.



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAM O'CONNOR, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING