



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, July 6, 2022 at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda and non-agenda items, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, July 6, 2022. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at <http://www.cityofbell.org/?NavID=101>

1. Call to Order:

2. Roll Call of the Planning Commission:

Commissioner Silvia Martinez
Commissioner Rodrigo Rodarte
Vacant
Vice-Chair Rihan Bedier
Chair Luis Mesa

3. Pledge of Allegiance

4. Communications from the Public:

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda and non-agenda items that are under the subject matter jurisdiction of the Planning Commission. (Each speaker is limited to 3 minutes)

5. Presentation(s):

None

6. Public Hearing(s):

- a. Public Hearing on Site Plan Review (“SPR”) No. 2019-32 for construction of 5 detached two story rental units on the 6900 block of Walker Avenue.

Recommendation: *It is recommended that the Planning Commission receive the presentation by staff, open the public hearing, take public testimony; and make a motion with respect to one of the three staff recommendations listed below:*

1. Continue the public hearing until such time as the Applicant provides complete and clear plans for the project that include but is not limited to a clear and precise site plan; a circulation plan indicating how vehicles will maneuver in the proposed driveway and newly delineated parking spaces; depictions on the plans of the locations and calculations of the required common and private open space; and submittal of colored renderings of all building elevations.
2. Continue the public hearing and direct City staff to return at the next meeting with a resolution of approval with all applicable conditions, or
3. Continue the public hearing and direct staff to return at the next meeting with a resolution of denial.

7. Regular Session:

- a. Sign Permit No. 2022-22, installation of a graphic located on the east windows at 5130 Florence Avenue.

Recommendation: It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution 2022-04PC titled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF BELL APPROVING SIGN PERMIT NO. 2022-22, A REQUEST
TO INSTALL A GRAPHIC WALL SIGN IN THE C-3R ZONE AT 5130
FLORENCE AVENUE**

**8. Planning Commissioner Announcements; Request for Future Agenda Items;
Conference/Meeting Reports:**

9. Community Development Director’s Comments:

10. City Attorney Comments:

11. Adjournment: *The next Regular Planning Commission Meeting is scheduled for
Wednesday, August 3, 2022 at 7pm.*

ADA Compliance Statement

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Community Development Department at (323) 588-6211, Ext. 2615, at least 48 hours prior to the scheduled meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Angela Bustamante, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on July 1, 2022 at least seventy two (72) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, Planning Commission Secretary

**City of Bell
Planning Commission
Agenda Report**

DATE: July 6, 2022

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

BY: Paula Kelly, Special Projects, Planning Division

SUBJECT: Public Hearing on Site Plan Review ("SPR") No. 2019-32 for construction of 5 detached two story rental units on the 6900 block of Walker Avenue

RECOMMENDATION:

It is recommended that the Planning Commission receive the presentation by staff, open the public hearing, take public testimony; and make a motion with respect to one of the three staff recommendations listed below:

1. Continue the public hearing until such time as the Applicant provides complete and clear plans for the project that include but is not limited to a clear and precise site plan; a circulation plan indicating how vehicles will maneuver in the proposed driveway and newly delineated parking spaces; depictions on the plans of the locations and calculations of the required common and private open space; and submittal of colored renderings of all building elevations.
2. Continue the public hearing and direct City staff to return at the next meeting with a resolution of approval with all applicable conditions. :
3. Continue the public hearing and direct staff to return at the next meeting with a resolution of denial.

PROPOSAL:

The applicant, Mohammad Reda is requesting that the City of Bell Planning Commission approve a Site Plan Review ("SPR") to allow the construction of five (5) detached two-story rental units located on Assessor's Parcel Number ("APN") 6327-033-009 in the R-3 zone and 6916 Walker Avenue¹ pursuant to Bell Municipal Code (BMC) Chapter 17.92.

The application was originally submitted August 28, 2019. After a number of reviews and corrections to the project application and plans (as requested by staff), the Planning Division deemed that the application and plans met the minimum standards and therefore deemed the application complete.

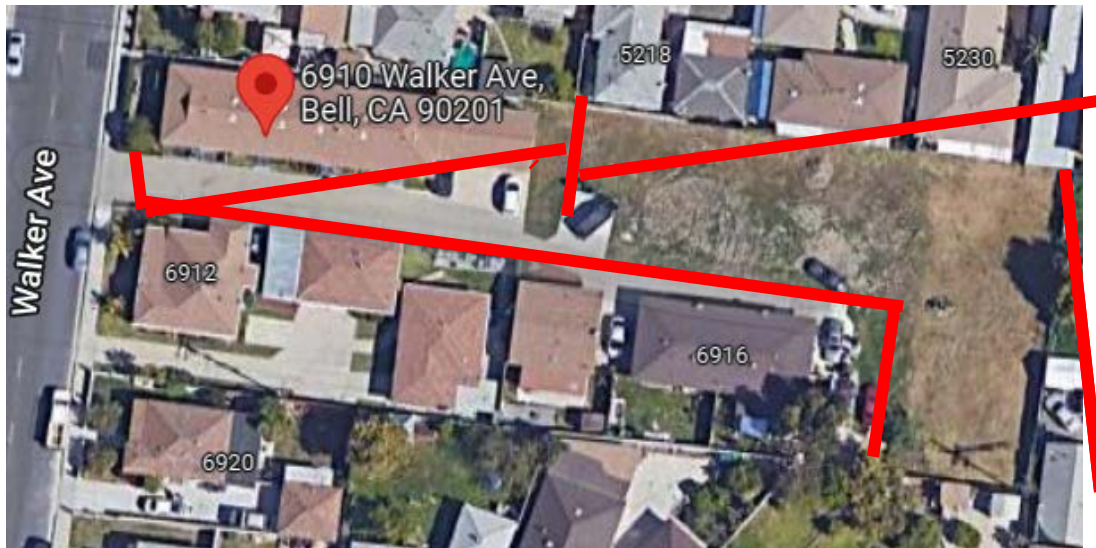
However, the Planning Commission may need more details and clarifications in order to render

¹ These two lots were the subject of a reciprocal easement, encroachment agreement and a lot merger. Both the reciprocal easement, encroachment agreement and lot merger were recorded with the Los Angeles County Clerk in February of 2022. See Attachments 4 and 5 to this Staff Report. The Reciprocal Easement, Encroachment Agreement and Lot Merger will add 3,000 square feet to APN 6327-033-009 to allow for access to the rear of the lot, the required setbacks for proposed Unit No. 5, space for the required trash enclosure, and to provide a guest parking space.

a decision on the project. For example, a “clean” site plan was not submitted. Consequently, the submitted site plan is quite difficult to read and interpret. No circulation plan, indicating how vehicles will maneuver in the proposed driveway and parking spaces has been provided. The locations and calculations of the required common and private open space are not shown on the plans. As you may recall, the City has a past practice and policy of requiring submittal of colored renderings of building elevations for new construction in order to allow City staff, the Planning Commission and the public, to visualize the full extent of the aesthetic impacts of a proposed project to surrounding properties.

Therefore, after consultation with the City Attorney, staff is providing three recommendations for the consideration of the Planning Commission:

BACKGROUND



APN: 6327-033-009 is located on the east side of Walker Avenue, mid-block between Southall Lane and Beck Avenue. The subject site is thirteen thousand and ninety-two (13,092) square feet. APN 6327-033-009 is vacant with no existing structures. APN 6327-033-009 is outlined on the aerial above in red.

DISCUSSION / ANALYSIS:

A. DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The subject property is vacant and is located on a flag shaped lot that lies at the end of a long driveway that has a total lot size of thirteen thousand ninety-two (13,092) square feet. The site shares an existing easement access with surrounding properties located at 6910 Walker Avenue, 6912 Walker Avenue and 6916 Walker Avenue.

The property owners of the project site (APN 6327-033-009) and the property located at 6916 Walker Avenue (6327-033-010) have entered into a reciprocal easement agreement, an encroachment agreement and a lot merger agreement to grant the project site APN: 6327-033-009 an additional three thousand (3,000) square feet for a new lot size of sixteen thousand and ninety-two (16,092) square feet, to allow for access to the rear of the lot, required setbacks for proposed Unit No 5, space for the required trash enclosure, and to provide a guest parking space.

The current vehicle turnaround radius for proposed units 1 through 4 is twenty-one feet and two inches (21'-2"), which does not comply with Section 17.76.020(2)(f) of the BMC that requires a minimum twenty-four foot wide (24') vehicle turnaround clearance. The purpose of the easement and encroachment agreement is to grant APN 6327-033-009 an additional 5 feet to meet the vehicle turnaround standards in the BMC. The new vehicle turnaround radius for the project site will be twenty-six feet and two inches (26'-2"), which includes an additional two (2) feet from the standard 24' foot wide vehicle turnaround requirements for residential properties. Please refer to the site plan at Attachment 2.

The current lot size of the subject site is 13,092 square feet. While the subject site may be able to accommodate five units, the present lot size will not accommodate the required side and rear setbacks for unit 5. As such, and pursuant to the recorded agreements, the extra lot area will allow for the required trash enclosure and a second guest parking stall for unit 5.

The proposed project includes 5 detached multi-family rental units throughout the flag shaped lot. Unit 1 will be located behind 6910 Walker Avenue, units 2-4 are located on the north end of the flag lot, and unit 5 is located behind 6916 Walker Avenue. Units 1-5 are two thousand two hundred eighty-one (2,281) square feet each in size.

All units contain typical floor plans and elevations as follows: On the first floor, the units are comprised of one (1) living room, one (1) kitchen, one (1) dining room, one (1) bathroom, one (1) uncovered patio, and an attached four hundred seventeen (417) square foot two-car garage with a laundry room. On the second floor, the units are comprised of three (3) standard bedrooms, one (1) standard bathroom, and one (1) master bedroom with a walk-in closet, master bathroom and second-story balcony.

B. SITING, LANDSCAPING, AND DESIGN

APN 6327-033-009 contains one easement access point that is accessible from Walker Avenue that is shared with neighboring properties located at 6910-6912 and 6916 Walker Avenue. The project site lies at the end of the driveway and is not visible from Walker Avenue.

Per Section 17.24.050(F)(1) of the BMC, each lot in the R-3 zone shall maintain a front yard setback area of not less than fifteen (15) feet in depth. Since the subject site does not contain street frontage, the proposed project will maintain a 10' front yard setback for unit 1, rather than the required 15' front yard setback from the front property line. This is consistent with or greater than the average setbacks of the other units on the block face that have no street frontage (Bell Municipal Code ("BMC") Section 17.24.050(F)(1). In addition, the proposed project will maintain a 25' building height for each unit, provide one hundred fifty (150) square feet of ground floor private open space for each unit, and provide seven hundred fifty (750) square feet of open common area between units 2 and 3.

The applicant is proposing to provide one thousand five hundred (1,500) square feet of live landscaping, approximately 9% of the lot area. The landscaped areas are in the private open space areas (150 sq. ft. for each unit) located in the front yard setbacks, side setbacks, and rear yard setbacks of the property. The landscape area also includes the common open space area (750 sq. ft.) that serves as a seating and gathering area for tenants. The applicant is also proposing hardscape areas which are approximately 61% of the lot area. The hardscape areas are located at the driveway entrance, walkway areas, side setbacks, and the vehicle turn around areas in between the garages. The rear (10 ft.) and side yard setbacks (5 ft.) are consistent with the requirements of the BMC

The site contains an existing fence surrounding the north, south, and east ends of the subject

property. If approved, the project will be subject to a condition of approval requiring installation of a new six-foot decorative block wall along the north, south, and east property lines. The design of the wall shall be subject to approval by the Director.

The project also includes a trash enclosure to be located at the southeast end of the site. The proposed trash enclosure is 8 feet wide and 8 feet tall with a decorative block wall, a decorative trellis roof, and two (2) solid self-closing metal doors. Both the project site and trash enclosure are required to meet the City's waste hauler standards for residential trash bin/dumpsters.

The Los Angeles County Fire Department (LACFD) approved the 5 detached dwelling unit project in November 2019 and the plan dated November, 2019 was re-stamped on November 17, 2020 by Fire Prevention Engineer, Evelyn Ochoa. The site plan will be required to be resubmitted to Ms. Ochoa for another review along with the lot merger documentation for the project.

C. Parking

Per Section 17.76.020 of the BMC, the off-street parking requirement for multi-family dwellings is two parking spaces for each dwelling unit located within a 20-foot by 20-foot garage, and one guest parking space for each three dwelling units. Based on this parking requirement, a total of ten (10) enclosed off-street parking spaces plus two (2) guest parking spaces are required.

D. COMPATIBILITY OF USE

The project site is located on the east side of Walker Avenue, midblock between Southall Lane and Beck Avenue. The project site is bordered by multi-family residential uses on the north, east, and west. On the south side of the property, the site is bordered by single-family residential uses located in the R-1 zone.

E. GENERAL PLAN CONSISTENCY

The City's General Plan Land Use Element designates the subject property for Medium Density Residential use. The proposed use would be consistent with the General Plan and does not conflict with the established goals and objectives of the Housing Element which permits higher density residential development that includes multiple-family developments, such as detached multi-family units in existing residential zoned districts that include the R-3 zone in which the subject property is located.

The proposed five (5) unit project can be accommodated on the site and will meet Housing Element Policy No. 24 which requires that new higher density residential projects be compatible in design with adjacent residential areas.

ENVIRONMENTAL REVIEW

Staff has reviewed the Site Plan Review application and determined that the proposed project qualifies for a Class 32 Categorical Exemption pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulation and is thereby exempt from CEQA, Public Resources Code Sections 21000 et seq. Consequently, the staff has prepared a Notice of Exemption.

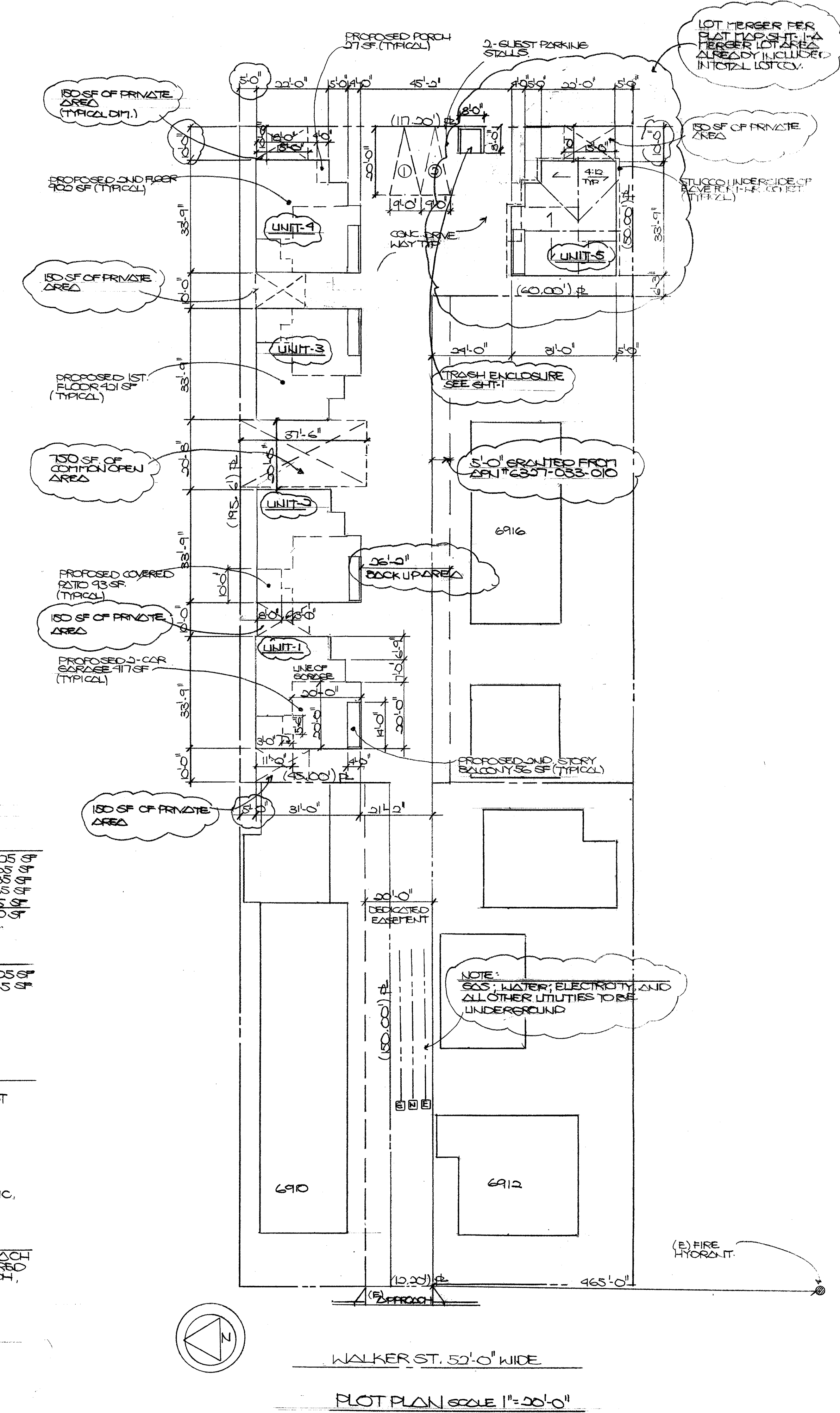
PUBLIC NOTICE

In conformance with applicable law, staff sent out notices to all the surrounding property owners

within 300 feet of the project location. A total of seventy- four (74) residents, owners and occupants were notified of the proposed application and project proposal. The notice was also posted at three specific sites in the City and was published on June 15, 2022 in a newspaper of general circulation which is adjudicated in the City for public notice.

ATTACHMENTS:

1. Site Plan, Floor Plan and Elevations
2. Preliminary Landscape Plan
3. Approved Los Angeles County Fire Department Reference Sheet
4. Reciprocal Easement and Encroachment Agreement
5. Lot Merger Agreement



APN# 6307-033-009 = 13,005 SF
 (MERGER) APN# 6307-033-010 = 3,000 SF
TOTAL 16,005 SF

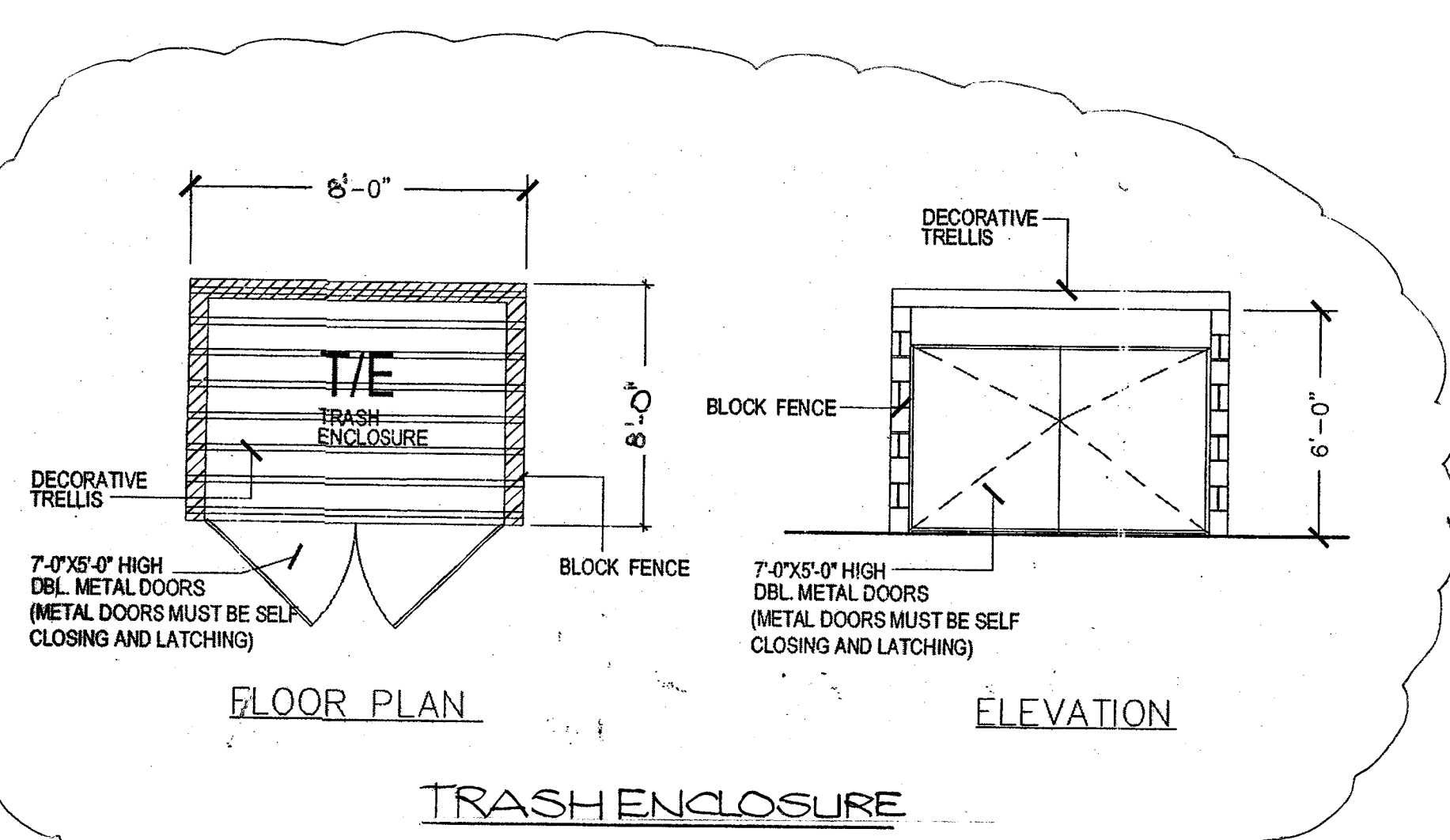
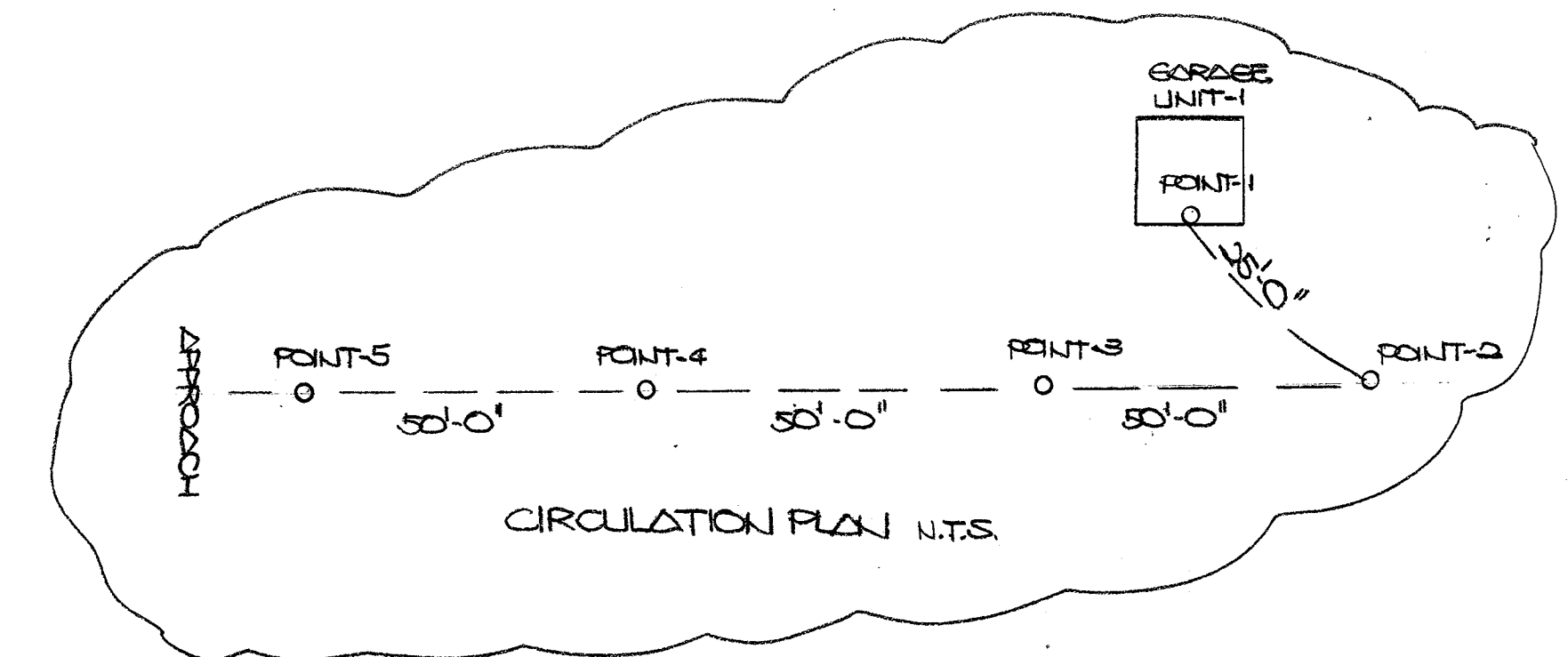
LOT COVERAGE:
 LOT AREA = 16,005 SF
 (P) 1ST FLR - 401 SF (S) = 2,105 SF
 (P) 2-CAR GARAGE 417 SF (S) = 2,085 SF
 (P) COVERED PATIO 93 SF (S) = 465 SF
 (P) PORCH - 27 SF (S) = 135 SF
TOTAL 4,790 SF
 $4790/16005 = .299 = 30\% \text{ LOT COVERAGE}$

F.A.R.
 LOT AREA = 16,005 SF
 (P) 5-0 STORY SPD - 1,303 SF (S) = 6,615 SF
 $6615/16005 = .413 = 41\% \text{ FAR}$

LEGAL DESCRIPTION:
 APN# 6307-033-009
 LA WALKERS BERRY AND ALFAFA TRACT
 LGT 16
 BLK 5
 ZONE - RS
 OCCUPANCY - RS/U
 TYPE OF CONST - YES
 FIRE SPRINKLERED - YES

PROJECT TO COMPLY W/ 2019 CRC, CEC, CHC, CHC, CRC, ENERGY, GREEN, MUNICIPAL CODE

SCOPE OF WORK:
 PROPOSED 5-0 STORY SPD, 1,303 SF EACH
 5-0 CAR GARAGE 417 SF EACH, 5-0 COVERED PATIO 93 SF EACH, 5-0 PORCH 27 SF EACH, AND 5-0 BALCONIES 66 SF EACH



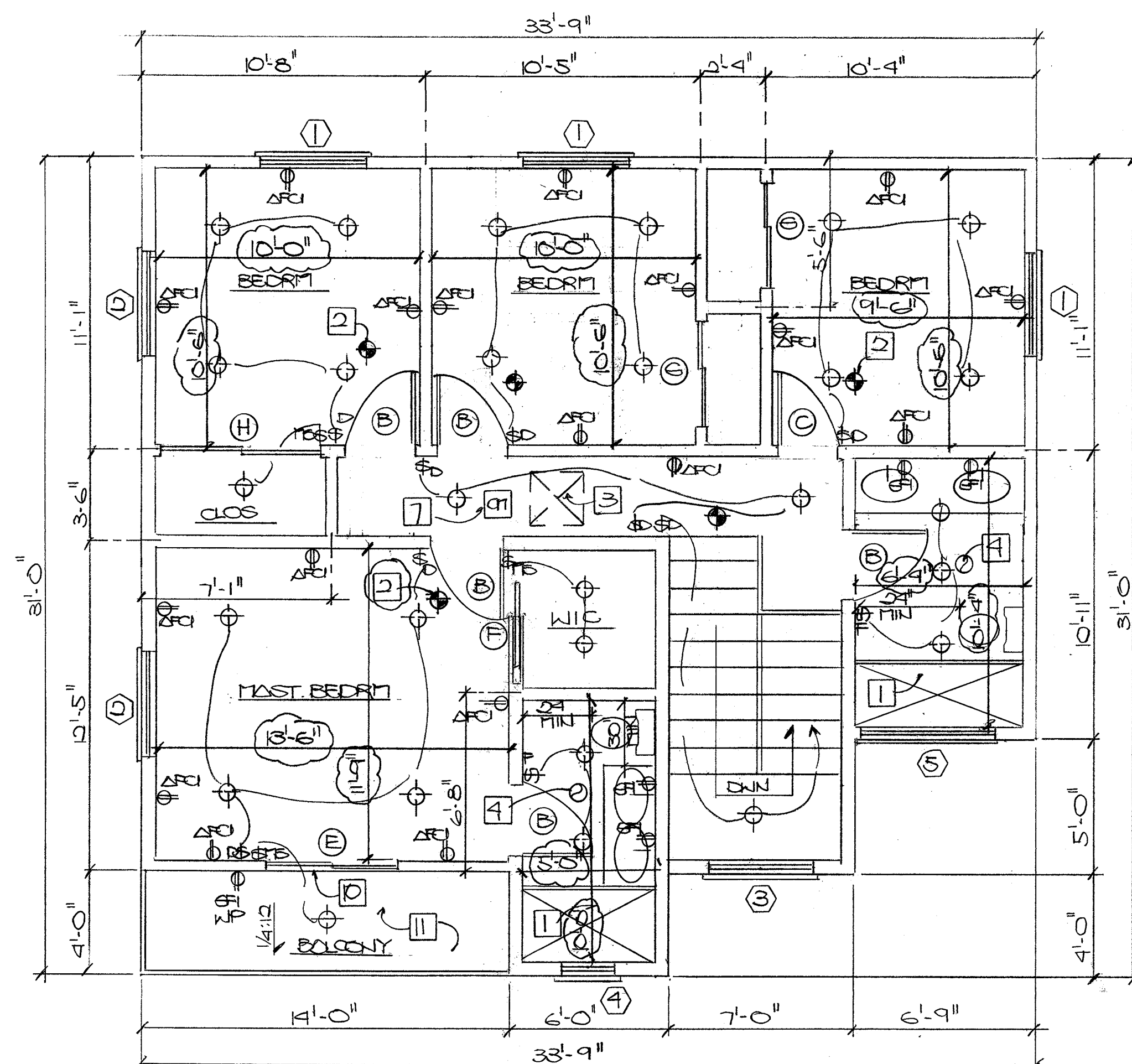
KEY NOTES

1. PRE-FAB. W/ 30" DIA. CIRCLE MIN.; 1,004 SQ. INCH. MIN. W/ 72" HGH. PORTLAND CEMENT OR APPROVED EQUAL 3" WALLS (TEMPERED)
2. HARDWIRED W/ BATTERY BACK-UP SMOKE DETECTORS
3. 30"x30" ATTIC ACCESS W/ 30" MIN. HEADRM. FAN IN ATTIC W/ COTWALK, LIGHT SWITCH, AND RECEPTACLE
4. EXHAUST FAN, 50 CFM MIN. (ENERGY STAR RATED) W/ HUMIDISTAT
5. 21"x31" S. STL. SINK W/ GARBAGE DISPOSAL ON A SEPERATE CIRCUIT
6. 30" STOVE W/ HOOD, 30" MIN. CLR. 100 CFM MIN.
7. HARDWIRED W/ BATTERY BACK-UP CARBON MONOXIDE DETECTOR
8. 4" DIA. OVAL VENT FOR DRYER W/ BACKFLOW DAMPER
9. 5/8" TYPE "X" GYPBRD. FOR 1-HR. CONST. FROM SLAB TO ROOF SHES, CEILING, AND ENCLOSED AREAS; UNDERSTAIRS
10. 1/2" MAX. DIFF. BTWN HOUSE AND LANDS
11. MERKOTE DECK ICC-ESR #5968
12. TOUCHLESS WATER HTR
13. HOSE BIBB W/ BACKFLOW PREVENTER
14. A/C CONDENSOR
15. 500 AMP ELECTRICAL PANEL BOX

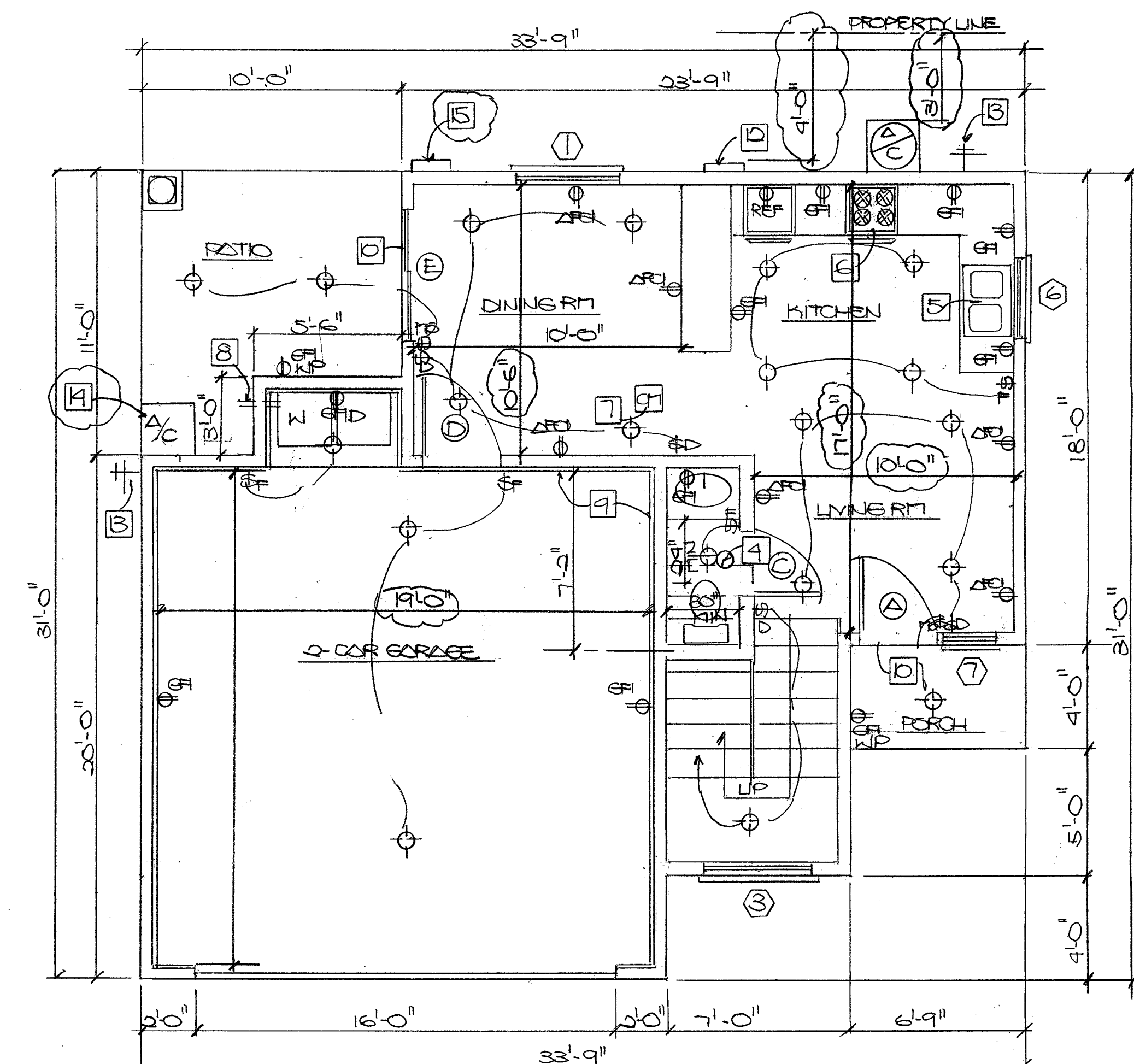
DOOR SCHEDULE		
SYM	SIZE	TYPE
A	3'-0" x 8'-0" x 13/4"	SC DOOR
B	2'-8" x 8'-0" x 13/8"	HC. DOOR
C	2'-6" x 8'-0" x 13/8"	HC. DOOR
D	3'-0" x 8'-0" x 13/8"	30 MINUTE FIRE RATED DR. SELF-CLOSING TIGHT FITTING
E	5'-0" x 8'-0" x 13/4"	DBL GLASS SUD' DR. (TEMPERED)
F	2'-8" x 8'-0" x 13/8"	POCKET DR
G	4'-0" x 8'-0" x 13/8"	DBL. WOOD SLID DR.
H	6'-0" x 8'-0" x 13/8"	DBL. WOOD SLID DR.

WINDOWS TO BE DUAL GLAZED (.32 U-FACOR; .25 SHCO)

WINDOW SCHEDULE		
SYM	SIZE	TYPE
1	4'-0" x 5'-0"	VINYL SLID
2	4'-0" x 2'-0"	VINYL SLID
3	4'-0" x 10'-0"	VINYL FIXED (TEMPERED)
4	2'-0" x 8'-0"	VINYL SLID (TEMPERED)
5	4'-0" x 2'-0"	VINYL SLID (TEMPERED)
6	3'-0" x 4'-0"	VINYL SLID
7	2'-0" x 8'-0"	VINYL FIXED (TEMPERED)



2ND FLOOR PLAN SCALE 1/4"=1'-0"
UNITS 1, 2, AND 4



1ST FLOOR PLAN SCALE 1/4"=1'-0"
UNITS 1, 2, AND 4

REVISIONS BY

Date
Scale
Drawn
Job
Sheet
Or Sheets

REVISIONS	BY



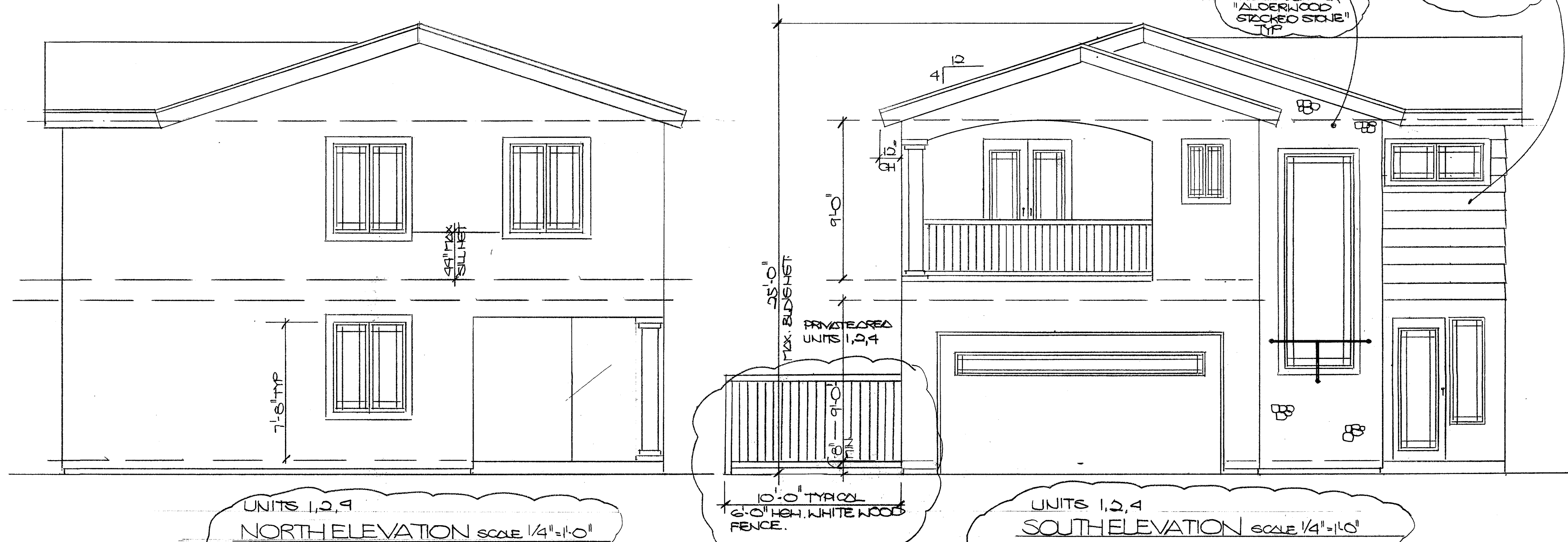
UNITS 1,2,4
EAST ELEVATION SCALE 1/4"=1'-0"

ROOFING
EAGLE-LITE ROOFING TILE CLASS A
OVER 1" LAYER OF #30 FELT USE GALV.
ROOFING NAILS (FIRE RETARDANT)

UNITS 1,2,4
WEST ELEVATION SCALE 1/4"=1'-0"

- Coronado Sill Stone
- Galv. Nails
- Industrial Adhesive
- Simpson A21 Bracket or Equivalent
- Coronado Stone Veneer
- Mortar
- Scratch Coat
- 2.5 Galv. Metal Lath
- Weather Resistant Barrier (2 Layers)
- Sheathing
- Studs 16" O.C.

STONE VENEER DETAIL-A

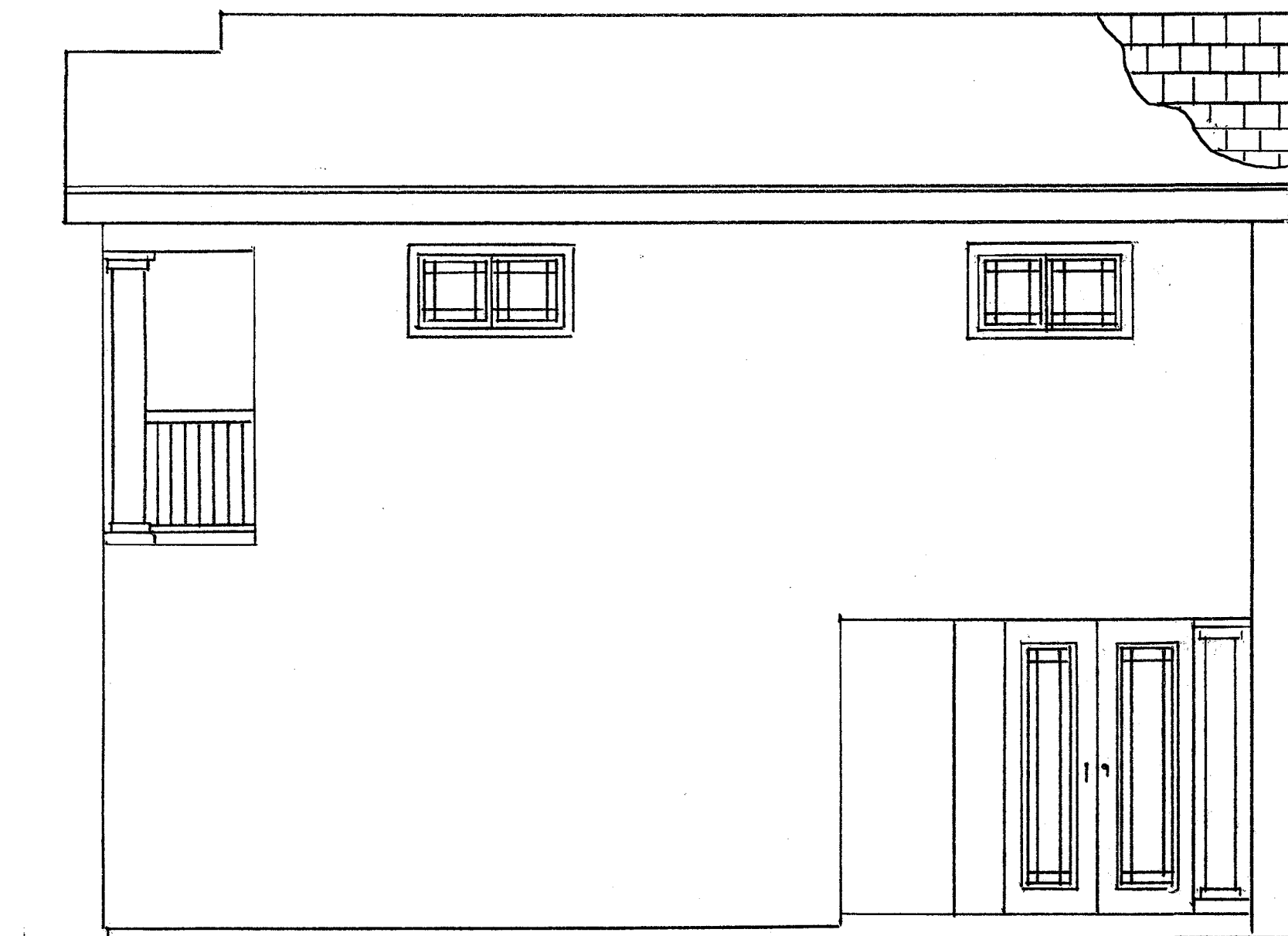


UNITS 1,2,4
NORTH ELEVATION SCALE 1/4"=1'-0"

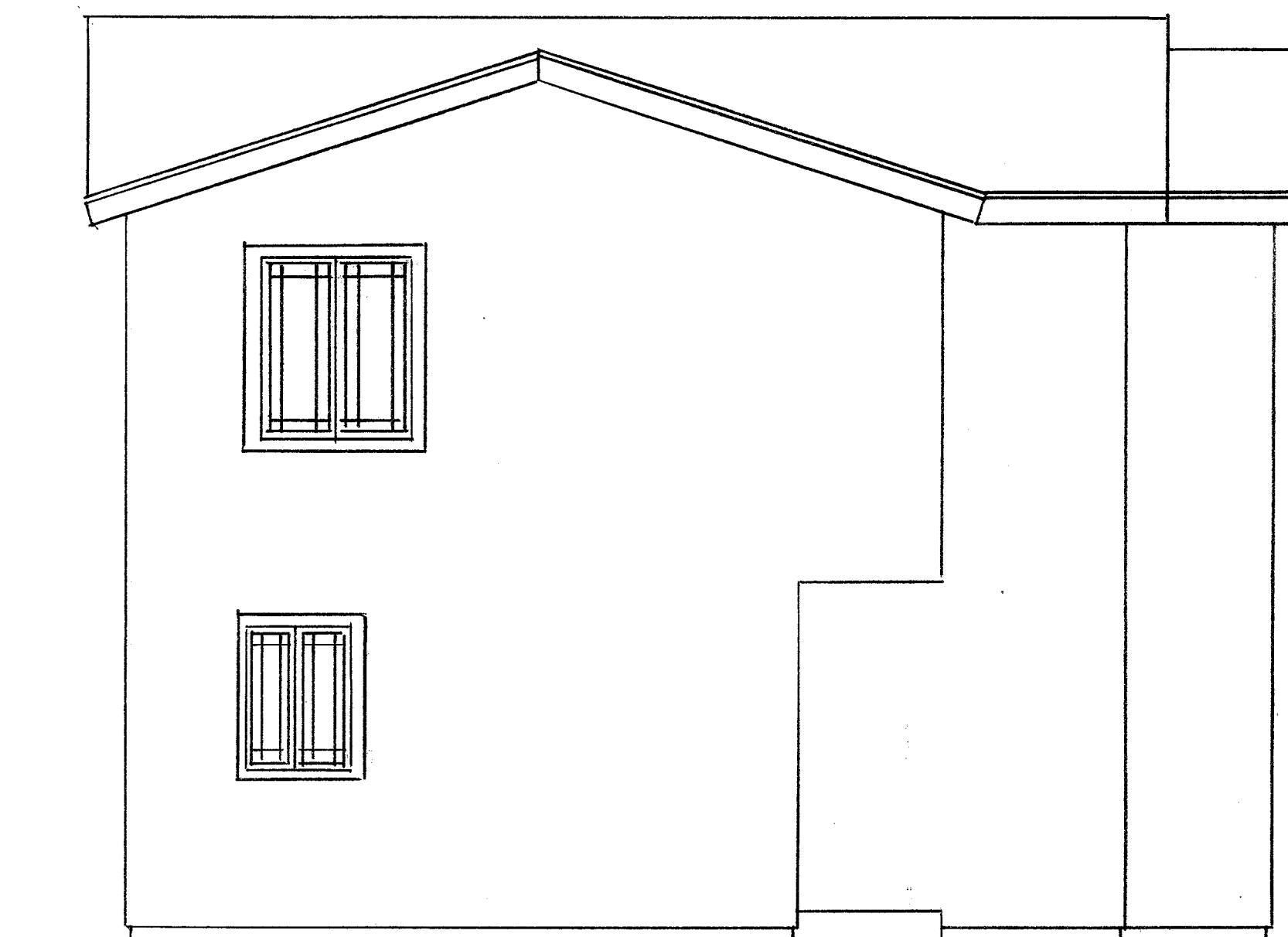
UNITS 1,2,4
SOUTH ELEVATION SCALE 1/4"=1'-0"

Date	
Scale	
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REVISIONS	BY



UNIT-3 EAST ELEVATION SCALE 1/4"=1'-0"
UNIT-5 WEST ELEVATION SCALE 1/4"=1'-0"



UNIT-3 WEST ELEVATION SCALE 1/4"=1'-0"
UNIT-5 EAST ELEVATION SCALE 1/4"=1'-0"



Date
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3-A
Sheets

GENERAL STRUCTURAL NOTES:

THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE SHOWN OR SPECIFIED.

VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL ,MECHANICAL AND ELECTRICAL DRAWINGS BEFORE SUBMITTING BID OR COMMENCING WORK, NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UNTIL THEY ARE RESOLVED , DO NOT PROCEED WITH AFFECTED WORK. DO NOT SCALE DRAWINGS.IF CERTAIN DETAILS ARE NOT FULLY SHOWN OR DETAIL ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS, CONSTRUCT TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN ,DETAILED OR SPECIFIED.

DESIGN BASIS:

2019 CALIFORNIA BUILDING CODE, 2018 CBC, 2020 LABC LOADS:

ROOF LIVE LOAD= 20 psf.

ROOF DEAD LOAD=15 psf.

FLOOR LIVE LOAD= 40 psf.

FLOOR DEAD LOAD= 12 psf.

LATERAL LOADS= P=PS30 I KZT J (WIND) & V= CSW (SEISMIC)

EARTHQUAKE DESIGN DATA:

–IMPORTANCE FACTOR: 1.0

–RISK CATEGORY: II

–SITE CLASS: D

–SPECTRAL RESPONSE COEFFICIENTS:

Sms=

Smi=

Ss= 1.423

Ssi=

–SEISMIC DESIGN CATEGORY= D

–BASIS SEISMIC FORCE RESISTING SYSTEM= SHEARWALLS/HARDYFRAMES

SEISMIC RESPONSE COEFFICIENT, Cs= .219

–RESPONSE MODIFICATION FACTOR, R= 6.5

–REDUNDANCY FACTOR= 1.3

–TOTAL WEIGHT, W= (Kips) 50.8

–BASE SHEAR, V= CSW= (Kips) 10.33 (ASD Design)

–ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

CONSTRUCT IN CONFORMANCE WITH THE UNIFORM BUILDING CODE, WITH ALL APPLICABLE ORDINANCES AND REQUIREMENTS, THE CONSTRUCTION DOCUMENTS AND THESE NOTES.

WIND DESIGN DATA:

–BASIC WIND SPEED: 110mph, (ULTIMATE) , NOMINAL=110√6 (85mph)

–WIND IMPORTANCE FACTOR : 1.0

–INTERNAL PRESSURE COEFFICIENT: GCpf= +.55/–.55 ; per Table 26.11–1 of ASCE 7–10

–RISK CATEGORY: II

–WIND EXPOSURE: B

–COMPONENTS & CLADDING DESIGN WIND PRESSURE: +/- 16psf per Ch. 30 of ASCE 7–10

EARTH WORK AND FOUNDATION:

PRIOR TO COMMENCING EXCAVATION, TAKE SUCH STEPS AS ARE NECESSARY TO SHORE AND BRACE ADEQUATELY AND SAFELY ALL ADJACENT SOILS OR STREETS SO AS NOT TO UNDERMINE THEM OR REMOVE THEIR LATERAL SUPPORT. PROVIDE FULL LATERAL SUPPORT TO ADJACENT SOILS DURING EXCAVATION AND UNTIL SUCH TIME AS NEW FOOTINGS ARE CAST. LEAVE SHORING AND BRACING IN PLACE UNTIL THE NEW CONSTRUCTION CAN PROVIDE ADEQUATE AND SAFE SUPPORT BOTH VERTICALLY AND Laterally. ADEQUATE AND PROPER SHORING BRACING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE STRUCTURE IS TO BE SUPPORTED BY CONTINUOUS SPREAD FOOTINGS AT DEPTHS SHOWN, CAST FOOTINGS DIRECTLY AGAINST NEAT TRENCHED EXCAVATIONS AND UPON UNDISTURBED NATURAL SOIL. IF TRENCHES CANNOT STAND; FULLY FORM SIDES OF FOOTINGS TO DIMENSIONS SHOWN; DO NOT ALLOW WATER TO STAND IN TRENCHES. PUMP OUT, ANY STANDING WATER, PLACE NO CONCRETE UNTIL EXCAVATIONS ARE DEWATERED, INSPECTED, AND UNTIL ALL REINFORCING STEEL AND OTHER INSERTS ARE SECURELY INSTALLED.

ALLOWABLE SOIL BRG. PRESSURE = 1500 psf (PER CODE)

CONCRETE

ACCURATELY INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE IN PLACE PRIOR TO PLACING CONCRETE. LOCATE CONSTRUCTION JOINTS SO AS TO MINIMIZE AND TO IMPAIR LEAST THE STRENGTH OF THE STRUCTURE. ROUGHEN HORIZONTAL AND VERTICAL CONSTRUCTION JOINT SURFACES WHILE STILL GREEN, CLEANING THEM OF LAITANCE, LOOSE AGGREGATE AND DEBRIS BEFORE PROCEEDING WITH NEXT POUR. ALL CONCRETE AND GROUT TO DEVELOPE 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, EXCEPT C.I.P. PILES AND GRADE BMS. WHERE NOTED ON PLANS WHICH ARE TO DEVELOP 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, U.O.N. CONTINUOUS INSPECTION REQUIRED.

REINFORCED CONCRETE BLOCK

REINFORCE ALL WALLS WITH HORIZONTAL AND VERTICAL REINFORCING AT CENTER OF WALL, UNLESS OTHERWISE SHOWN. GROUT ALL WALLS CONTINUOUSLY FULL HEIGHT AND LENGTH. SANDBLAST SURFACES ON WHICH BLOCKS ARE TO BE LAID. CONCRETE MASONRY UNITS TO CONFORM TO ASTM C90–59, GRADE A, OR ASTM C90–70, GRADE N, f'm = 1500 PSI.

REINFORCING STEEL

REINFORCE ALL CONCRETE AND CONCRETE BLOCK. ALL REINFORCING STEEL TO BE NEW DEFORMED BARS ASTM A–615, GRADE 60, IN AS LONG LENGTHS AS PRACTICABLE OR AS DETAILLED. LAP REINFORCING NOT LESS THAN 40 BAR DIAMETERS (1’–6” MINIMUM) AT SPLICES AND CORNERS. UNLESS OTHERWISE SHOWN, MAINTAIN COVERAGE TO FACE OF BAR AS FOLLOWS:

3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH,

2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH OR WEATHER, BUT FORMED AT MID–DEPTH OF SLABS ON GRADE.

CONFORM WITH " MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI–315 LATEST EDITION UNLESS OTHERWISE SHOWN. DOWEL VERTICAL REINFORCING IN WALLS TO FOOTINGS WITH BARS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING.

WELDING OF REINFORCING STEEL:

FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. PRIOR TO WELDING, THE "CARBON EQUIVALENT" (CE) OF STEEL SHALL BE DETERMINED. REINFORCING STEEL WHOSE "CE" CANNOT BE IDENTIFIED OR WHOSE "CE" EXCEEDS 0.75% SHALL NOT BE WELDED. EXCEPT FOR REINFORCING STEEL CONFORMING TO ASTM A–706, REINFORCING STEEL SHALL BE PREHEATED AS SHOWN IN TABLE 1, ROA 3–77. IN ADDITION, STEEL WHICH "CE" IS BETWEEN 0.66% AND 0.75% SHALL BE WELDED ONLY WHEN PRIOR QUALIFICATION TESTS VERIFY ACCEPTABLE WELDABILITY. SPECIAL INSPECTION REQUIRED.

MISCELLANEOUS STRUCTURAL STEEL

SHAPES, PLATES, & BARS: ASTM A–36

W–SHAPES: ASTM A–992

PIPE: ASTM A–53 GRADE B

TUBES: ASTM A–500 GRADE B OR C

MACHINE BOLTS: ASTM A–307

DETAILS OF WORKMANSHIP TO CONFORM TO AISC SPECIFICATIONS.

ALL WELDING TO CONFORM TO AWS SPECIFICATIONS. ALL BUTT WELDS TO BE FULL PENETRATION WITH BACK–UP PLATES OR BACK–UP WELDS. SUBMIT STEEL DETAILS TO ARCHITECT PRIOR TO FABRICATION. SHOP PAINT AND FIELD TOUCH–UP PAINT PER FEDERAL SPECIFICATION TT–P–86 TYPE II OR NMEC #99.

ROUGH CARPENTRY:

PRESSURE TREAT DOUGLAS FIR SILLS, PLATES AND LEDGERS WHICH ARE AGAINST BLOCK OR CONCRETE WITH APPROVED PRESERVATIVE AND SET ON A GROUT BED WITH A MINIMUM OF TWO BOLTS PER PIECE. TIMBER CONNECTORS INDICATED BY CATALOG NUMBERS ON DRAWING TO BE SIMPSON CO. "STRONG TIE" GALVANIZED STEEL NAIL OR BOLT ALL FASTENERS PER MANUFACTURER’S INSTRUCTIONS, WITH ALL NAIL HOLES FILLED. NAIL ALL FRAMING WITH NEW COMMON WIRE NAILS, WITH MINIMUM NAILING CONFORMING TO BUILDING CODE REQUIREMENTS, UNLESS OTHERWISE SHOWN. IF WOOD TENDS TO SPLIT WITH NAIL SIZE USED, PRE–DRILL HOLES. USE UNFINISHED HEXAGONAL HEAD AND NUT MACHINE BOLTS WITH ROUND STEEL WASHERS UNDER HEAD AND NUT WHERE BEARING IS AGAINST WOOD. RE–TIGHTEN ALL BOLTS PRIOR TO CLOSING IN JOB. THOROUGHLY GALVANIZE ALL NAILS, BOLTS AND HARDWARE EXPOSED TO WEATHER. FOR LAG BOLTS PROVIDE LEAD HOLE 40% – 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.

MINIMUM GRADES FOR SAWN LUMBER AS FOLLOWS:

2 x STUDS, D.F. LARCH "STANDARD", USE 2x4 STUDS @ 16" O.C. FOR UP TO 2–STORY CONSTRUCTION, U.O.N. (USE 2X6 @ 16" O.C. FOR BOTH FLOORS FOR 3–STORY CONSTRUCTION, U.O.N.)

4 x AND SMALLER, D.F. LARCH 'NO. 2', U.O.N. ON DWGS.

6 x AND LARGER, D.F. LARCH 'NO. 1', U.O.N. ON DWGS.

"GRADE & SPECIES OF ALL LUMBER MUST BE GRADE MARKED"

MINIMUM PW. SHTG. GRADES : (USE COMMON NAILS OR GALVANIZ BOX)

ALL PANEL TO SHALL CONFORM TO DOC PS1 OR DOC PS2

ROOF: 1/2", 24/0, APA RATED SHTG., EXP.1

W/ 8d @ 6" O.C. BOUNDARY, 6" O.C. SUPPORTED EDGES

12" O.C. FIELD, FACE GRAIN PERPENDICULAR TO SUPPORT

STAGGER SHEETS BY 4'–0". (TO BE INSPECTED PRIOR TO COVERING)

FLOOR: 5/8", 32/16,APA RATED SHTG., EXP.1,T.&G.

W/ 10d @ 6" O.C. BOUNDARY, 6" O.C. SUPPORTED EDGES

10" O.C. FIELD, FACE GRAIN PERPENDICULAR TO SUPPORTS

STAGGER SHEETS BY 4'–0"

WALL: 1/2" STRUCT. 1, 5–PLY , 32/16, EXP.1, NAILING PER SHEARWALL SCHEDULE

SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE–TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. ALL PRESSURE–PRESERVATIVE–TREATED LUMBER OR PLYWOOD SHALL BE MARKED WITH THE REQUIRED INFORMATION PER SECTION R317.2.1 FOUNDATION SILL PLATE SHALL BE PRESERVATIVE–TREATED WOOD OR FOUNDATION REDWOOD. FASTENERS IN CONTACT WITH PRESERVATIVE–TREATED OR FIRE–RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC–COATEDGALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

PARALLAM, MICROLAM, & TIMBERSTRAND:

ALL MANUFACTURED BY WEYEHAEUSER

PARALLAMS (PSL) ; E=2.0x10–6 psi, Fb= 2900 psi, Fc=750 psi

MICROLLAM (LVL) ; E=2.0x10–6 psi, Fb= 2600 psi, Fc= 750 psi

TIMBERSTRAND (LSL) ; E=1.55x 10–6, Fb= 2325psi, Fc= 900 psi

GLUED LAMINATED MEMBERS

USE GRADE COMBINATION 24F–V8 WITH MINIMUM AITC FINISH GRADE OF INDUSTRIAL APPEARANCE UNLESS OTHERWISE NOTED. MANUFACTURE AND FABRICATION OF ALL GLUED, LAMINATED MEMBERS SHALL STRICTLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF AITC–117, LATEST EDITION, AND WITH ANSI STANDARD A190.1.

FIELD DRILL ALL CONNECTION HOLES FOR PROPER FIT.

DEPT. OF BUILDING AND SAFETY NOTES.

- SHOP WELDING SHALL BE PERFORMED IN THE SHOP OF A LICENSED FABRICATOR APPROVED BY THE CITY OF L.A. BUILDING DEPARTMENT. FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY THE BUILDINGDEPARTMENT. CONTINUOUS INSPECTION OF WELDING SHALL BE REQUIRED UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF A L.A. CITY DEPARTMENT APPROVED FABRICATOR.
- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN THE SHOP OF A L.A. CITY DEPARTMENT APPROVED FABRICATOR.
- WHERE 3 x BOUNDARY AND EDGE MEMBERS ARE CALLED FOR IN SHEAR WALLS, MAINTAIN A MINIMUM 1/2" DISTANCE BETWEEN SHEAR NAILING AND PLYWOOD EDGES.
- BOLT HOLES FOR HOLD DOWNS IN WOOD COLUMNS SHALL BE 1/16" MAX. OVERSIZE– INSPECTOR TO VERIFY.
- HOLD DOWN CONNECTORS SHALL BE TIGHTENED, SHALL BE FINGER TIGHT
- And ½ WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. ALSO MUST BE SECURED IN PLACE PRIOR TO FDN. INSPECTION.
- ONLY COMMON NAILS SHALL BE PERMITTED FOR REQUIRED NAILING OF VERTICAL AND HORIZONTAL PLYWOOD SHEAR PANELS.
- APPROVED PLATE WASHERS, IN LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL PLYWOOD SHEARWALL SILL PLATE ANCHOR BOLTS, PER TABLE 2305.5 OF LABD.
- APPROVED PLATE WASHERS, IN LIEU OF CUT WASHER, SHALL BE PROVIDED FOR HOLD–DOWN CONNECTOR BOLTS AT SHEARWALL WOOD FLANGES, PER TABLE 2305.5 OF LABD.
- STRUCTURAL OBSERVATION REQUIRED ON PLYWOOD SHEAR WALLS RATED OVER 350 PLF.
- LAG BOLTS: PROVIDE LEAD HOLE 40%–70% OF THREADED SHANK DIA. & FULL DIA. FOR SMOOTH SHANK PORTION.
- BEARING WALL STUDS CANNOT BE NOTCHED MORE THAN 25% OF WIDTH. BORED HOLES CANNOT HAVE A DIAMETER GREATER THAN 40% OF STUD WIDTH.
- PERIODIC SPECIAL INSPECTION IS REQ'D FOR WOOD SHEARWALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING,AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM WHERE THE FASTENER SPACING IS < 4" O.C.
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECT. 1704.4
- ALL SHOT PINS IN NON–LOAD BEARING WALL TO BE SPACED AT 32" O.C. MAX.

COMMON PRODECTS & RR#: (a copy and/or condition of listings shall be made available at job site)

OBJECT:	MANUFACTURER	RR #	
HANGERS	SIMPSON	RR25800	Top flange hangers for sawn lumber
		RR25801	Face mount hangers for composite & prefabricated wood joist
		RR25801	LVL & B series hangers for prefabricated I–joist, Struct. composite & sawn lumber
		RR25803	Top flange hangers for engineered wood products & glulam beams
		RR25804	Adjustable hangers
		RR25806	Wood framing connectors for masonry construction
HOLDOWN	SIMPSON	RR24807	Face mount hangers for wood framing, LU/U, HU,MUS,HUS,HHUS,SUR/L,HTU, LUCZ
		RR25720	Screw style hold–down –HDU, HDQ8, HHDQ, PHD, DTT2
		RR25729	Mosonyr, unreinforced and reinforced concrete
		RR25744	Epoxy anchors used in cracked & uncracked concrete
		RR25714	Column Caps connectors for wood
		RR25985	Post Base connectors for wood
STRAPS & CLIPS	SIMPSON	RR25714	Column caps for wood
		RR25713	FHA,HST,LSTA,LSLT,MST,MSTA,MSTC,MSTL,ST Series CMST,CS coil strap series
		RR25716	Structural angles, clips, plates for wood
		RR25718	Hurricane & seismic straps and ties for wood
		RR25814	DSP,SSP,FSC,H2A,H2.7
		RR25827	SSTB & SB Anchors
SDS SCREWS	SIMPSON	RR25711	SDS Wood Screws
MASONRY SCREWS	SIMPSON	RR25560	Titen HD Masonry Screws Anchors
WEDGE–ALL ANCHORS	SIMPSON		
STRONG BOLTS	SIMPSON		
POWER DRIVEN FASTNERS	SIMPSON	RR25469	PDPWL–300MG & PDPWLS–300MG (Shot Pins)
STEEL STRONG WALL	SIMPSON	RR25625	SSW Shear Panels & s/ssw Shear Panels
WOOD STRONG WALL	SIMPSON	RR25427	Strong Wall Shear Panels
TJI's	WEYERHAUSER	RR25759	TJI Prefabricated wood I–joist
PSL /LVL /LSL	WEYERHAUSER	RR25202	PSL, LVL, LSL
HARDY–FRAMES	HARDY FRAME	RR25759	Hardy–Frames, Hardy–Panels, HFX Series Post and Saddle

ABBREVIATIONS.

FDN = FOUNDATION

FIN = FINISH

FLR = FLOOR

F N = FACE NAIL

FRMG = FRAMING

FTG = FOOTING

GEN = GENERAL

G L = GLUED LAMINATION (BM OR MEMBER)

GR = GRADE

H =HORIZ=HORIZONTAL(LY)

HDR = HEADER

HGR = HANGER

HK = HOOK

HT = HEIGHT

INFO = INFORMATION

INT = INTERIOR

JST = JOIST

JT = JOINT

MAX = MAXIMUM

M B = MACHINE BOLT

MIN = MINIMUM

E = EAST

(E) = EXIST = EXISTING

EA = EACH

E E = EACH END

DIAG = DIAGONAL

E F = EACH FACE

ENGR = ENGINEER

EMBD = EMBED(MENT)

E N = EDGE NAILING

E S = EACH SIDE

E W = EACH WAY

E–W = EAST WEST

S = SOUTH

S B = SOLID BLOCK

SHT = SHEET(S)

SHTG = SHEATING

S I = SPECIAL INSPECTION

SIM = SIMILAR

SPC(O) = SPACE(ING)

SPEC = SPECIFICATIONS

SQ = SQUARE

STAGG = STAGGER(ED)

STIFF = STIFFENER

STL = STEEL

STRUCT=STRUCTURE(LY)

(N) = NEW

N = NORTH

NLG = NAILING

NLR = NAILER

NTS = NOT TO SCALE

OC = ON CENTER

OPG = OPENING

PLF=POUNDS PER LINEAR FOOT

PSF=POUNDS PER SQUARE FOOT

PSI=POUNDS PER SQUARE INCH

PT=PRESSURE TREATED

PW=PLYWOOD

REF = REFERENCE

REINF = REINFORCING(MENT)

REQ = REQUIRED

RET = RETAINING

R R = ROOF RAFTER

T = TOP

T & G = TONGUE & GROOVE

TN = TOE NAIL

TO = TOP OF

TOT = TOTAL

TOW = TOP OF WALL

TS = TUBULAR STEEL

TYP = TYPICAL(LY)

UON = UNLESS OTHERWISE NOTED

UNP = UNDERPIN

V = VERT = VERTICAL(LY)

VIF = VERIFY IN FIELD

W = WEST

WD = WOOD

WPF(G) = WATERPROOF

W S B = WELDED STUD BOLT

X – B = CROSS BRACING

X – S = EXTRA STRONG

C = CENTERLINE

P = PLATE

Ø = ROUND OR DIAMETER

L = ANGLE

|| = PARALLEL

⊥ = PERPENDICULAR

= NUMBER

PLATE WASHER TABLE FOR HOLDOWNS AND SILL PLATES

BOLT Ø	WASHER PLATE SIZE	THICKNESS
5/8"	3" SQ.	1/4"
3/4"	3" SQ.	5/16"
7/8"	3" SQ.	5/16"
1"	3–1/2" SQ.	3/8"

MINIMUM SIZE OF FILLET WELDS:

Material Thickness of Thicker Part Joined (in.)	Minimum Size of Fillet Welds (in.)
To 1/4 inclusive	1/8"
Over 1/4 to 1/2	3/16"
Over 1/2 to 3/4	1/4"
Over 3/4	5/16"

a : Leg dimension of fillet welds. Single–pass welds must be used.

CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS BUILDING & SAFETY DIVISION

LOS ANGELES REGIONAL UNIFORM CODE PROGRAM

STRUCTURAL OBSERVATION PROGRAM

AND DESIGNATION OF THE

STRUCTURAL OBSERVER

PROJECT ADDRESS: 6910 Walker Ave, Bell, CA 90201

PERMIT APPL. NO.:

Discription of Work: NEW 2–STORY SFD & GARAGE

Owner: _____ Architect: _____ Engineer: ALVARO SALTO

STRUCTURAL OBSERVATION			
(only checked items apply)			
Firm or individual responsible for the Structural Observations:			
Name: A. SALTO	Phone: 323–559–3981	Calif. Registration: C83859	
FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stern Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Brace Frame	☐ Steel Deck
☐ Caissons, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☒ Wood
☐ Steps/g/Retaining Foundation	☐ Others:	☒ Masonry Wall Frame	☐ Others:
☐ Hillside Special Anchors			
☐ Others:		☐ Others:	

DECLARATION BY OWNER

I, the owner of he project declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature _____ Date _____

DECLARATION BY ARCHITEC OR ENGINEER OF RECORD (required if the Structural Observer is different form he Architect or Engineer of Record)

I, the Architect or Engineer of record for he project declare that the above listed firm or individual is required by me to be responsible for the Structural Observations.

Signature _____ License No. _____ Date _____

SPECIAL INSPECTION REQUIREMENTS FOR SEISMIC RESISTANCE–STRUCTURAL WOOD:

(Per sect. 1704.6 & 1701 of the Los Angeles Building Code)

X WOOD SHEARWALLS: for shearwalls w/ 4" o.c. or less	WOOD DIAPHRAGMS
DRAG STRUTS	CONNECTORS
X HOLD–DOWNS: A.B. in epoxy	STRAPS
Hardy–Frame A.B.	
X ANCHOR BOLTS: in epoxy	OTHERS:

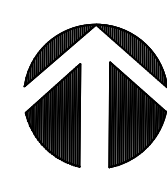
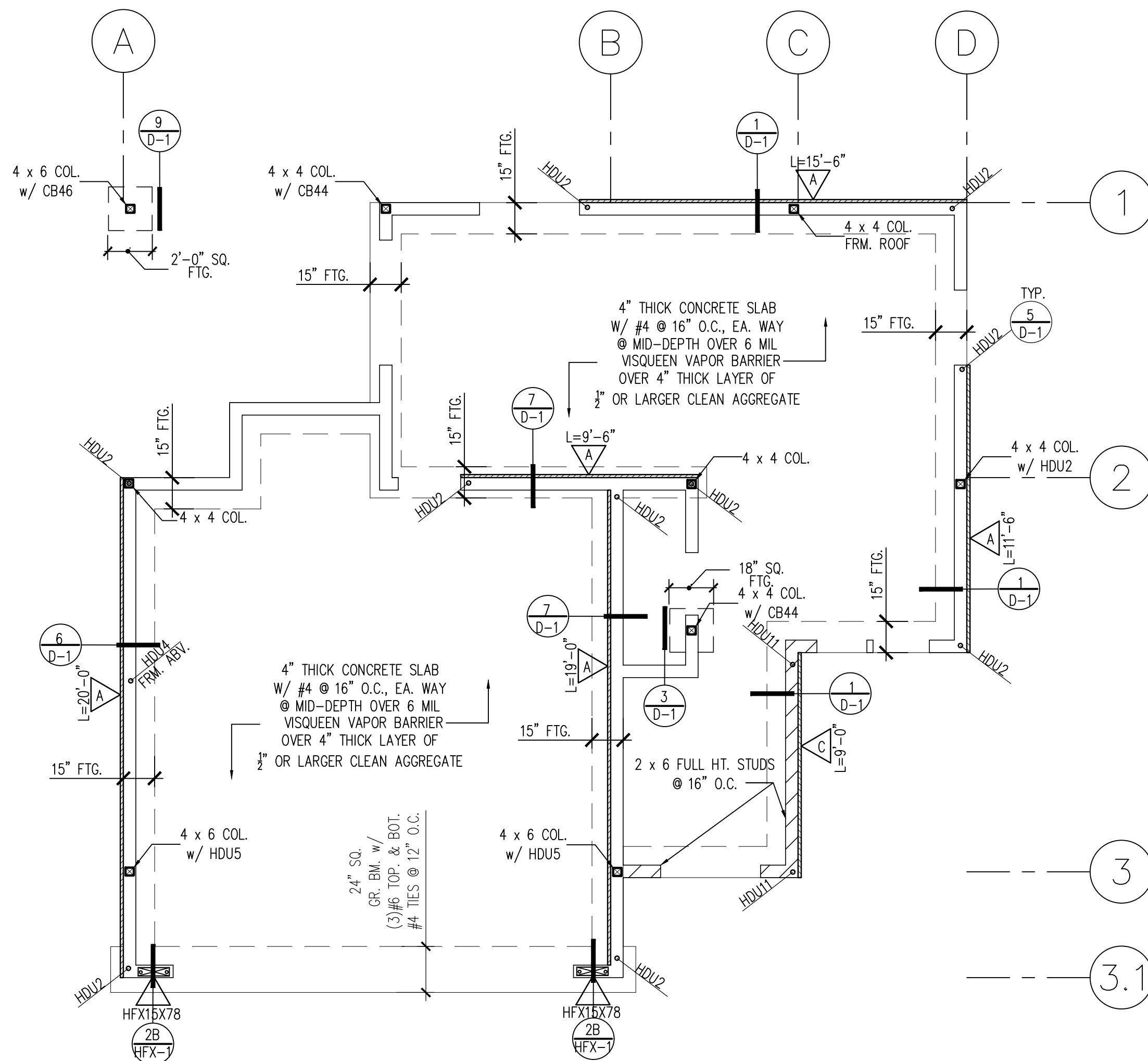
CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3–8d common (2 1/2" X 0.131") 3–3" X 0.131" nails 3–3" 14 gage staples.	Toenail
2. Bridging to joist.	2–8d common (2 1/2" X 0.131") 2–3" X 0.131" nails. 2–3" 14 gage staples.	Toenail each end
3. 1" X 6" subfloor or less to each joist	2–8d common (2 1/2" X 0.131")	face nail
4. Wider than 1" X 6" subfloor or less to each joist	2–8d common (2 1/2" X 0.131")	face nail
5. 2" subfloor to joist or girder	2–16d common (3 1/2" X 0.162")	blind and face nail
6. Sole plate to joist or blocking	16d (3 1/2" X 0.135") at 16" o.c. 3" X 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c. 3" 16d (3 1/2" X 0.135") at 16" 4–3" X 0.131" nails at 16" 4–3" 14 gage staples at 16"	typical face nail
Sole plate to joist or blocking at braced wall panel		braced wall panels
7. Top plate to stud	2–16d common (3 1/2" X 0.162") 3–3" X 0.131" nails	end nail
8. Stud to sole plate	4–8d common (2 1/2" X 0.131") 4–3" X 0.131" nails 3–3" 14 gage staples	toenail
9. Double studs	2–16d common (3 1/2" X 0.162") 3–3" X 0.131" nails	end nail
	2–16d common (3 1/2" X 0.162") 3–3" X 0.131" nails	
	3–3" 14 gage staples	
10. Double top plates	16d (3 1/2" X 0.135") at 24" o.c. 3" X 0.131" nails at 8" o.c. 3" 14 gage staples at 8" o.c.	typical face nail
	16d (3 1/2" X 0.135") at 16" o.c. 3" X 0.131" nails at 12" o.c. 3" 14 gage staples at 12" o.c.	
	8–16d common (3 1/2" X 0.162") 12–3" X 0.131" nails 12–3" 14 gage staples	
Double top plates		lap splice
11. Blocking between joist or rafters to top plate	3–8d common (2 1/2" X 0.131") 3–3" X 0.131" nails 3–3" 14 gage staples.	Toenail
12. Rim joist to top plate	8d (2 1/2" X 0.131") at 6" o.c. 3" X 0.131" nails at 6" o.c. 3" 14 gage staples at 6" o.c.	Toenail
13.Top plates, laps and intersections	2–16d common (3 1/2" X 0.162") 3–3" X 0.131" nails. 3–3" 14 gage staples.	face nail
14. Continuous header, two pieces	16d common (3 1/2" X 0.162")	16" o.c along edge
15. Ceiling gists to plate	3–8d common (2 1/2" X 0.131") 3–3" X 0.131" nails 3–3" 14 gage staples.	Toenail
16. Continuous header to stud	4–8d common (2 1/2" X 0.131")	Toenail

TABLE 2304.9.1 – CONTINUED FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
17. Ceiling joist, laps over partitions (see section 2308.10.4.1 table 2308.10.4.1)	3–16d common (3 1/2" X 0.162") minimum table 2308.10.4.1 4–3" X 0.131" nails. 4–3" 14 gage staples.	face nail
18. Ceiling joist to parallel rafters (see section 2308.10.4.1 table 2308.10.4.1)	3–16d common (3 1/2" X 0.162") minimum table 2308.10.4.1 4–3" X 0.131" nails. 4–3" 14 gage staples.	face nail
19. Rafters to plate (see section 2308.10.4.1 table 2308.10.4.1)	3–8d common (2 1/2" X 0.131") 3–3" X 0.131" nails 3–3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2–8d common (2 1/2" X 0.131") 2–3" X 0.131" nails 3–3" 14 gage staples	face nail
21. 1" X 8" sheathing to each bearing	3–8d common (2 1/2" X 0.131")	face nail
22. Wider than 1" X 8" sheathing to each bearing	3–8d common (2 1/2" X 0.131")	face nail
23. Built–up corner studs	16d common (3 1/2" X 0.162") 3" X 0.131" nails 3" 14 gage staples	16" o.c. 16" o.c.
24. Built–up girder and beams	20d (4" X 0.192") 32" o.c. 3" X 0.131" nails at 24" o.c. 3" 14 gage staples at 24" o.c. 2–20d (4" X 0.192") 3–3" X 0.131" nails 3–3" 14 gage staples	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice
25. 2" planks	16d common (3 1/2" X 0.162")	at each bearing
26. Collar tie to rafter	3–10d common (3" X 0.148") 4–3" X 0.131" nails 4–3" 14 gage staples	face nail
27. Jack rafter to hip	3–10d common (3" X 0.148") 4–3" X 0.131" nails 4–3" 14 gage staples 2–16d common (3 1/2" X 0.162") 3–3" X 0.131" nails 3–3" 14 gage staples	Toenail
28. Roof rafter to 2–by ridge beam	2–16d common (3" X 0.162") 3–3" X 0.131" nails 3–3" 14 gage staples 2–16d common (3 1/2" X 0.162") 3–3" X 0.131" nails 3–3" 14 gage staples	Toenail
29. Joist to band joist	3–16d common (3 1/2" X 0.162") 4–3" X 0.131" nails. 4–3" 14 gage staples.	face nail

TABLE 2304.9.1 – CONTINUED FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
30. Ledger strip	3–16d common (3 1/2" X 0.162") 4–3" X 0.131" nails 4–3" 14 gage staples	face nail
31. Wood structural panels and particleboard subfloor, roof and wall sheathing (to framing)	1/2" and less 6d 2 3/8" X 0.113" nail 19/32" to 3/4" 8d or 6d 2–3/8" X 0.113" nail 2–6 gage 7/8" to 1" 8d 1 1/8" to 1 1/4" 10d or 8d	
Single floor (combination subfloor–underlayment to framing)	3/4" and less 6d 7/8" to 1" 8d or 8d 1 1/8" to 1 1/4"	
32. Panel siding (to framing)	1/2" or less 6d 5/8" 8d	
33. Fiberboard sheathing	1/2" No. 11 gage roofing nail 6d common nail (2" X 0.113") No. 16 gage staple 25/32" No. 11 gage roofing nail sd common nail (2 1/2" X 0.131") No. 16 gage staple	
34. Interior paneling	1/4" 4d 3/8" 6d	



1st. FLR. FRMG. & FND. PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION NOTES: (CITY OF LOS ANGELES)

- SOIL BEARING PRESSURE TO BE 1500 PSF, PER TABLE 1806.2 OF CODE
- UNLESS A SOILS REPORT IS PROVIDED AND SAYS OTHERWISE, MUST ASSUME EXPANSIVE SOILS AND THE FOOTINGS MUST MEET THE FOLLOWING MIN. REQUIREMENTS PER SECT 1804.4 OF CODE.
 - DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24" FOR EXTERIOR AND 18" FOR INTERIOR.
 - EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
 - FOOTINGS SHALL BE REINFORCED WITH MIN. FOUR #4 REBARS, TWO SHALL BE PLACED 4" OF BOTTOM OF FOOTINGS AND TWO BARS WITHIN 4" OF TOP OF FOOTING.
- LAYOUT FOUNDATION USING ARCHITECTURAL DRAWINGS. DO NOT SCALE STRUCTURAL DRAWINGS. IF DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS NOTIFY ENGINEER.
- 4" CONC. SLAB w/ #4 @ 16" O.C. EA. WAY w/ 4" MIN. THICK BASE OF 3" OR LARGER, CLEAN AGGREGATE OVER 6-MIL VAPOR BARRIER. BARRIER TO BE IN DIRECT CONTACT WITH CONCRETE.
- SATURATE THE SOIL 18" DEEP WITH WATER BEFORE PLACING THE CONCRETE
- SECURE ALL HOLD-DOWN HARDWARE IN PLACE BEFORE FIRST FOUNDATION INSPECTION. JUST PRIOR TO COVERING WALL FRAMING AND SHALL BE RE-TIGHTEN JUST PRIOR TO COVERING WALL
- PROVIDE APPROVED PLATE WASHERS AT ALL HOLD-DOWNS AND ANCHOR BOLTS
- ALL ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. INTO CONCRETE AND BE MIN. 3/8" DIA. x 10" MIN. LONG U.N.O. ON PLAN @ SHEARWALLS.
- ALL REBAR SHALL BE 3" CLEAR OF SOIL
- ALL FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD
- ALL ANCHOR BOLTS SHALL HAVE AN EDGE DISTANCE OF 1-3/4", U.N.O.
- FOUNDATION CRIPPLE WALLS SHALL SUPPORT FRAMED OF STUDS NOT LESS IN SIZE THAT THE STUDDING ABV. WITH A MIN. STUD LENGTH OF 14" OR SHALL BE FRAMED OF SOLID BLOCKING. WHEN OVER 4FT. IN HEIGHT CRIPPLES SHALL BE BRACED WITH 2" STRUCTURAL 1 PANELS w/ 8d @ 6" OVER 50% OF WALL MIN.
- ALL PROPERTY LINES SHALL BE ESTABLISH PRIOR TO COMMENSING WORK. BUILDING POINTS SHALL BE CAREFULLY SET AND VERIFY WITH SITE/SURVEY PLANS BEFORE BUILDING FOUNDATION IS FORMED.
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE ATSTATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1704.4
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

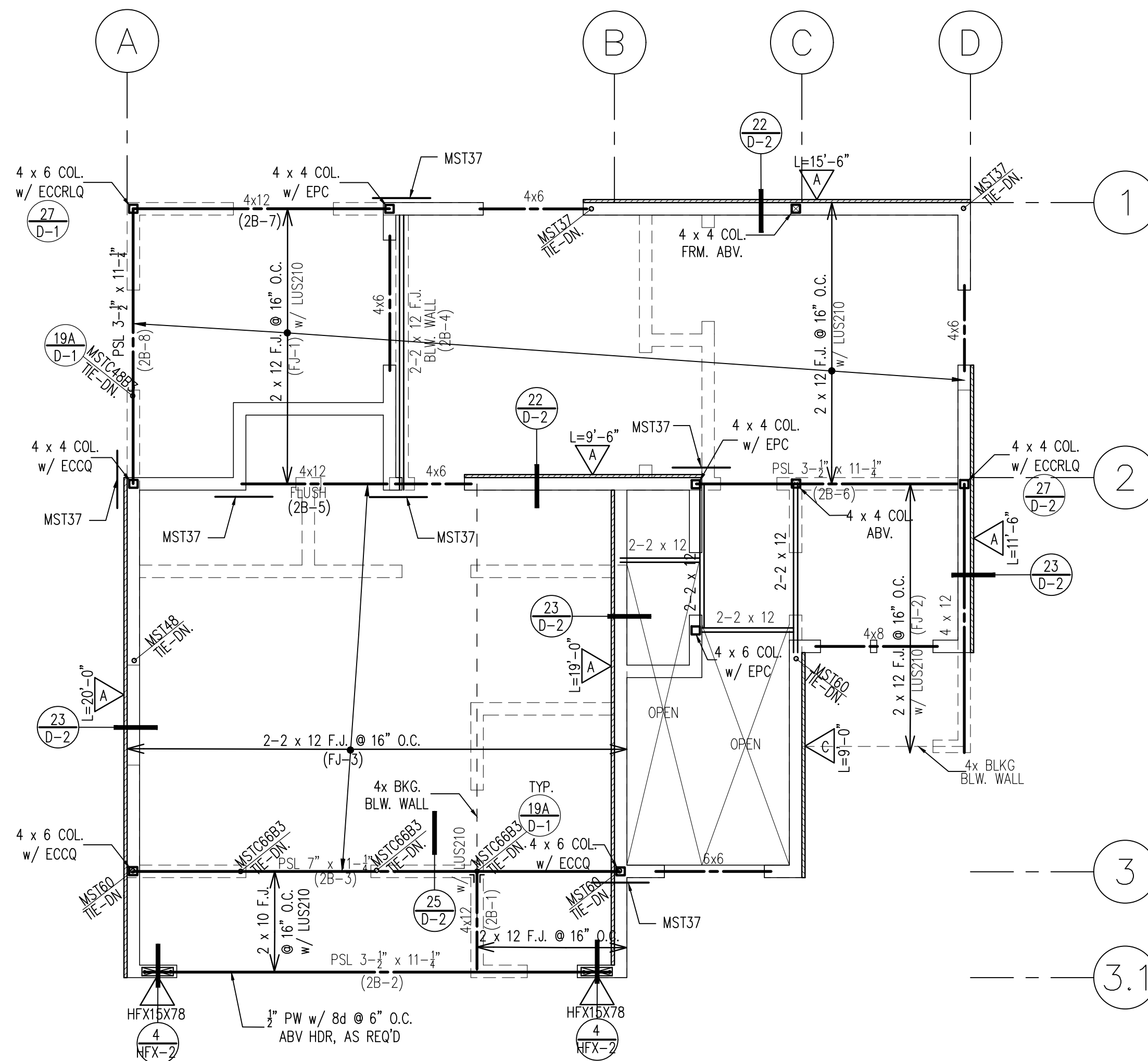
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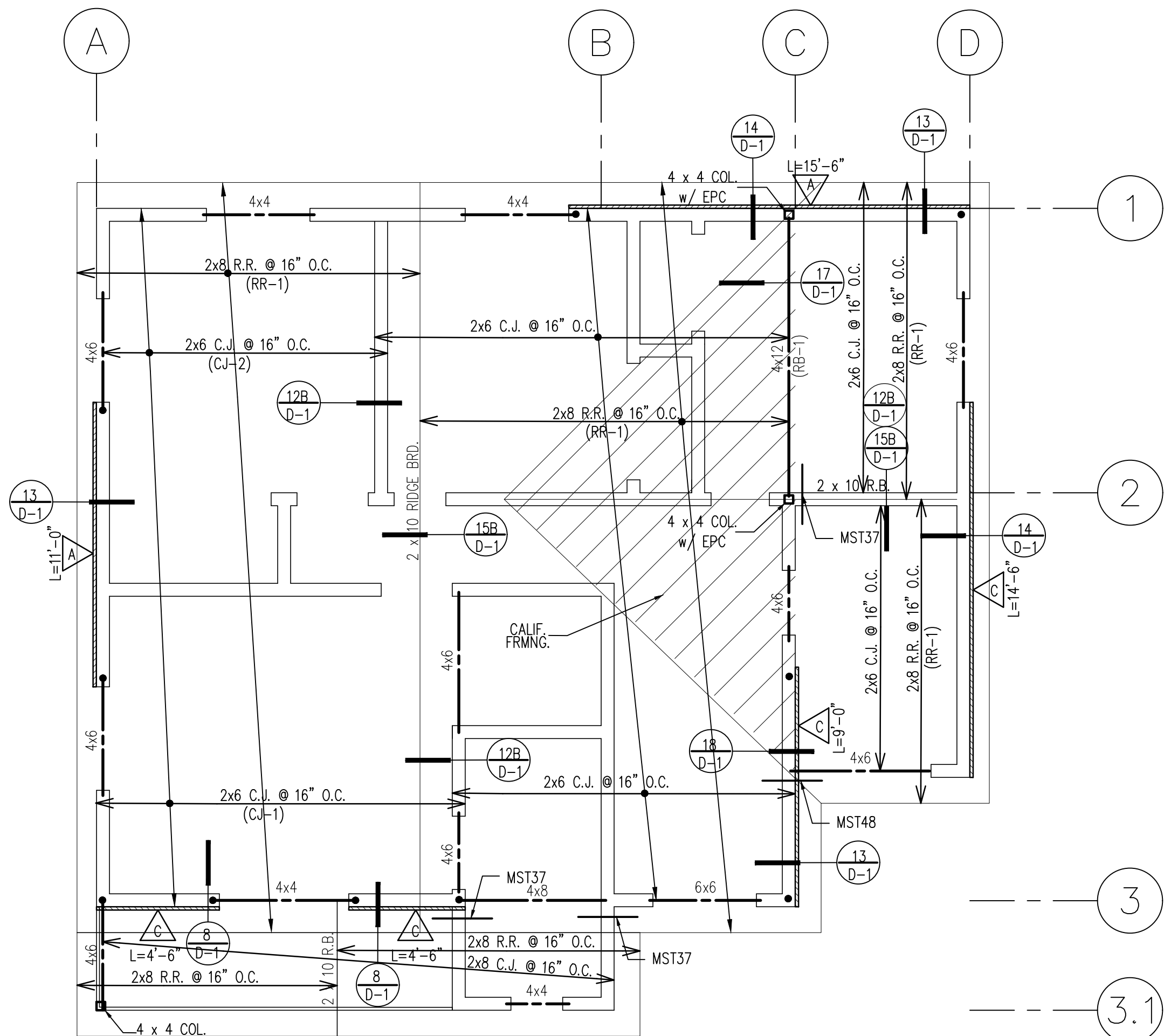
VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE SUBMITTING BID OR COMMENCING WORK, NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UNTIL THEY ARE RESOLVED. DO NOT PROCEED WITH AFFECTED WORK. DO NOT SCALE DRAWINGS. IF CERTAIN DETAILS ARE NOT FULLY SHOWN OR DETAIL ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS, CONSTRUCT TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED. ALL PROPERTY LINES SHALL BE ESTABLISH PRIOR TO COMMENSING WORK. BUILDING POINTS SHALL BE CAREFULLY SET AND VERIFY WITH SITE/SURVEY PLANS BEFORE BUILDING FOUNDATION IS FORMED

LEGEND:

- INDICATES: WOOD COL. BLW. U.O.N
- () INDICATES: STRUCTURAL MEMBER NUMBER IN CALCS. (FOR REFERENCE ONLY)
B = Bm. C = Col.
- INDICATES: SHEAR WALL

TYP. FLOOR SHG.	
3/8"	P.L.=24/16 APA RATED SHG., EXP 1, T & G.
10d	@ 6" O.C. BOUNDARY,
6"	O.C. SUPPORTED EDGES,
10"	O.C. FIELD, UNBLOCKED
FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER SHEETS BY 4'-0"	
SEE DETAIL (11 D-1)	





ROOF FRMG. PLAN

SCALE: 1/4" = 1'-0"

LEGEND :

- INDICATES: WOOD COL. BLW. U.O.N
- () INDICATES: STRUCTURAL MEMBER NUMBER IN CALCS. (FOR REFERENCE ONLY)
B = Bm. C = Col.
- INDICATES: SHEAR WALL
- INDICATES TIE-DN.
Ø FLOOR BLW.

FRAMING NOTES:

- ALL HEADERS NOT SPECIFIED SHALL BE 4x4 D.F. #2 IN A 4" LOAD BEARING WALL & 6x6 D.F. #1 IN A 6" LOAD BEARING WALL.
- USE 2 x 4 D.F. STUDS FULL HEIGHT @ 16" O.C. FOR TWO-STORY CONSTRUCTION & 8 FT. PLATE HEIGHTS, U.O.N. USE 2 x 6 FULL HEIGHT STUDS @ ALL GABLE END WALLS AND STAR OPENINGS. OPTION 2: USE 3x4 @ 16" O.C.
- BEAMS AND HEADER SIZES ARE A MINIMUM AND MAY BE INCREASED AT CONTRACTORS OPTION FOR EASE IN FRAMING
- ALL HEADERS OVER 4 x 10 AND ALL OPENINGS 72" OR WIDER SHALL HAVE DOUBLE TRIMMERS UNLESS SPECIFICALLY NOTED OTHERWISE.
- WHERE COLUMNS ARE CALLED OUT FOR BEAM SUPPORT, THE LOAD IS TO BE TRANSFER THE FULL HEIGHT TO HE FOUNDATION VIA VERTICAL GRAIN MEMBERS.
- COLUMNS NOT SPECIFIED SHALL BE STACKED STUDS TO FULL WIDTH OF MEMBER BEING SUPPORTED AND NAILED w/ 16d @ 12" O.C.
- ALL MULTIPLE LAMINATED VENEER LUMBER SHALL BE FASTEN TOGETHER w/ 3 ROWS OF 16d NAILS @ 2" O.C. MIN., FROM TOP TO BOTTOM.
- TOP PLATE SPLICES REQUIRE 6-16d PER EACH 48" SPLICE, UNLESS NOTED OTHERWISE
- ALL POST AND BEAM CONNECTORS SHALL BE SIMPSON OR EQUAL PC OR EPC UNLESS OTHER WISED NOTED
- ALL SHEAR-WALL PLYWOOD SHALL BE INSTALL CONTINUOUSLY FROM THE TOP TO THE BOTTOM OF THE FLOOR SPECIFIED
- PROVIDE FULL HEIGHT STUDS AT GABLE ENDS FOR ANY VAULTED CEILING
- PROVIDE DOUBLE JOIST UNDER PARALLEL BEARING WALLS.
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZ. JOINTS OCCURRING IN BRACED WALL PANELS.
- ALL SHEARWALL REQUIRING HOLD-DOWNS SHALL USE 4x4 POT MINIMUM AT EA. END, U.O.N. ON DETAILS
- ALL SHOT PINS IN NON-LOAD BEARING WALLS TO BE @ 32" O.C.
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)

TYP. ROOF SHTG.
3/8", P.I.=24/0 APA RATED SHTG., EXP 1,
w/ 8d @ 6" O.C. BOUNDARY,
6" O.C SUPPORTED EDGES,
12" O.C. FIELD, UNBLOCKED
FACE GRAIN PERPENDICULAR TO SUPPORTS,
STAGGER SHEETS BY 4'-0"
SEE DETAIL (30)
(D-2)

SHEAR WALL CHART PER IBC 2018 & CBC 2019								
SHEAR-WALL No.	SHEAR-WALLTYPE	NAILING PATTERN		SHEAR-WALL VALUE (plf)	Top Plate Connection LTP4/A35 w/ 8d nails (1-1/2" x .131" dia.)	Sole Pltge w/ 16d Nailing or SDS25800	2x mud Sill (N) Fng. w/ 5/8" Dia. A.B., U.N.O	Mud Sill (E) Fng. w/ 5/8" Dia. A.B.
		Edge Nailing	Field Nailing					
S	3/8" CEMENT PLASTER (STUCCO) PAPER BACK METAL LATH w/ 16ga STAPLES @ 6" O.C. TO ALL STUDS, TOP & BOT PLATE PLUS EDGE BLOCKINGS	6" o.c.	12" o.c.	180	48" o.c.	16d @ 12" o.c.	60" o.c.	60" o.c.
A	15/32" Structural 1 w/ 8d	6" o.c.	12" o.c.	280	24" o.c.	16d @ 4" o.c.	48" o.c.	32" o.c.
B	15/32" Structural 1 w/ 10d	6" o.c.	12" o.c.	340	16" o.c.	16d @ 4" o.c.	48" o.c.	32" o.c.
C	15/32" Structural 1 w/ 10d	4" o.c.	12" o.c.	510	12" o.c.	SDS @ 12" o.c.	32" o.c. w/ 3x Sill	24" o.c.
D	15/32" Structural 1 w/ 10d	3" o.c.	12" o.c.	665	12" o.c.	SDS @ 8" o.c.	32" o.c. w/ 3x Sill	N/A
E	15/32" Structural 1 w/ 10d	2" o.c.	12" o.c.	870	8" o.c.	SDS @ 6" o.c.	24" o.c. w/ 3x Sill	N/A
F	15/32" Structural 1 w/ 10d	4" O.C. EA. SIDE	12" o.c.	1020	12" o.c., EA. SIDE	SDS @ 6" o.c.	16" o.c. w/ 3x Sill	N/A
G	15/32" Structural 1 w/ 10d	3" O.C. EA. SIDE	12" o.c.	1330	12" o.c., EA. SIDE	SDS @ 5" o.c.	16" o.c. w/ 3x Sill	N/A

NOTES:

- Use only common nails: 8d(2-1/2" x .131" dia.), 10d(3" x .141 dia.), 16d (3-1/2" x .162" dia.)
- Nails shall be placed not less than 3/8" from the panel edges and not be less than 3/8" from edge of studs for shearwalls >350 plf
- Nails shall be placed not less than 3/8" from the panel edges and not be less than 1/4" from the edge of studs for shearwalls <= 350 plf
- Nails or Screws shall not be less than 3/8" from the edge of connecting member
- Simpson wood Screw to be SDS25800 (ESR-2236, LARR-25711) No pre-drilling required, Minimum thickness side member is 1-1/2", blocking or rim joist Minimum thread penetration is 3-1/2" for full capacity
- For new shearwalls > 350 plf require 3x foundation sill plate and 3x studs between adjacent panel edges
- For existing stud walls with shearwalls > 350 plf, add 2x member between studs at foundation sill plates and use SDS2580 screws per schedule.
- Use 1 anchor per bay and sister new 2x stud to (E) with 16d nails @ 6" o.c.
- A.B. to have 7" min. embedment into concrete
- Use simpson epoxy set or equal @ (E) Fng. w/ 4" min. embedment
- Anchor bolts in shearwalls to have min. 1/4" x 3" x 3" plate washers
- Galvanized nails shall be hot dipped or thimble
- 1-1/2" minimum nailing penetration into framing member is required for 10d nails 1-3/8" minimum nailing penetration into framing member is required for 8d nails

BY: Alex Cueto

Alex Cueto
PHONE: (323)788-1892

PROJECT:

PROPOSED NEW
2-STORY S.F.D.
AND GARAGE
FOR
6910 WALKER AVE
BELL, CA 90201

OWNER:

ENGINEER:

AL SALTO, P.E.
LIC.# 83859
216 S. CITRUS ST. #255
WEST COVINA, CA 91791
PH. (323) 559-3981
asalto_engineering@yahoo.com



DRAWN BY: J.P.

DATE: 01/16/2020

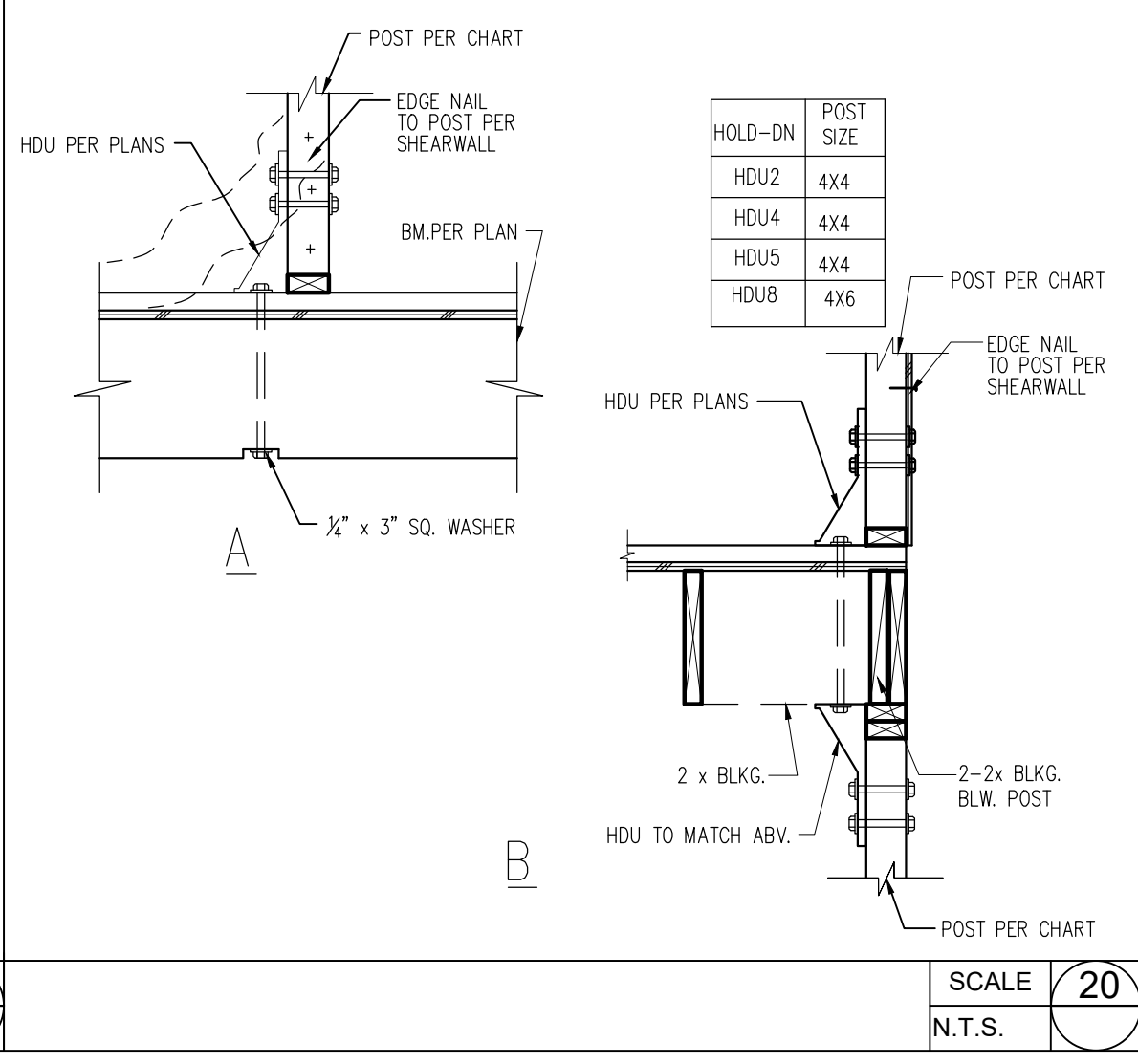
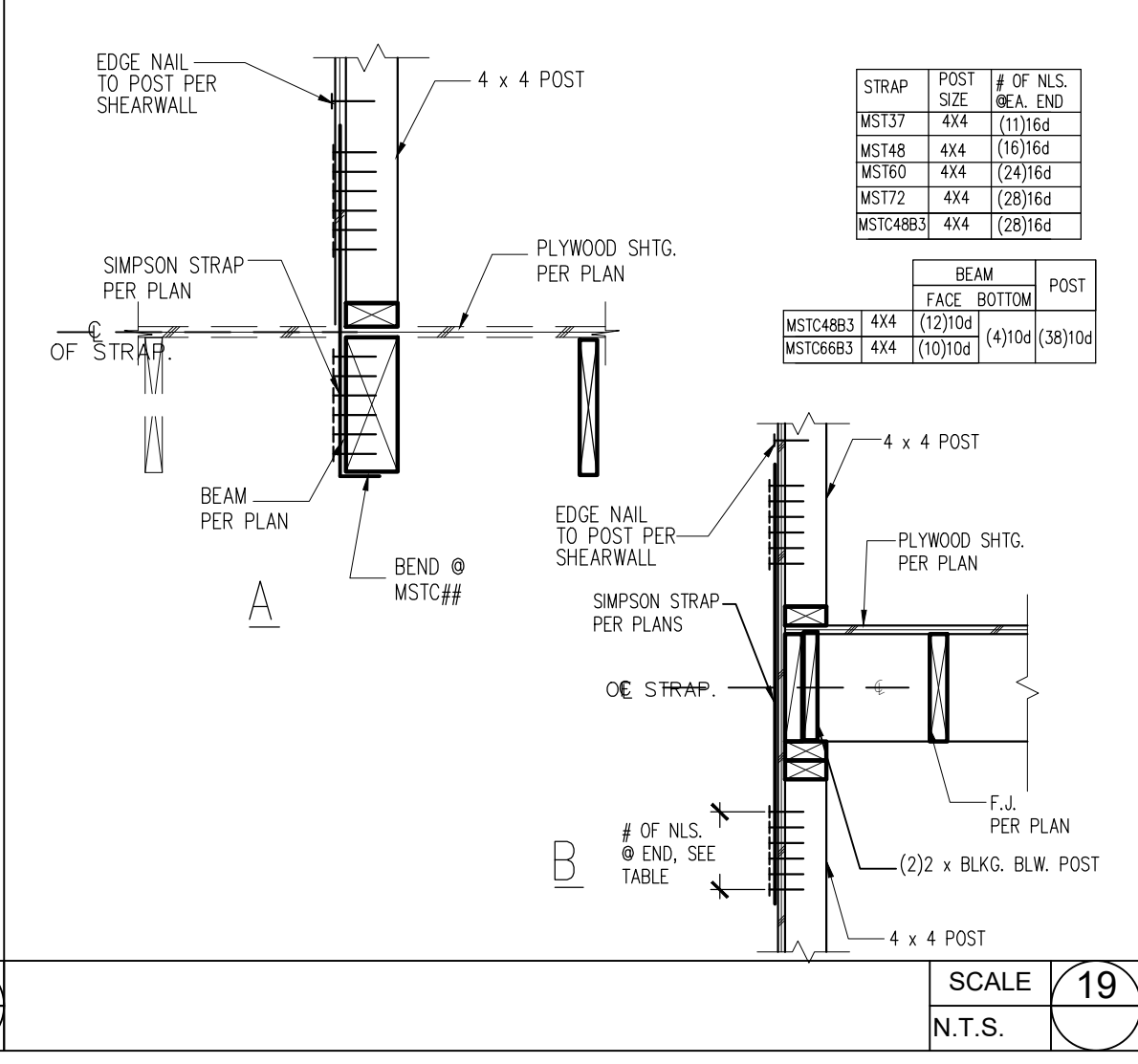
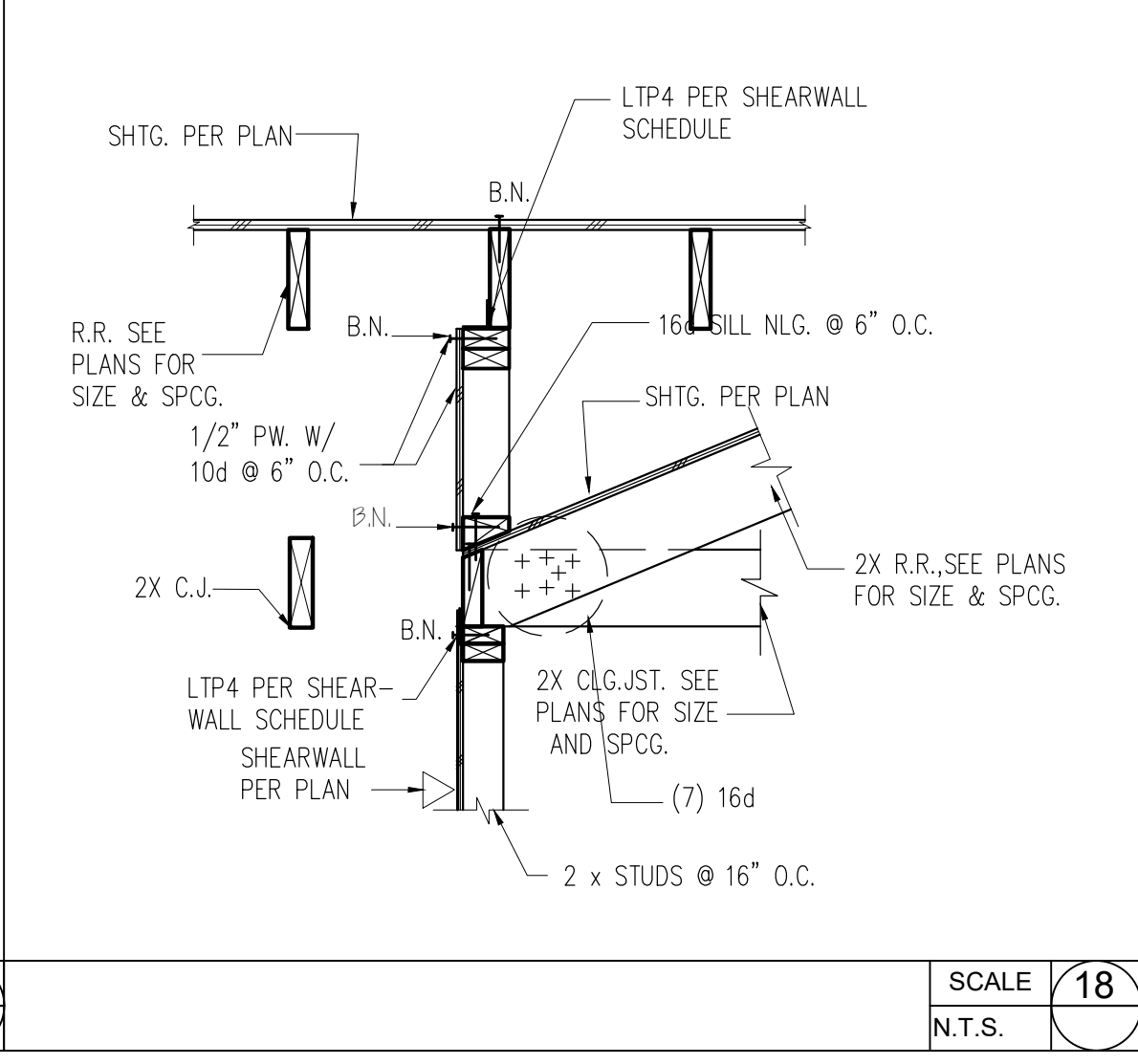
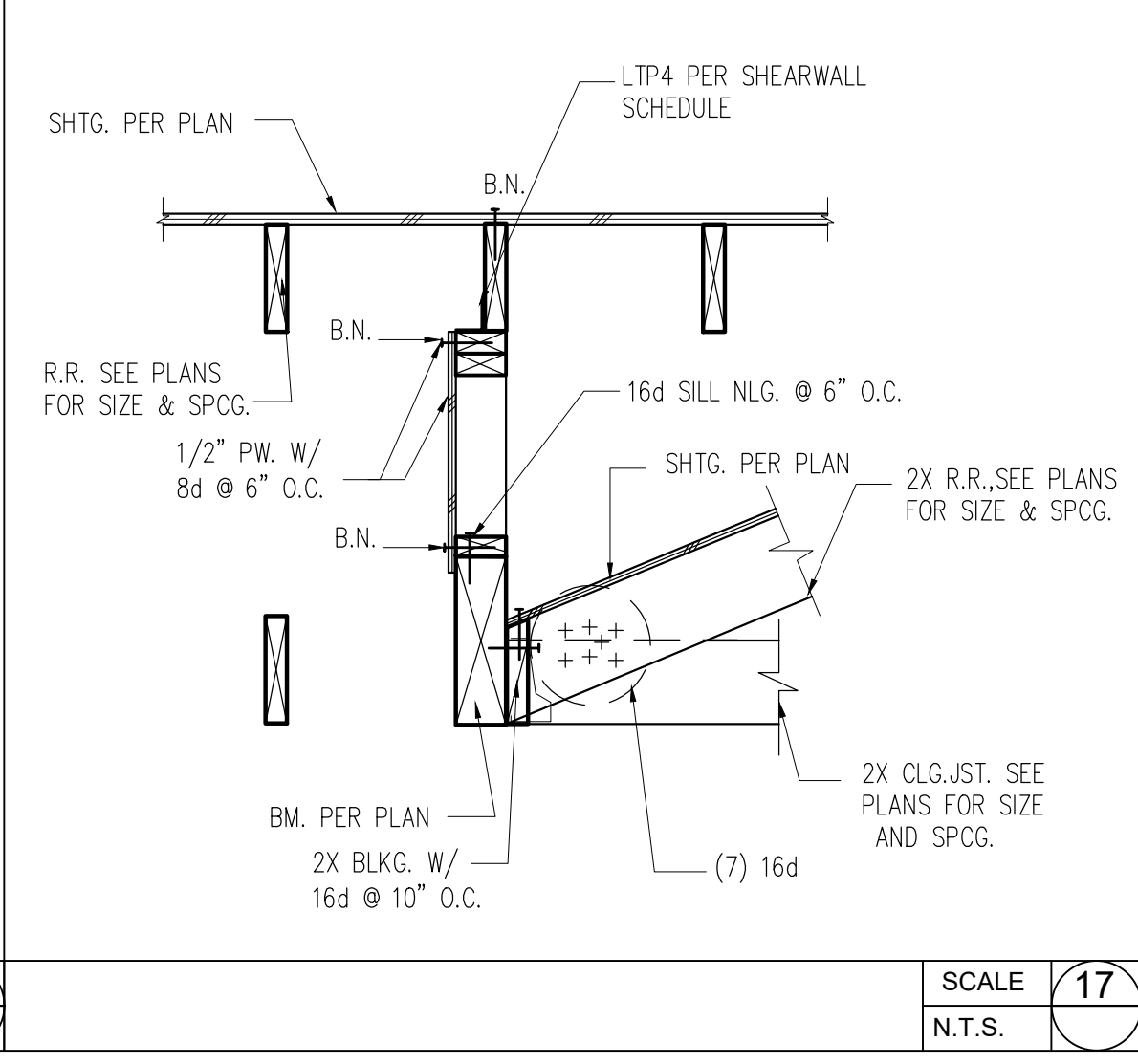
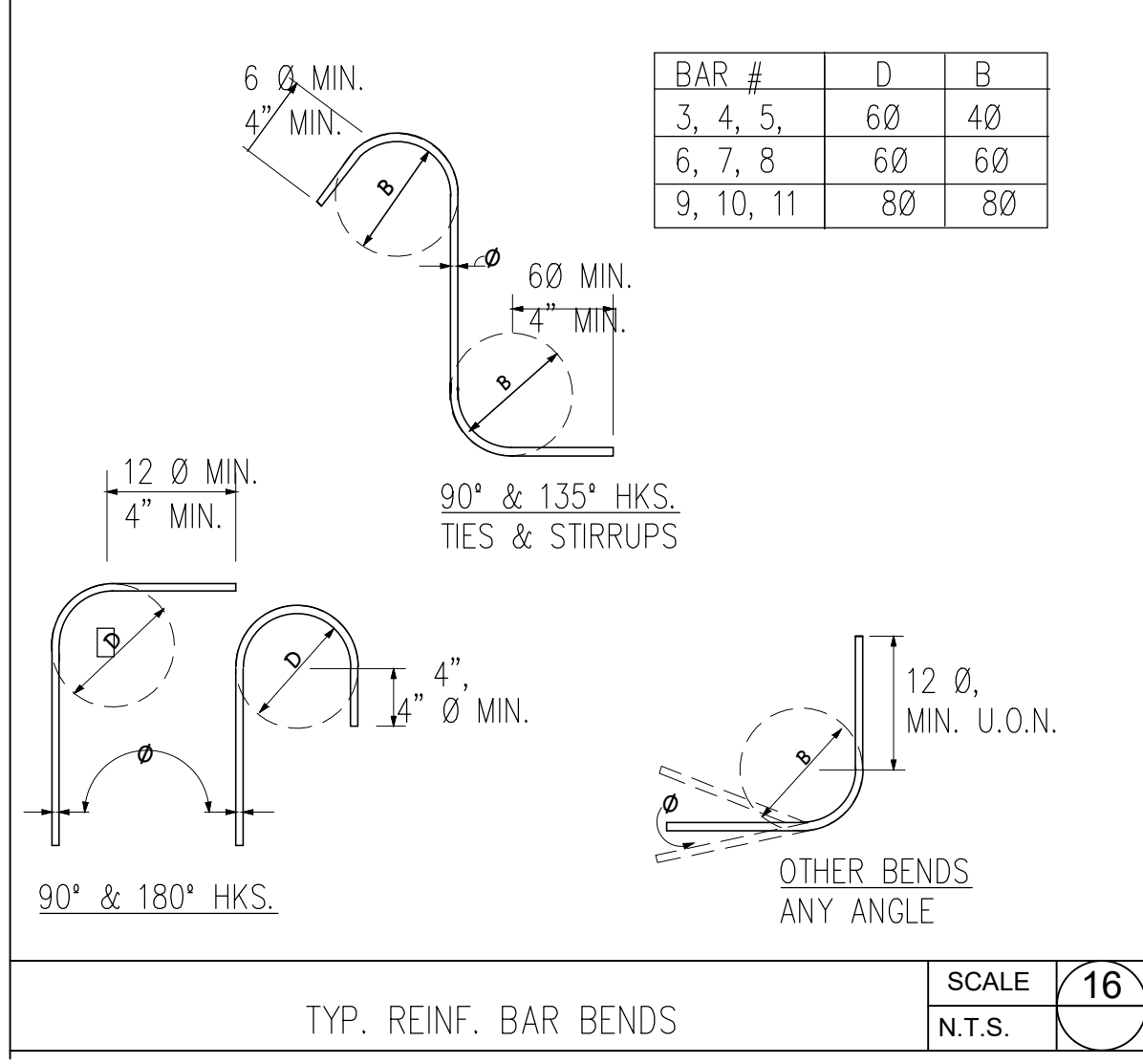
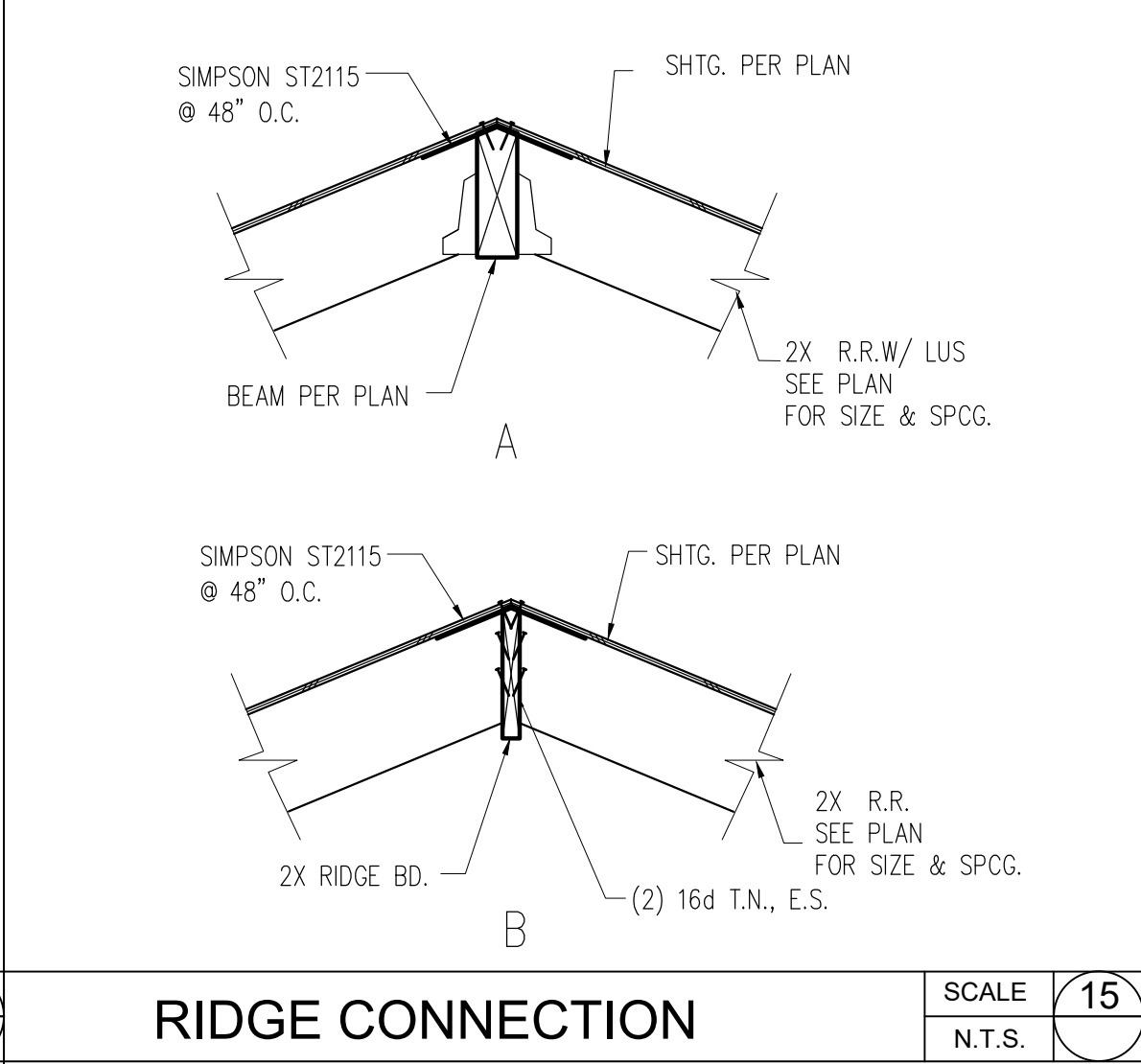
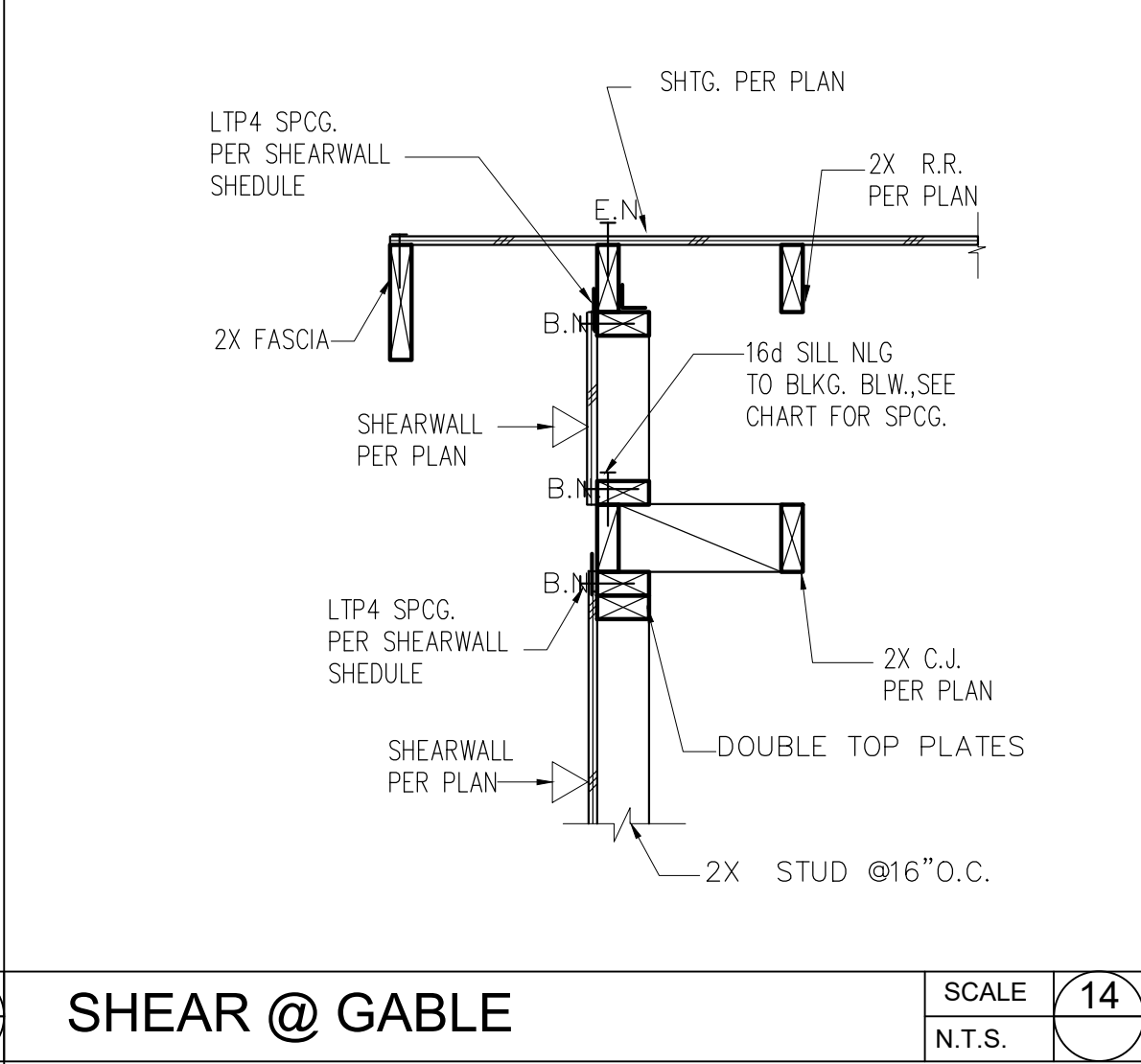
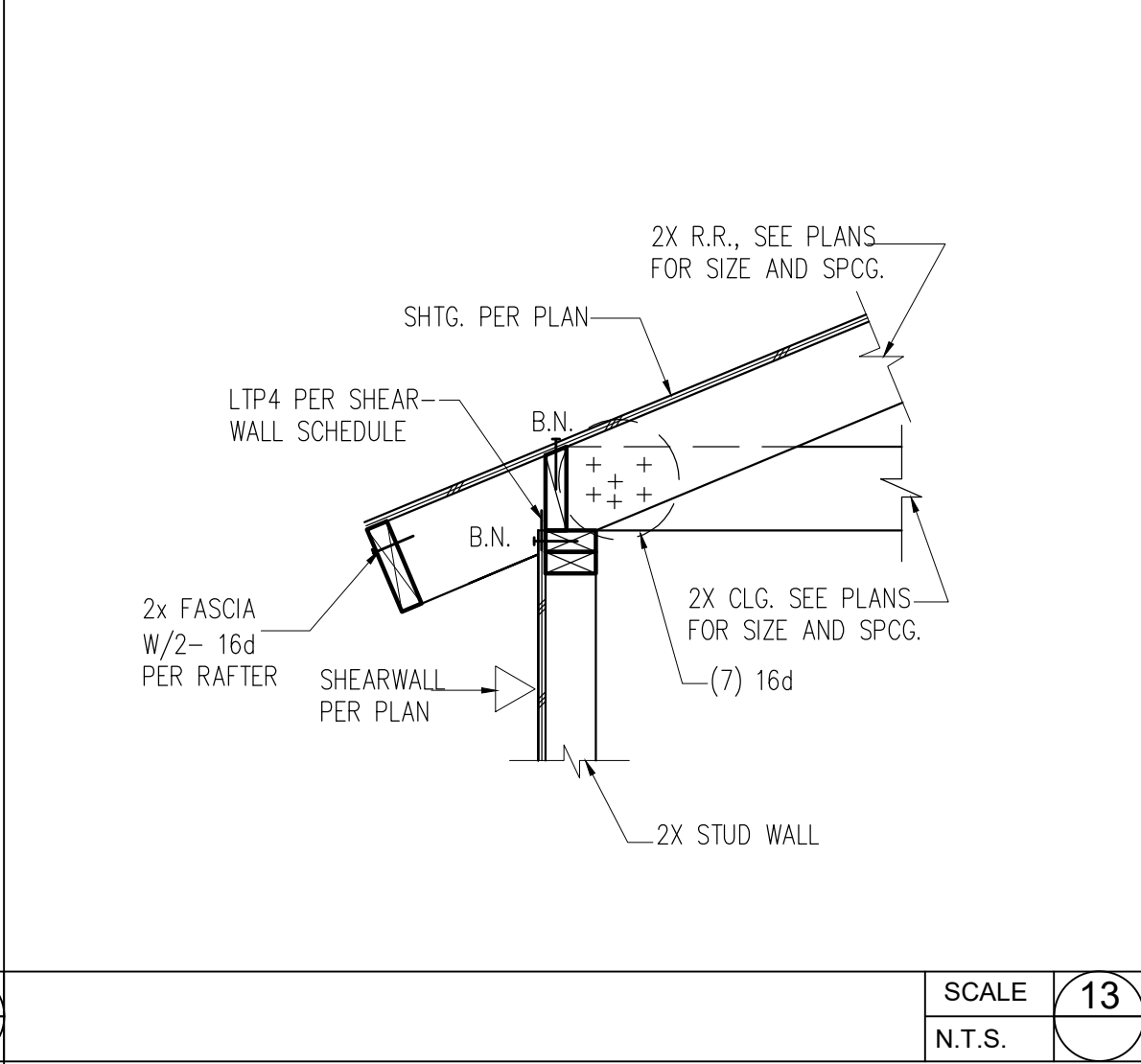
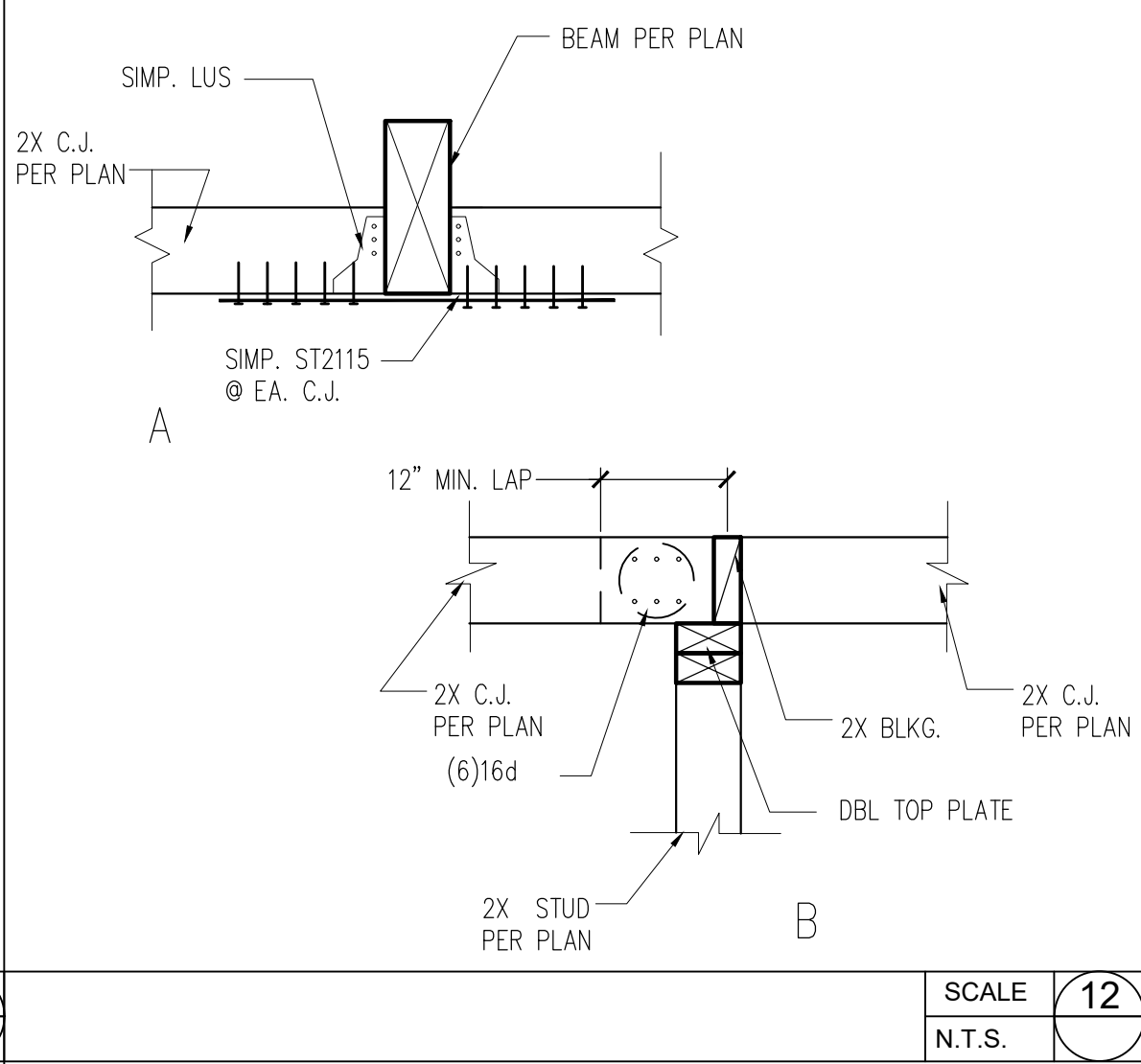
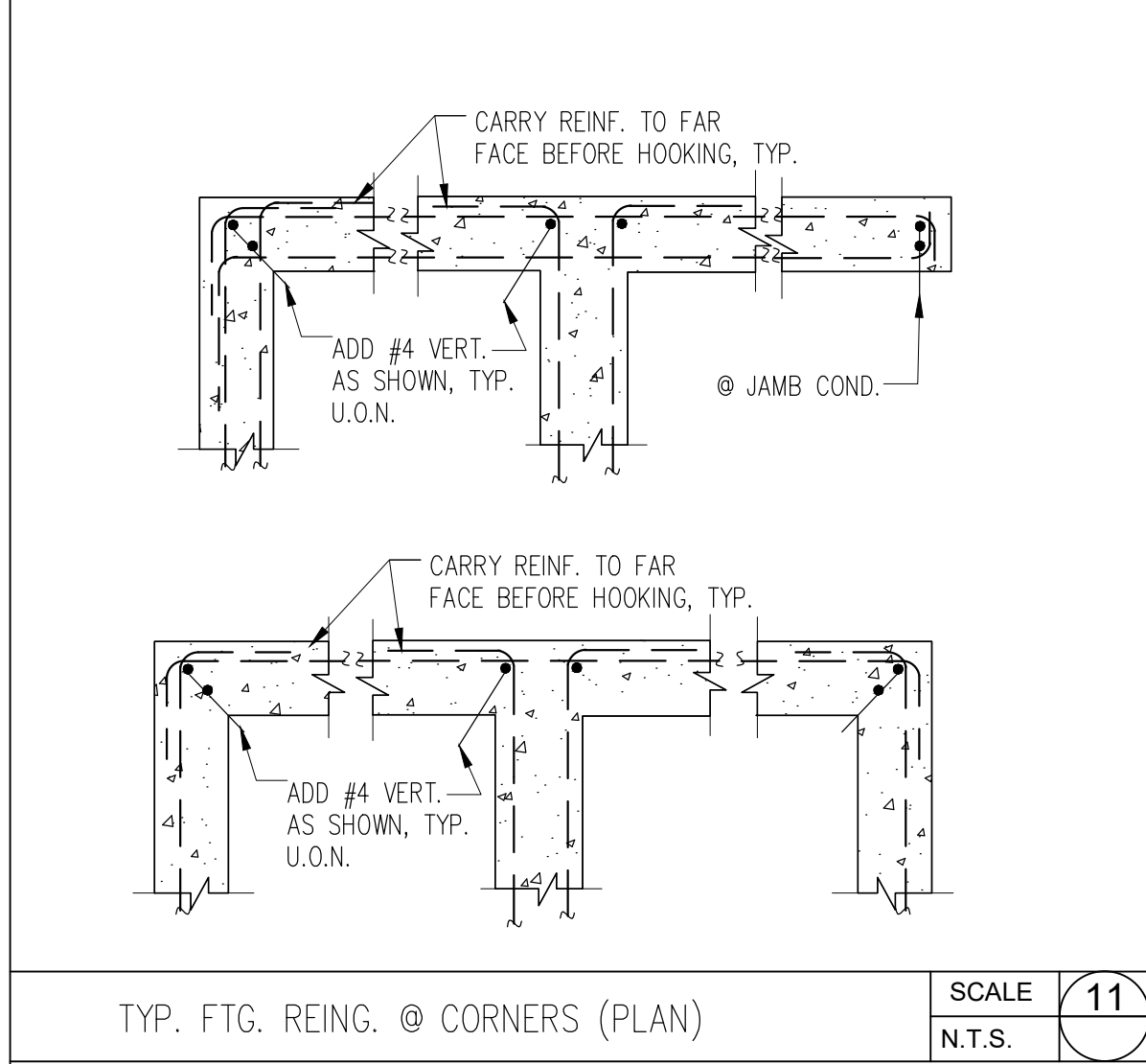
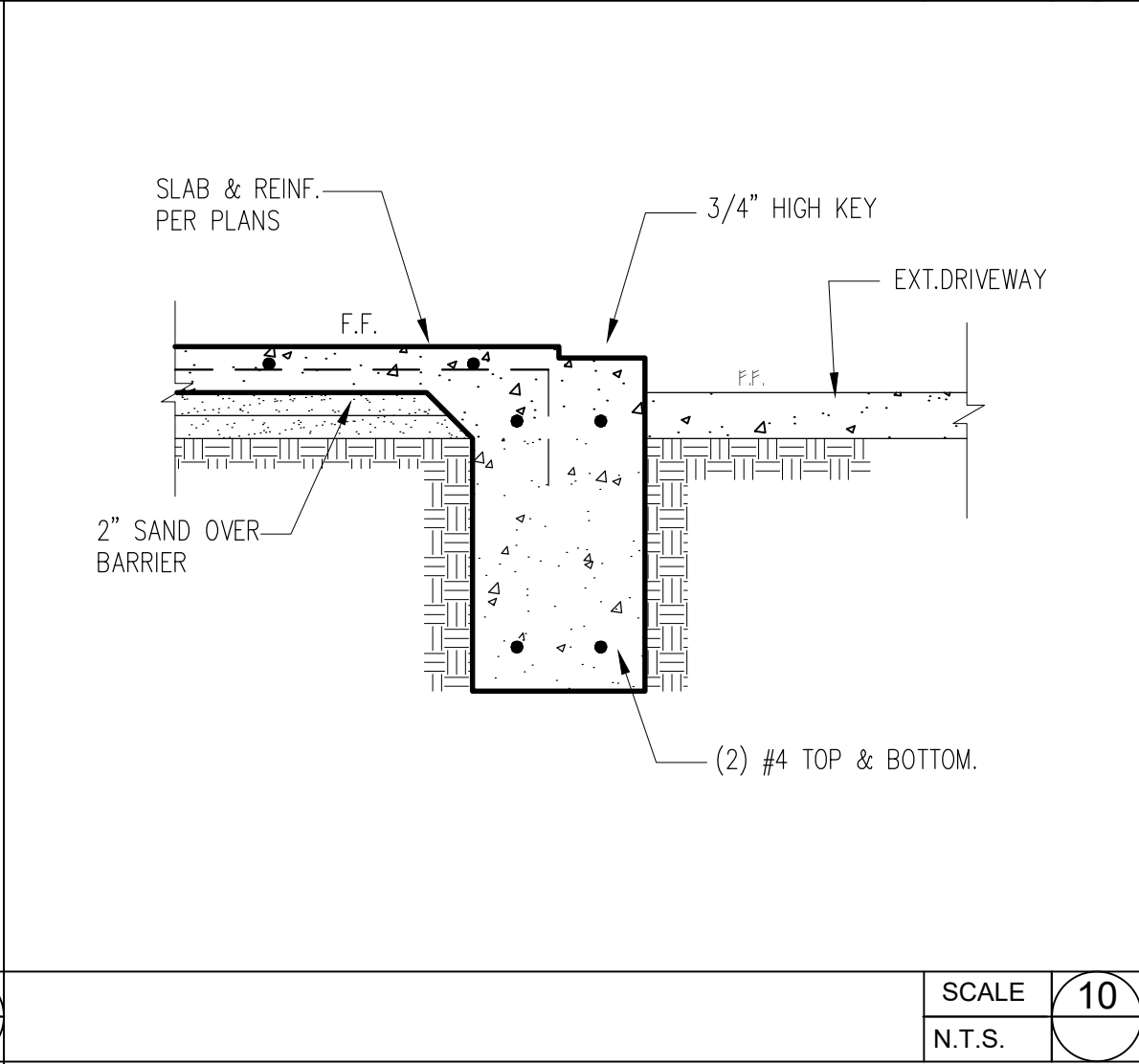
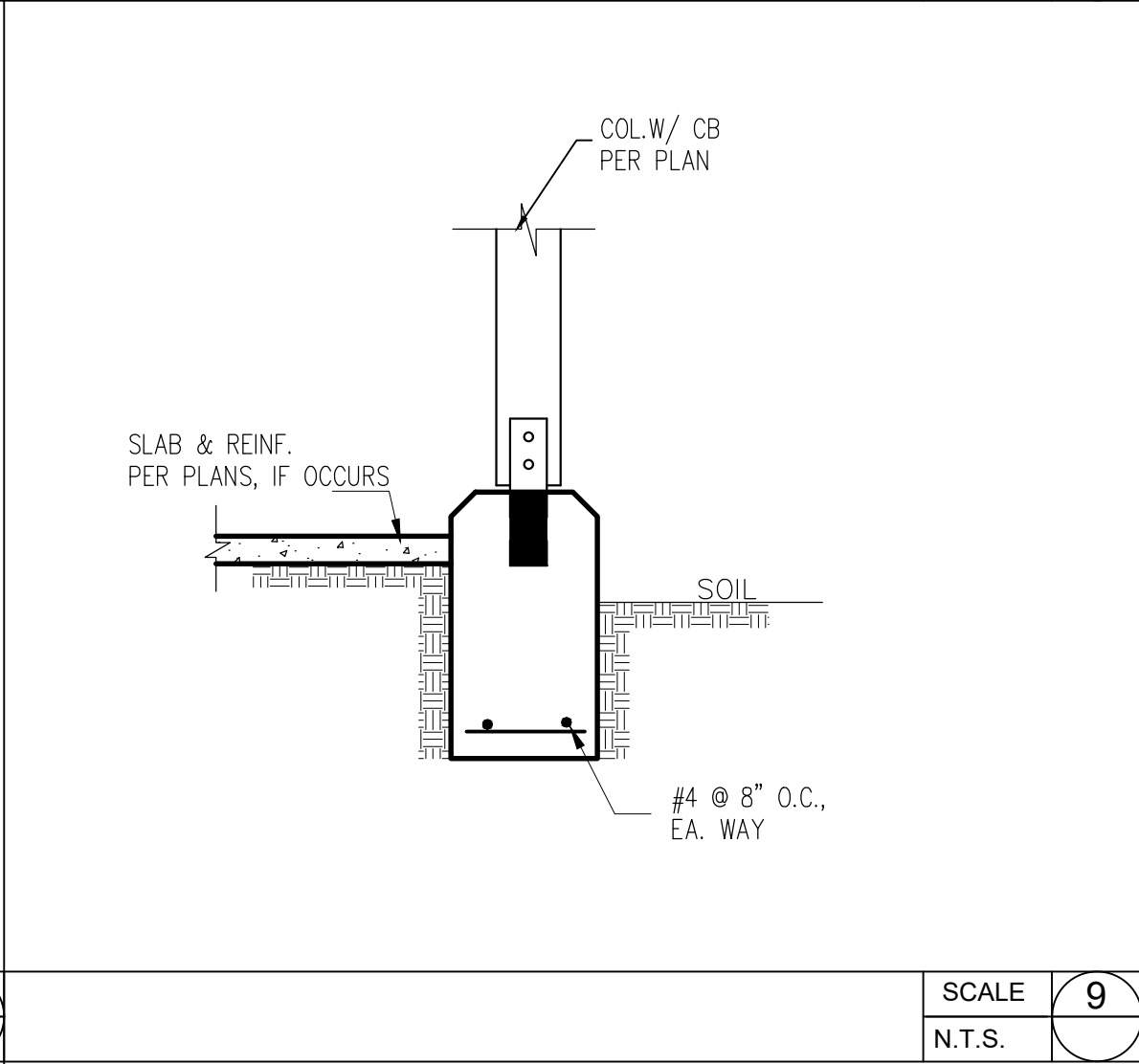
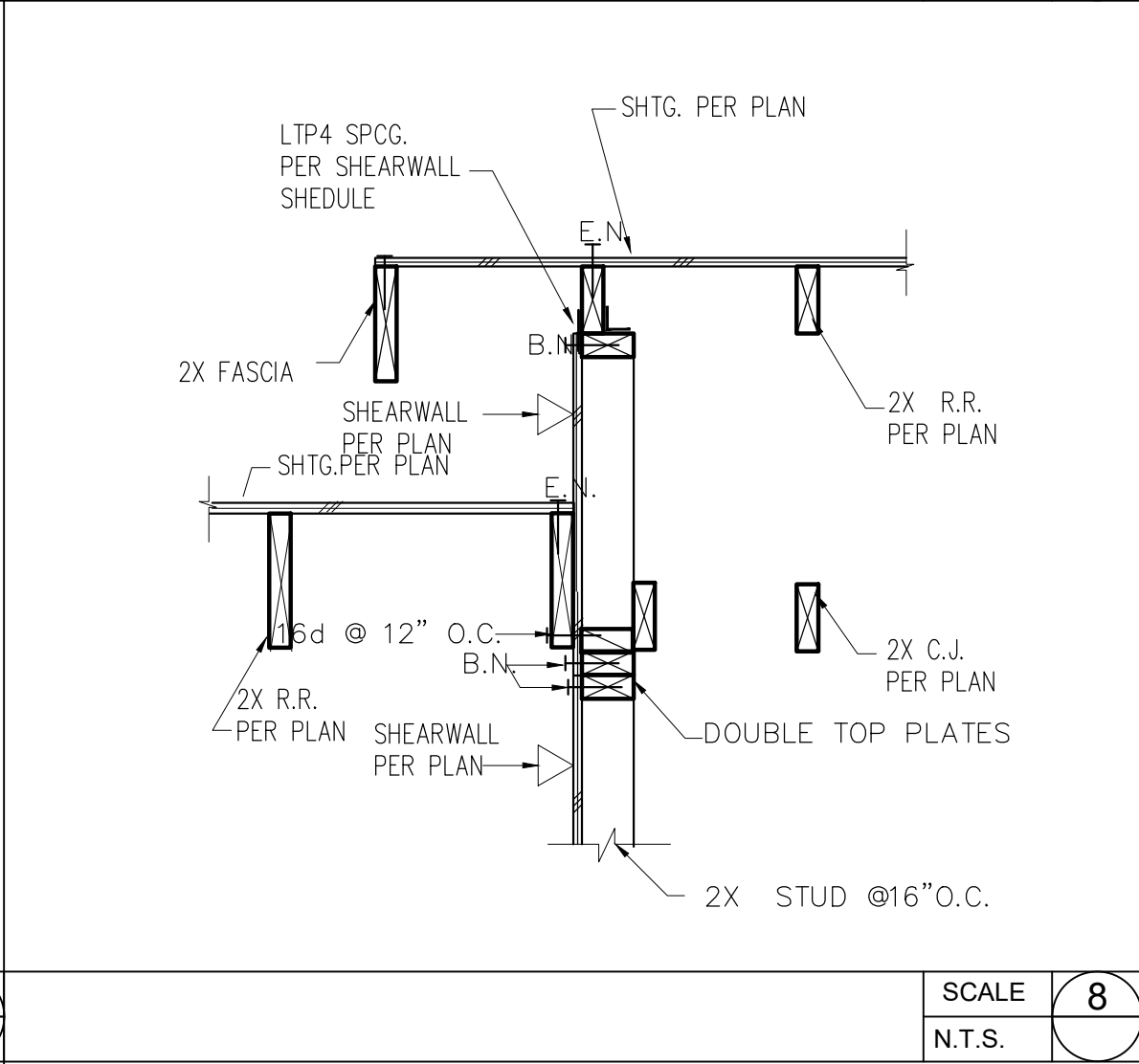
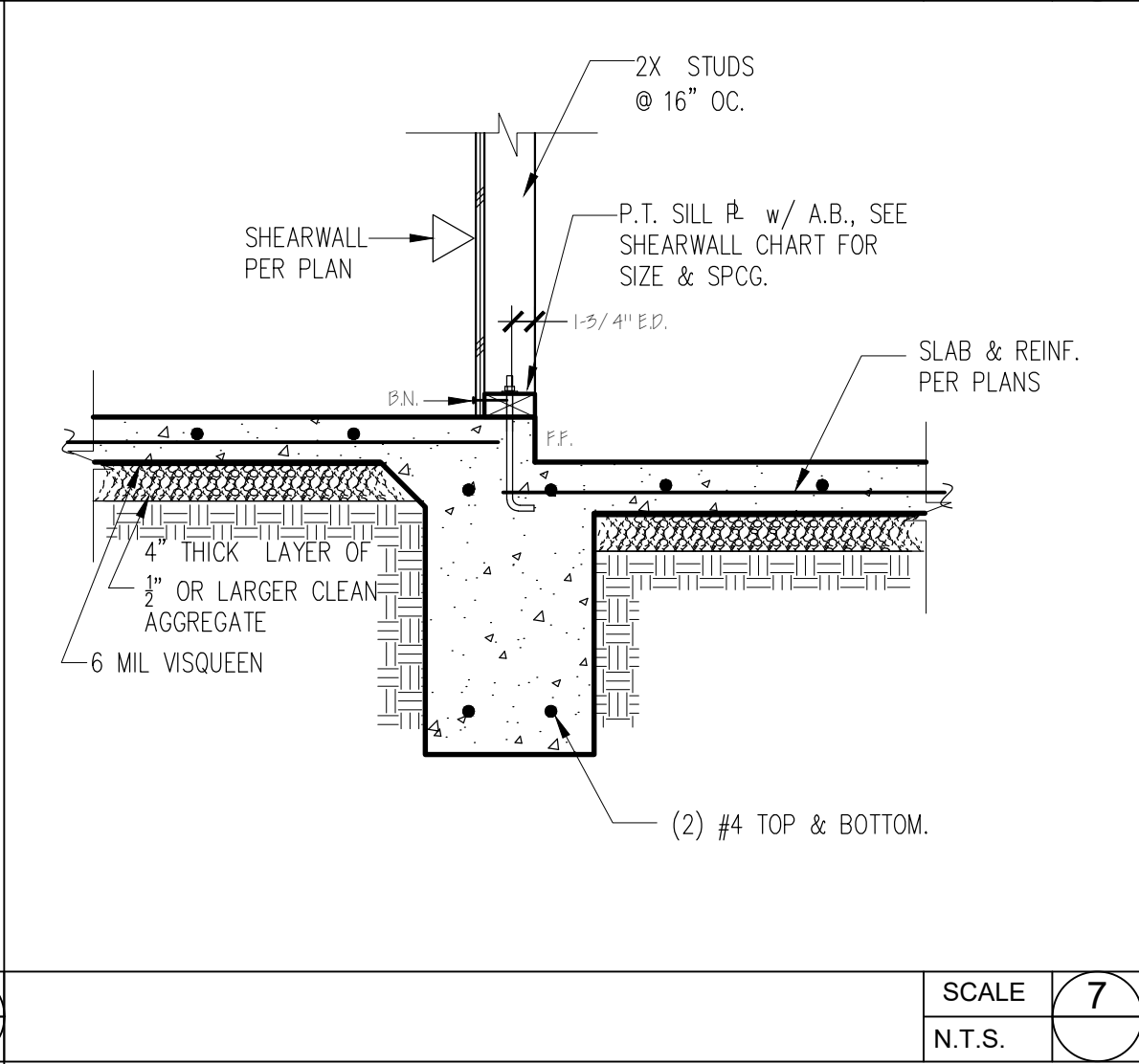
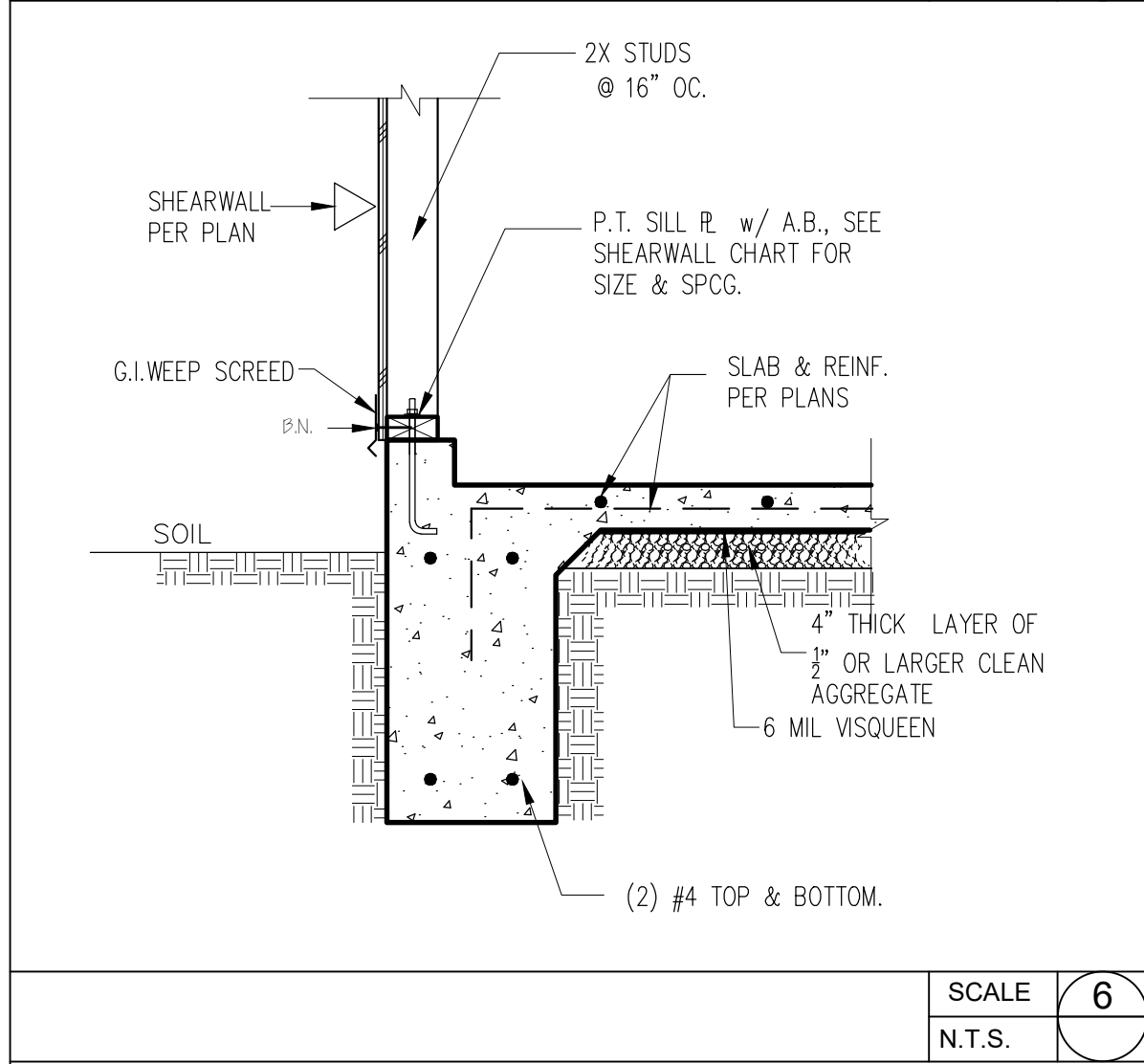
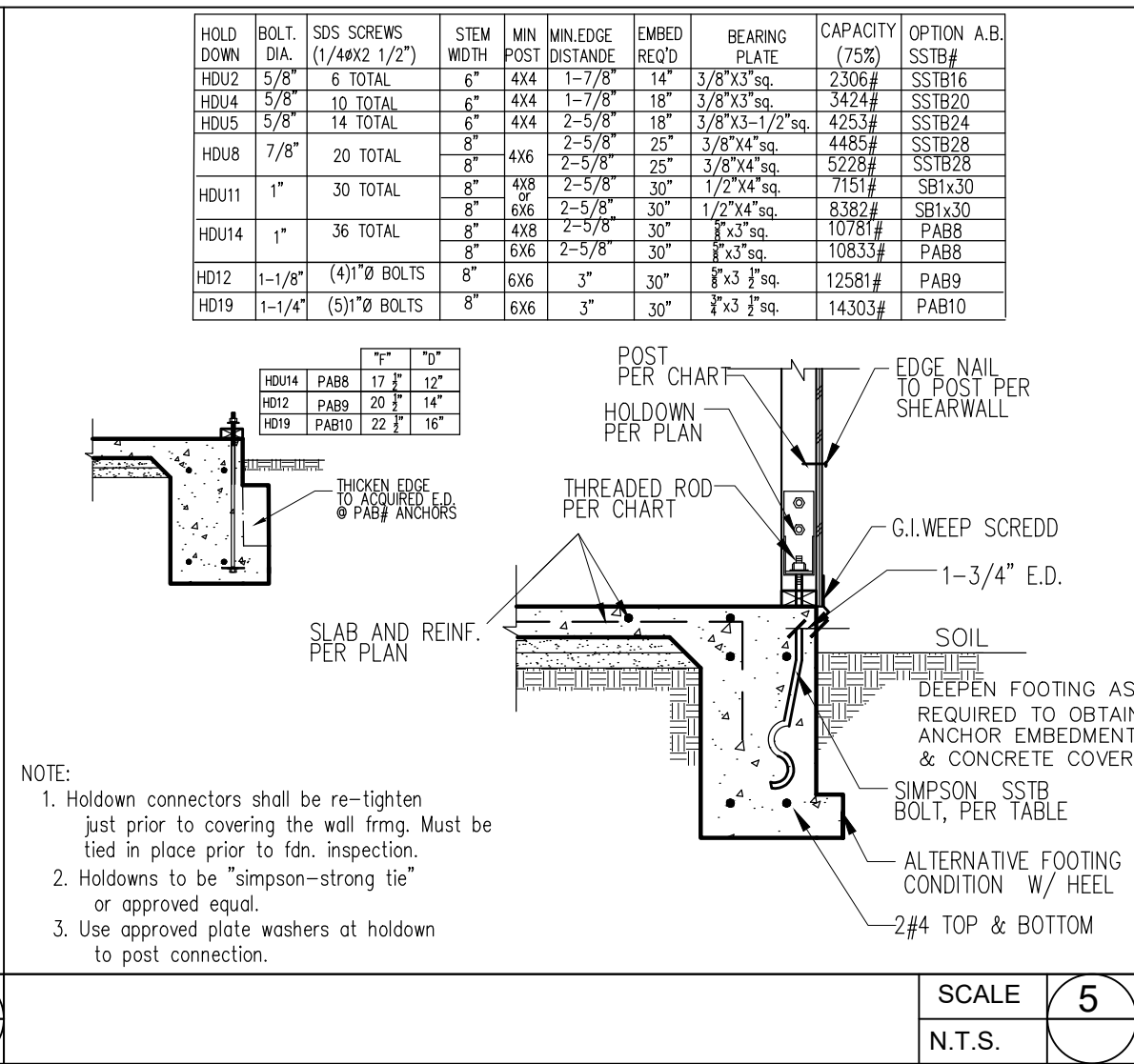
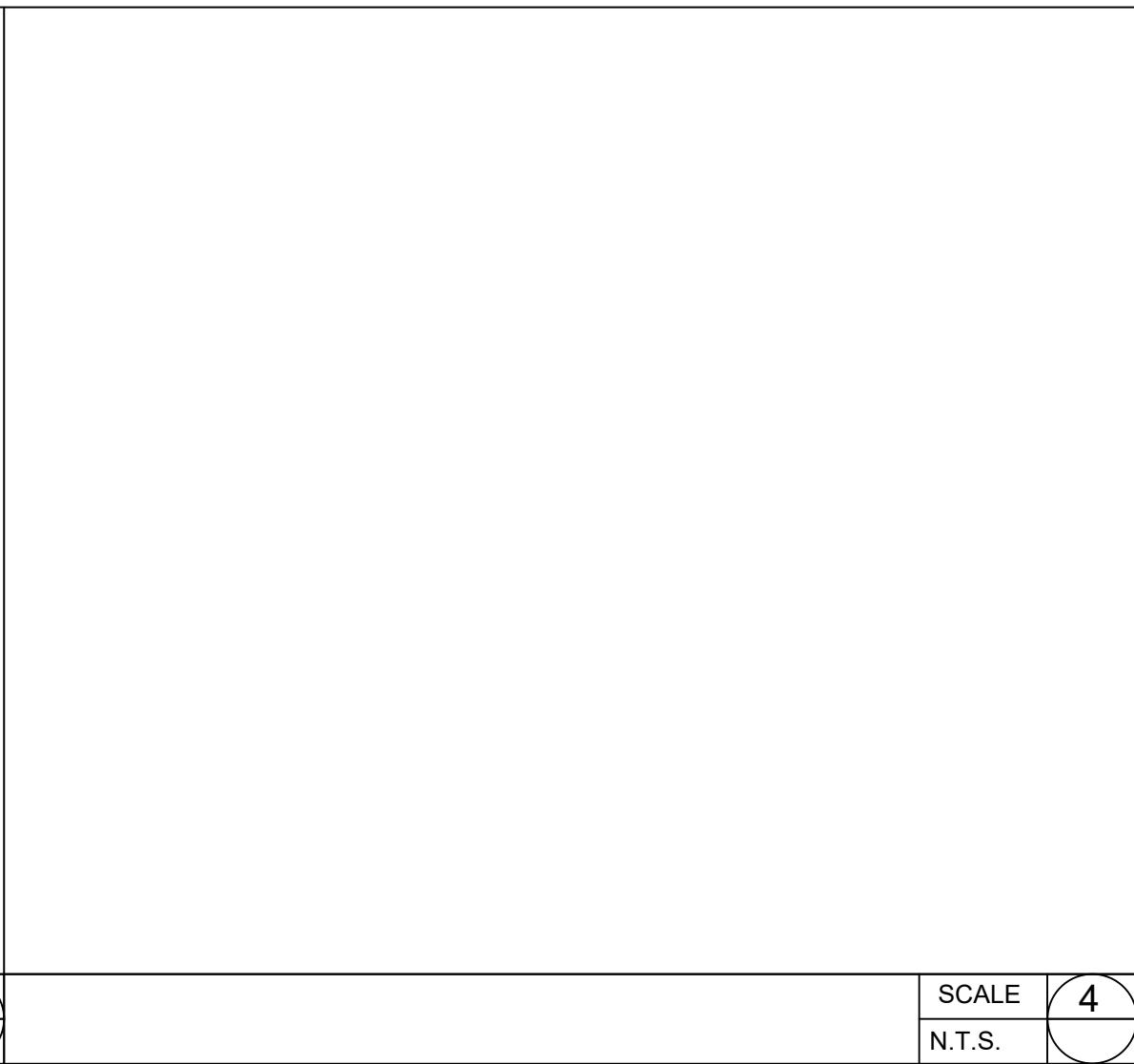
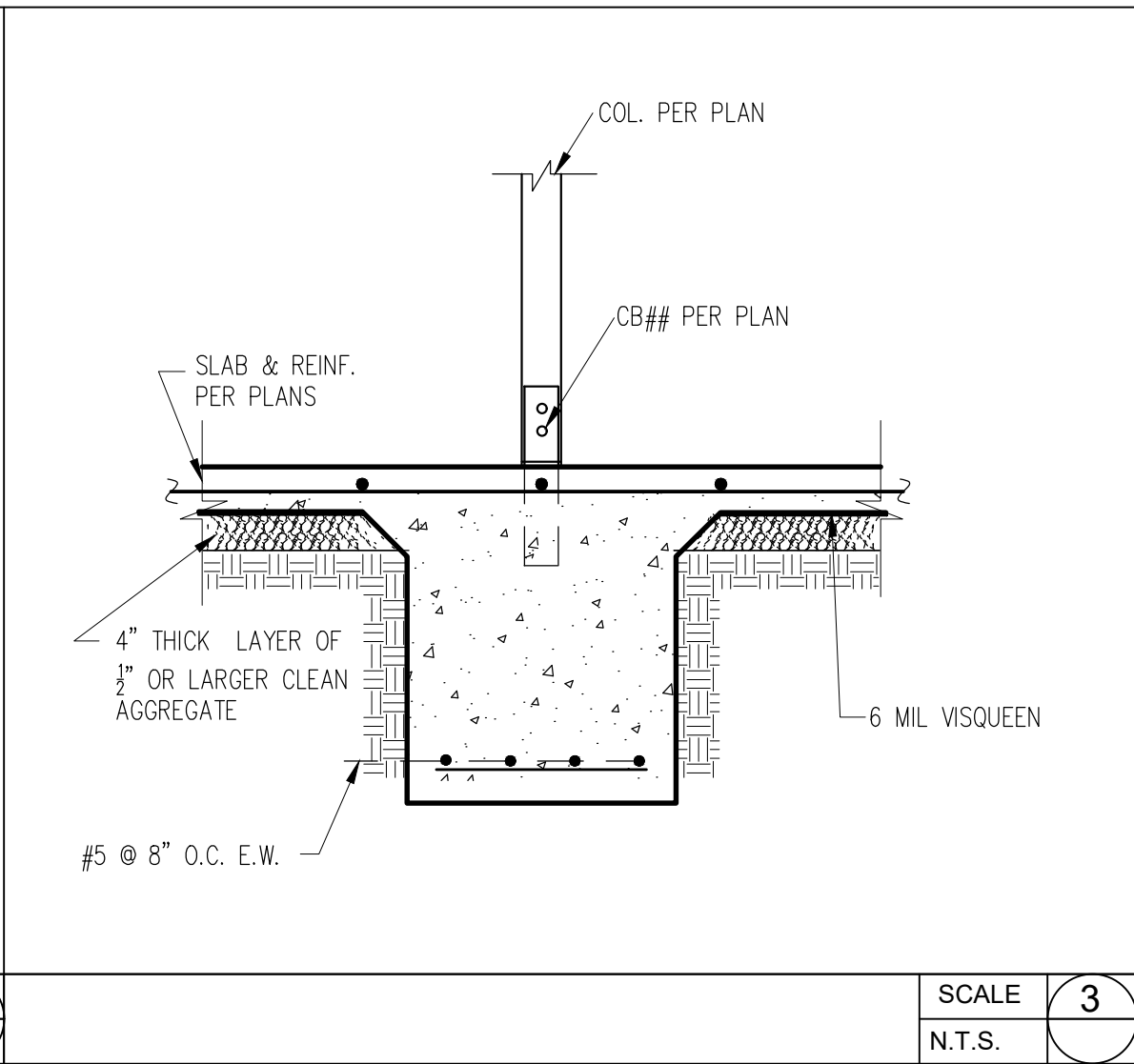
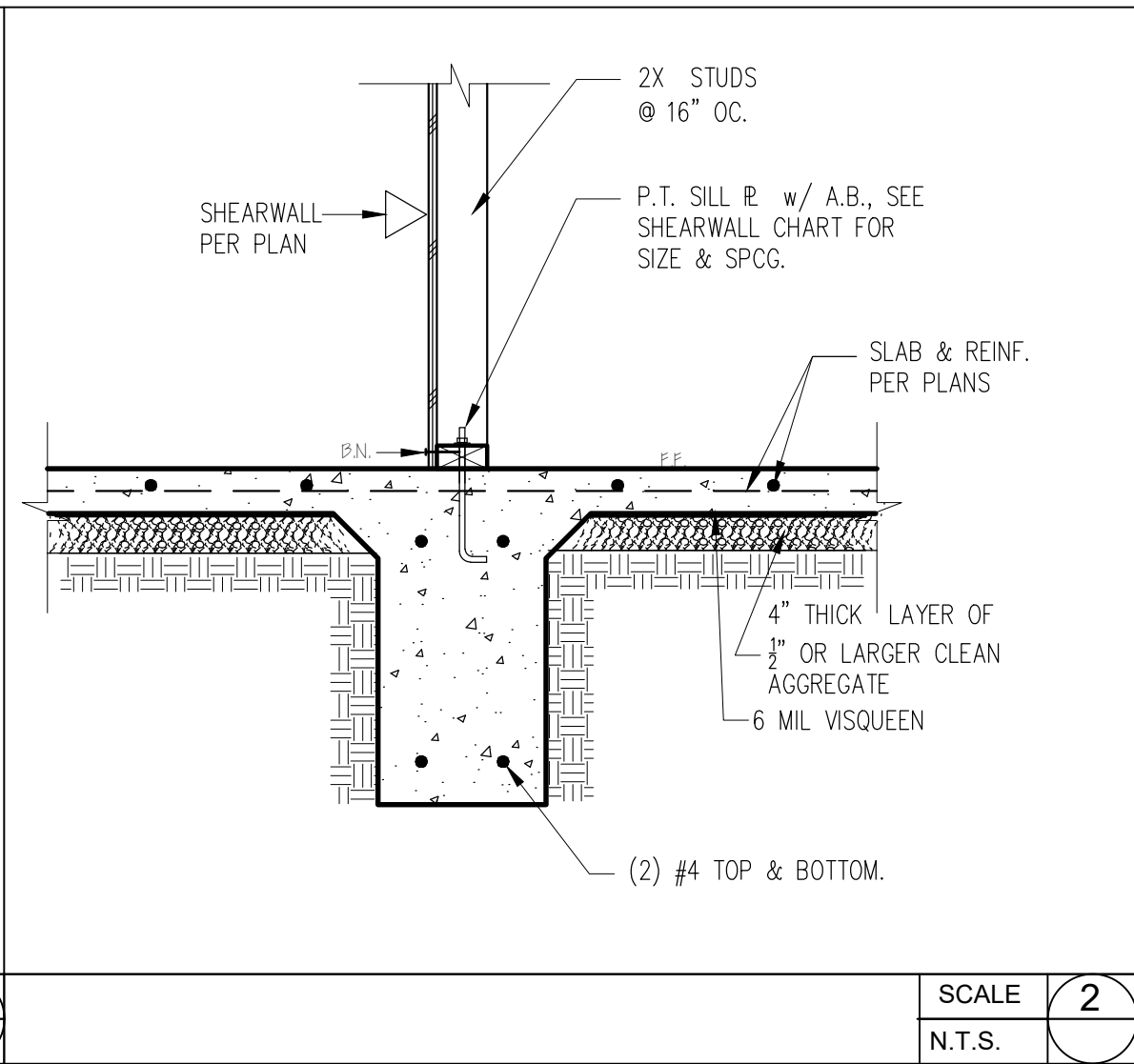
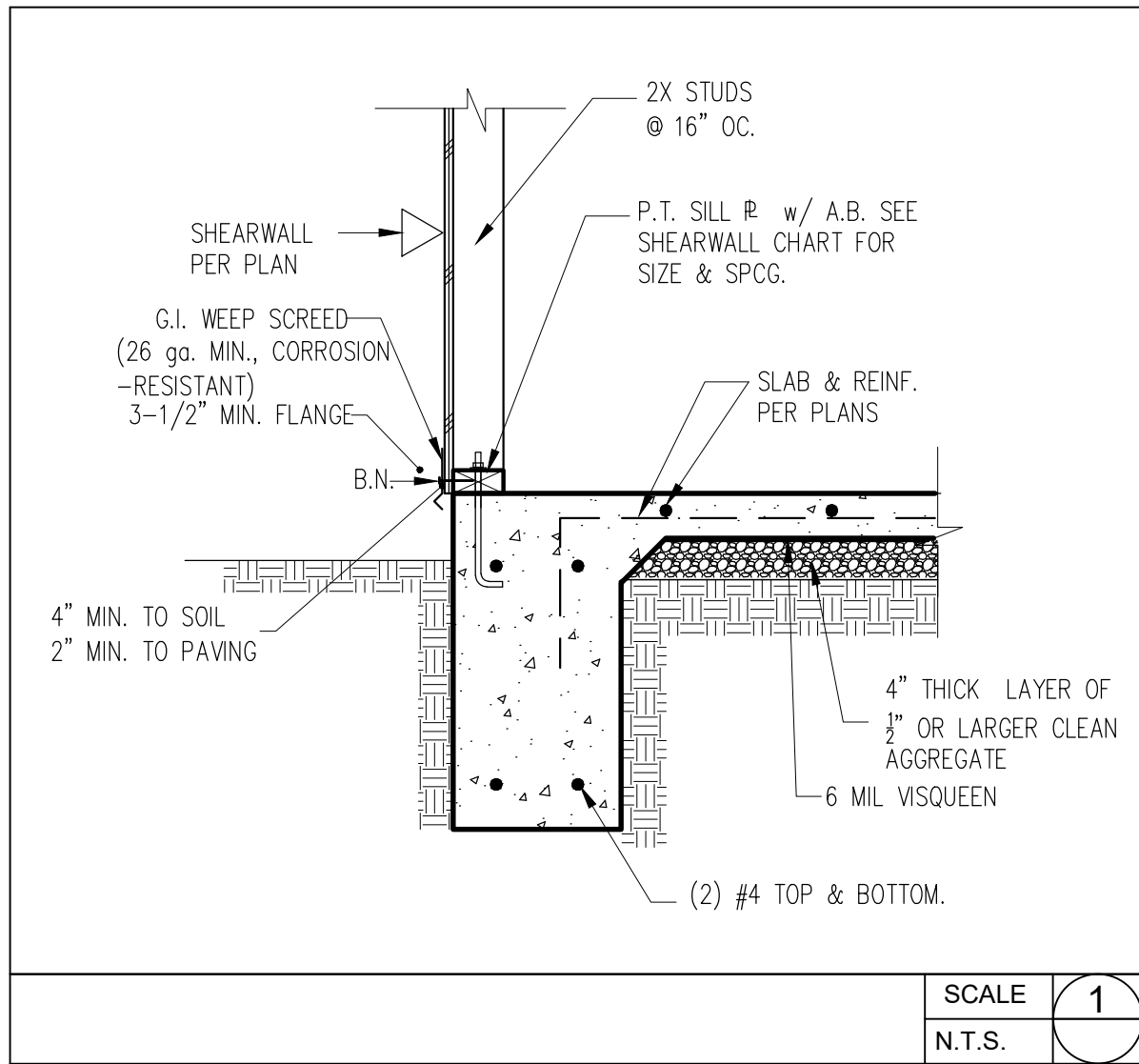
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SHEET TITLE:

ROOF FRMG. PLAN

SHEET NO.

S-3



BY: Alex Cueto
Alex Cueto
PHONE: (323)788-1892

PROJECT:
PROPOSED NEW 2-STORY S.F.D. AND GARAGE FOR 6910 WALKER AVE BELL, CA 90201

OWNER:

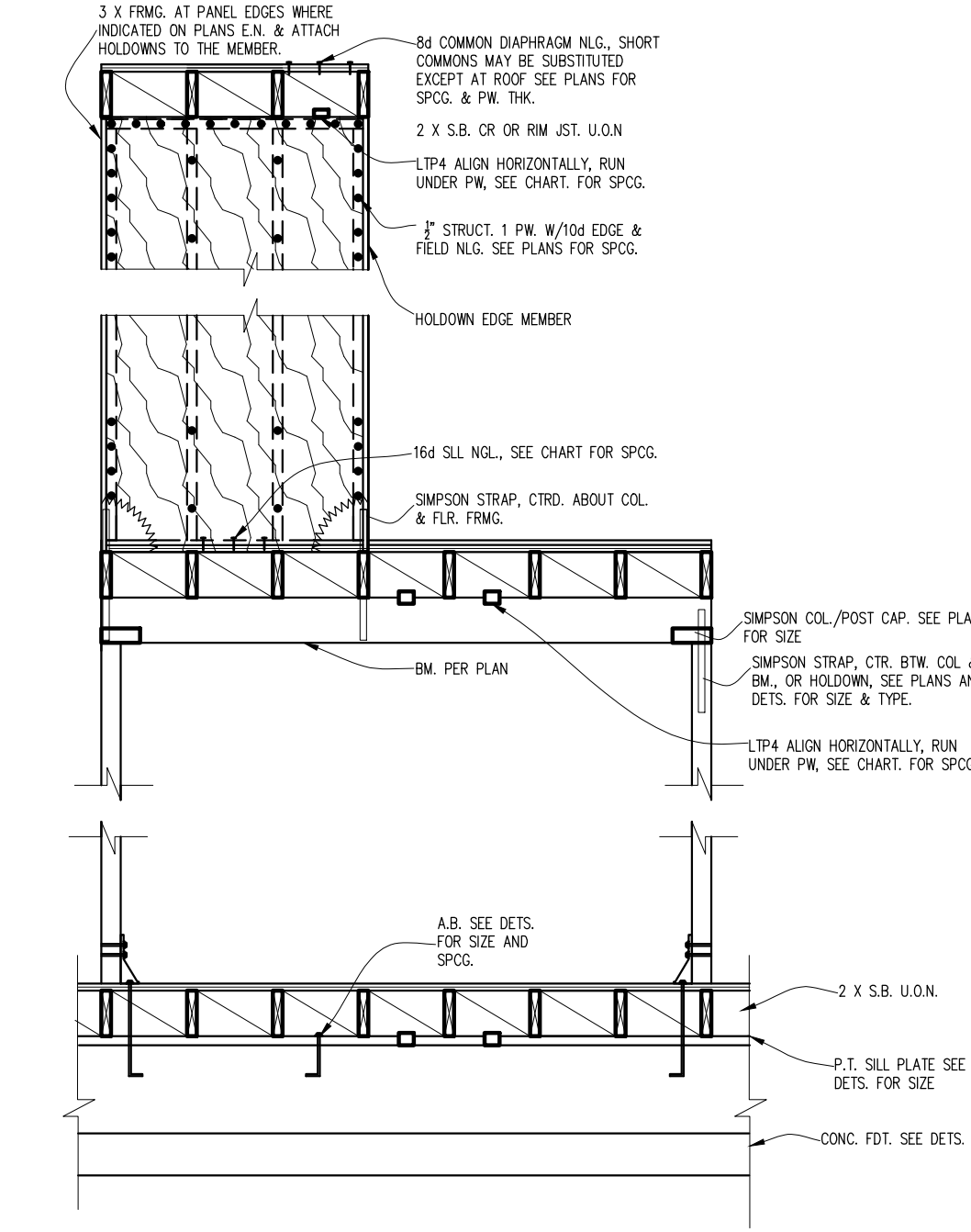
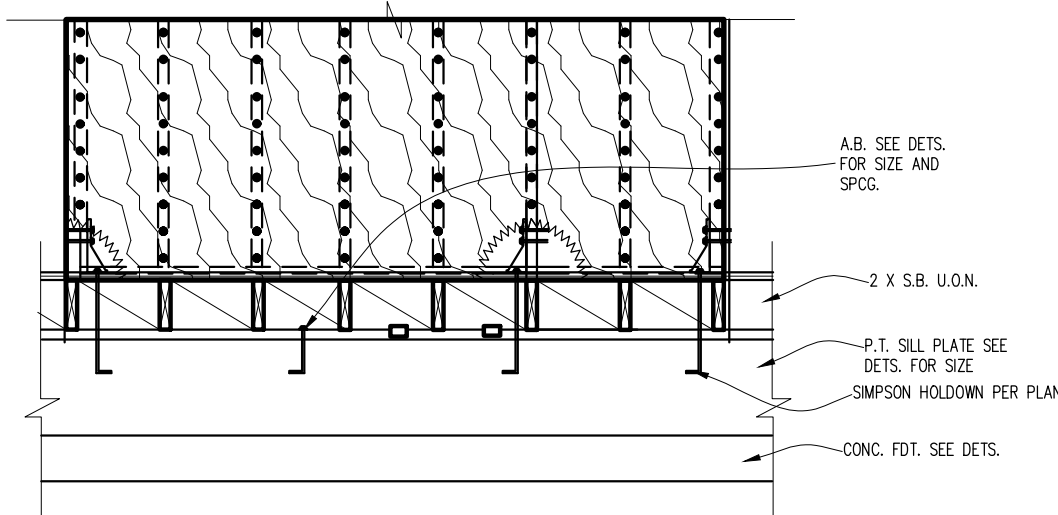
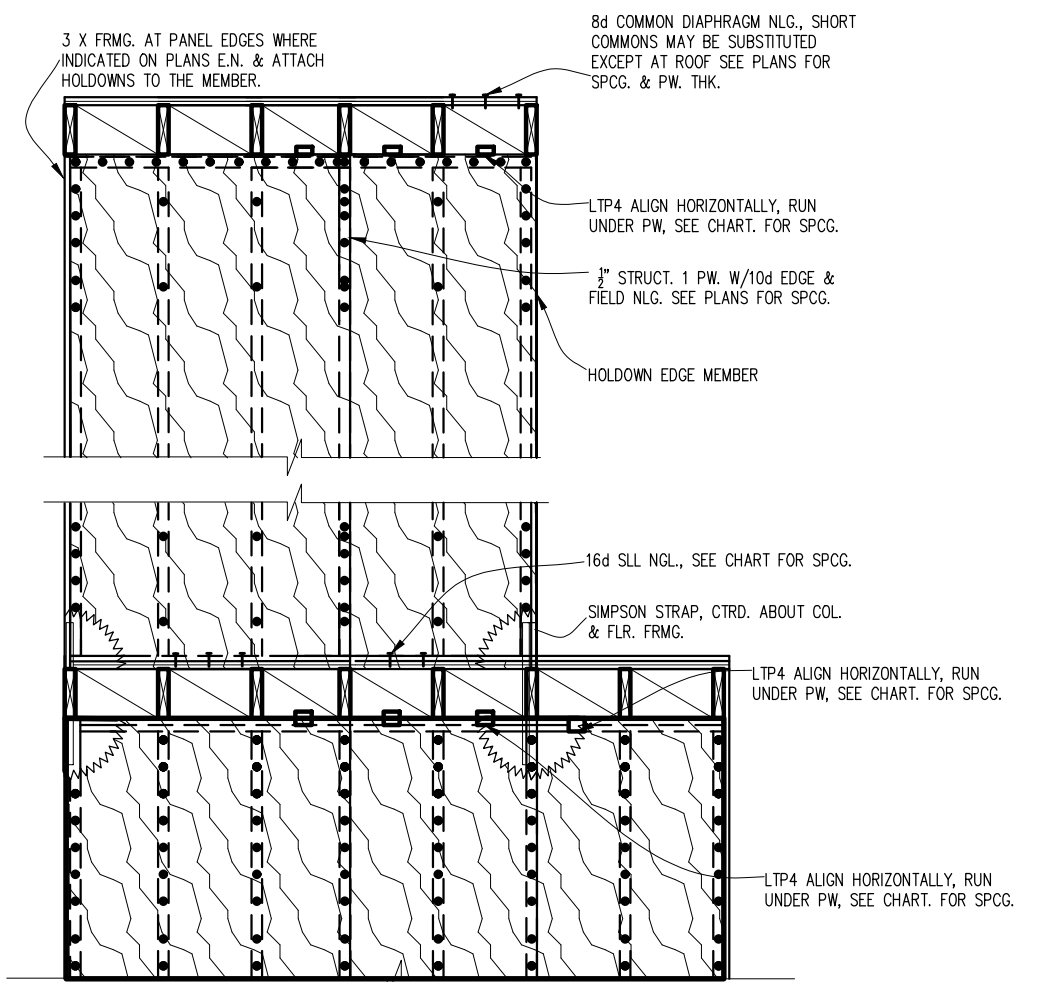
ENGINEER:
AL SALTO, P.E.
LIC.# 83859
216 S. CITRUS ST. #255
WEST COVINA, CA 91791
PH. (323) 559-3981
asalto_engineering@yahoo.com



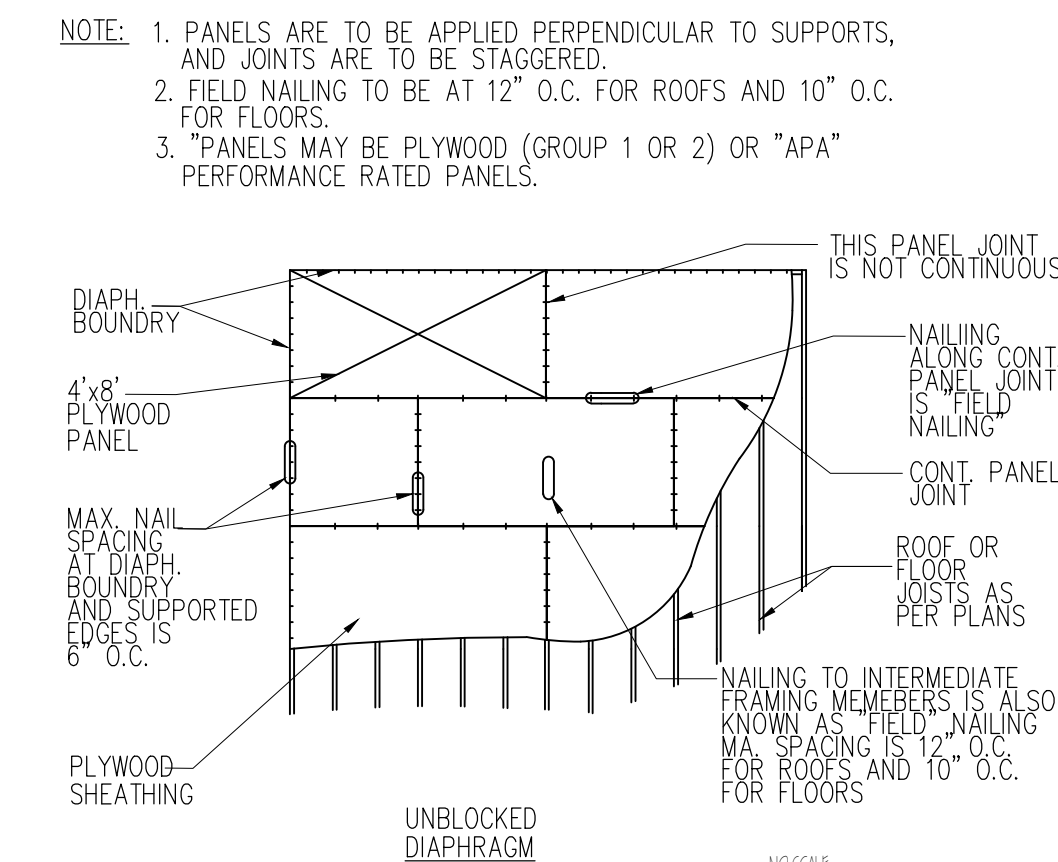
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DATE: 01/16/2020
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DETAILS SHEET

SHEET NO.
D-1

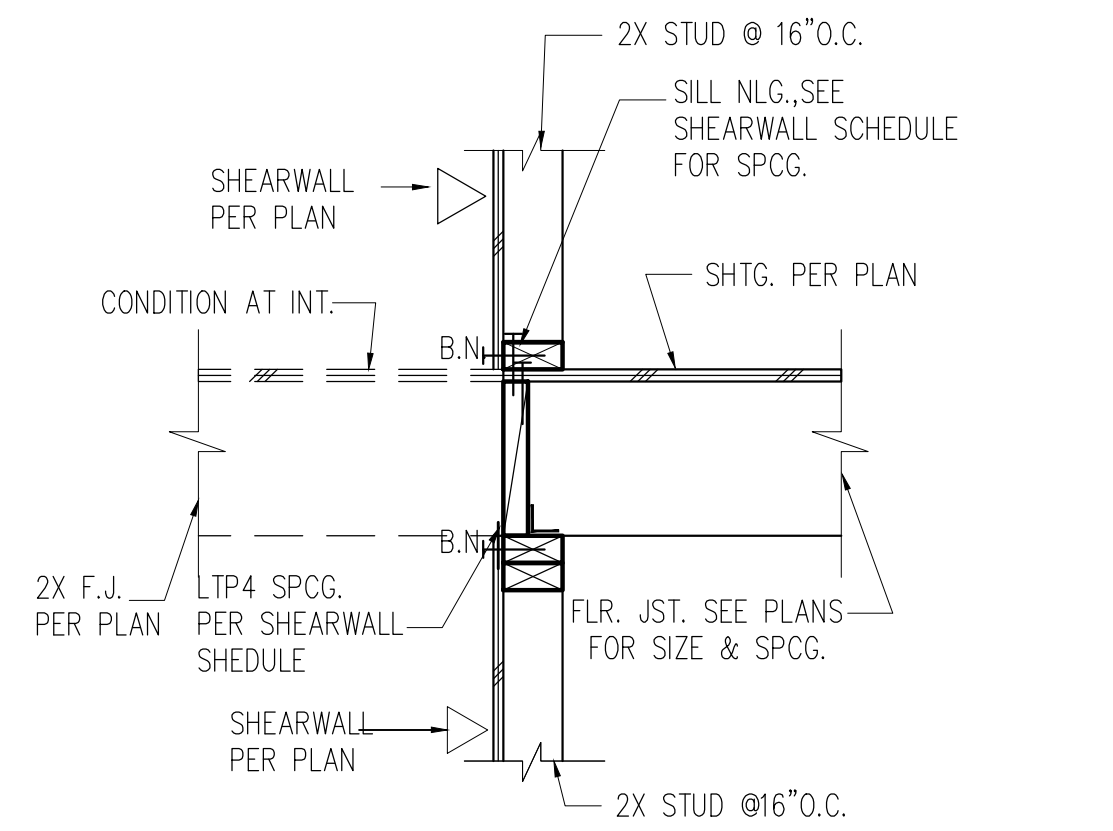


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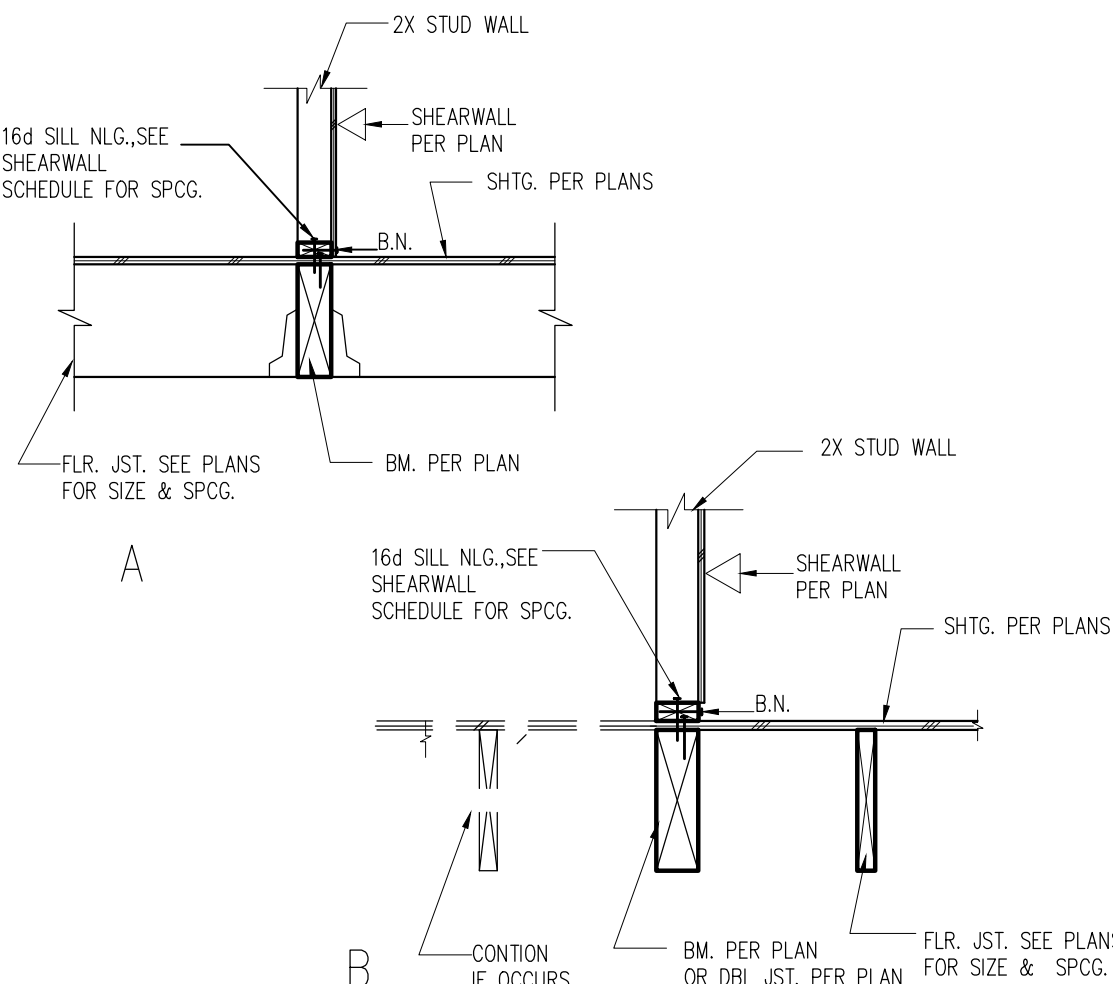


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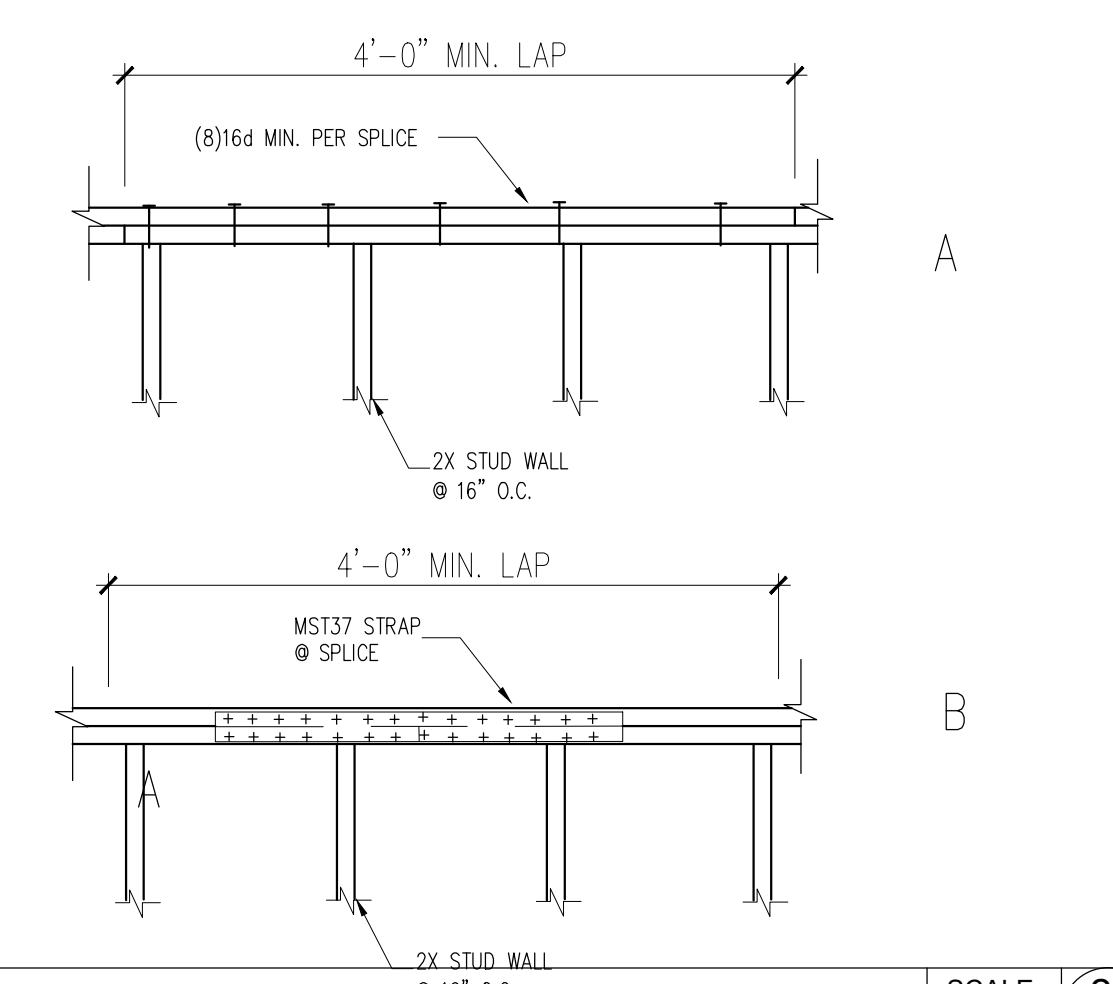
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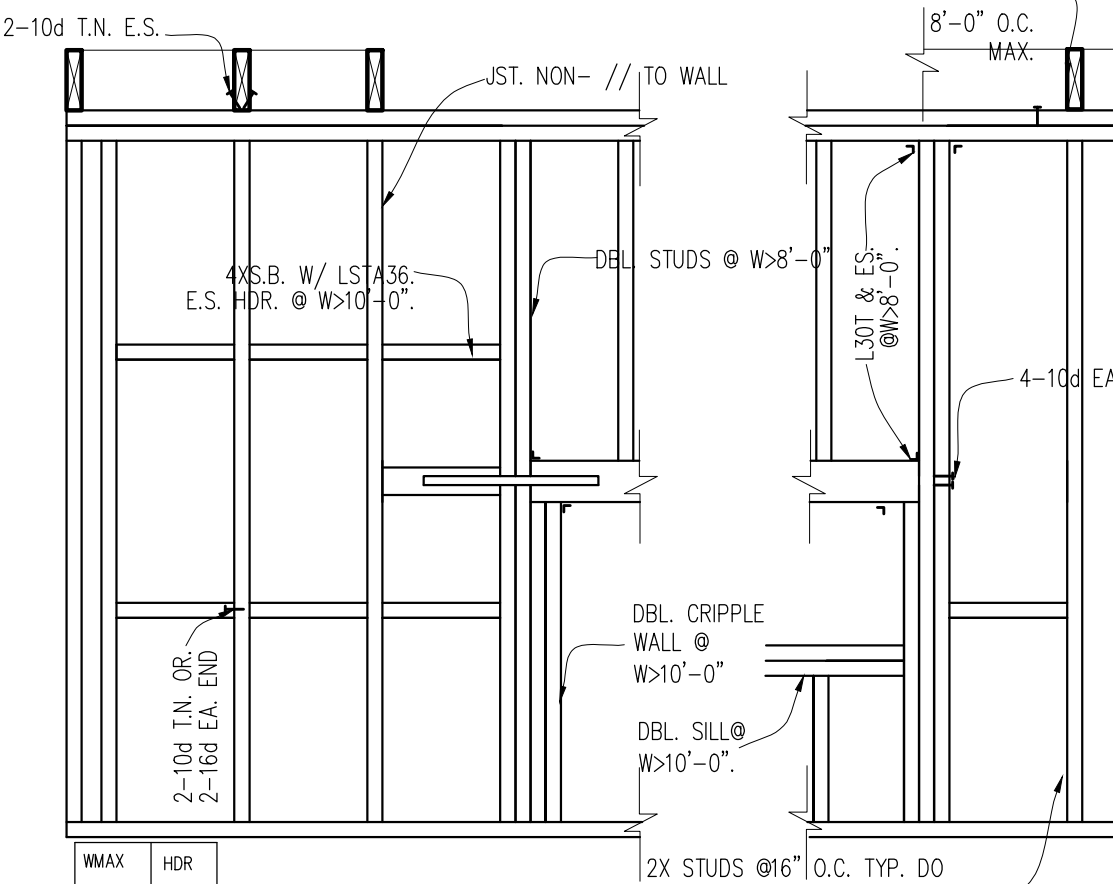
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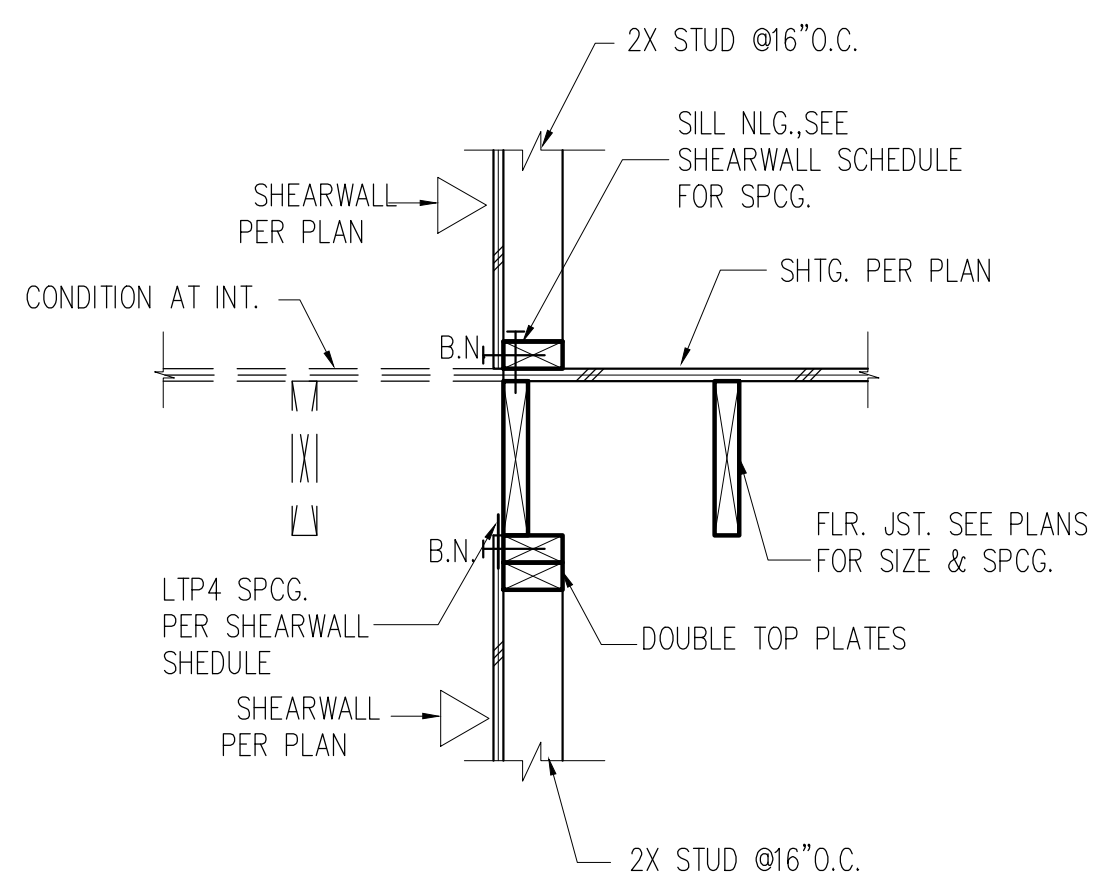
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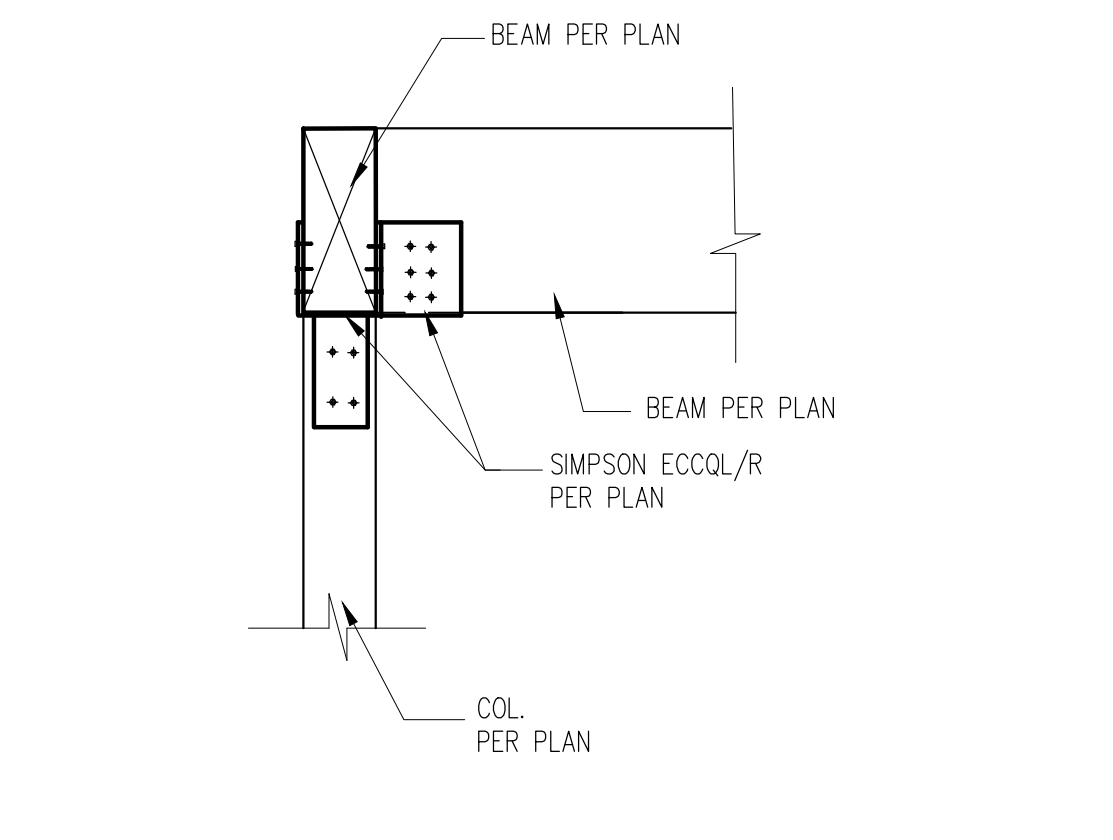
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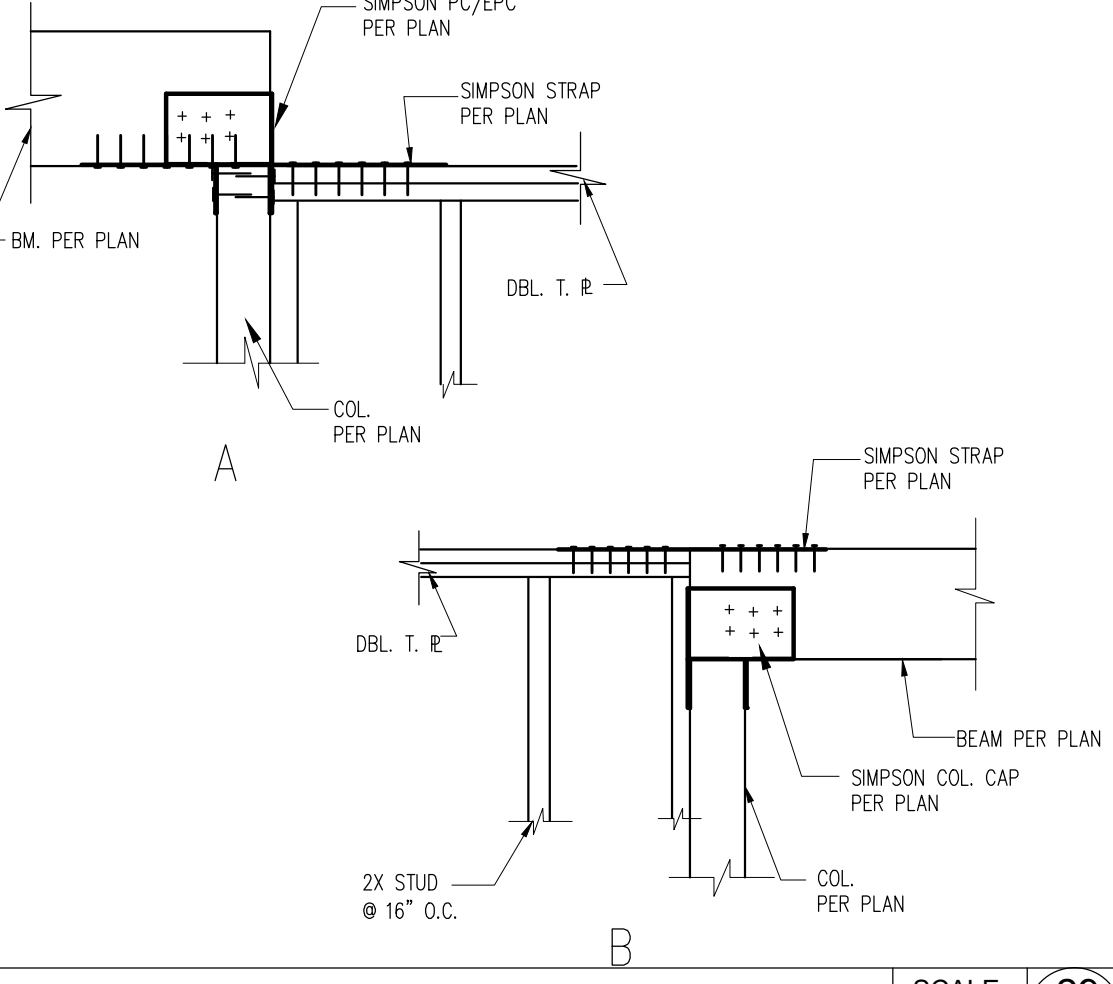
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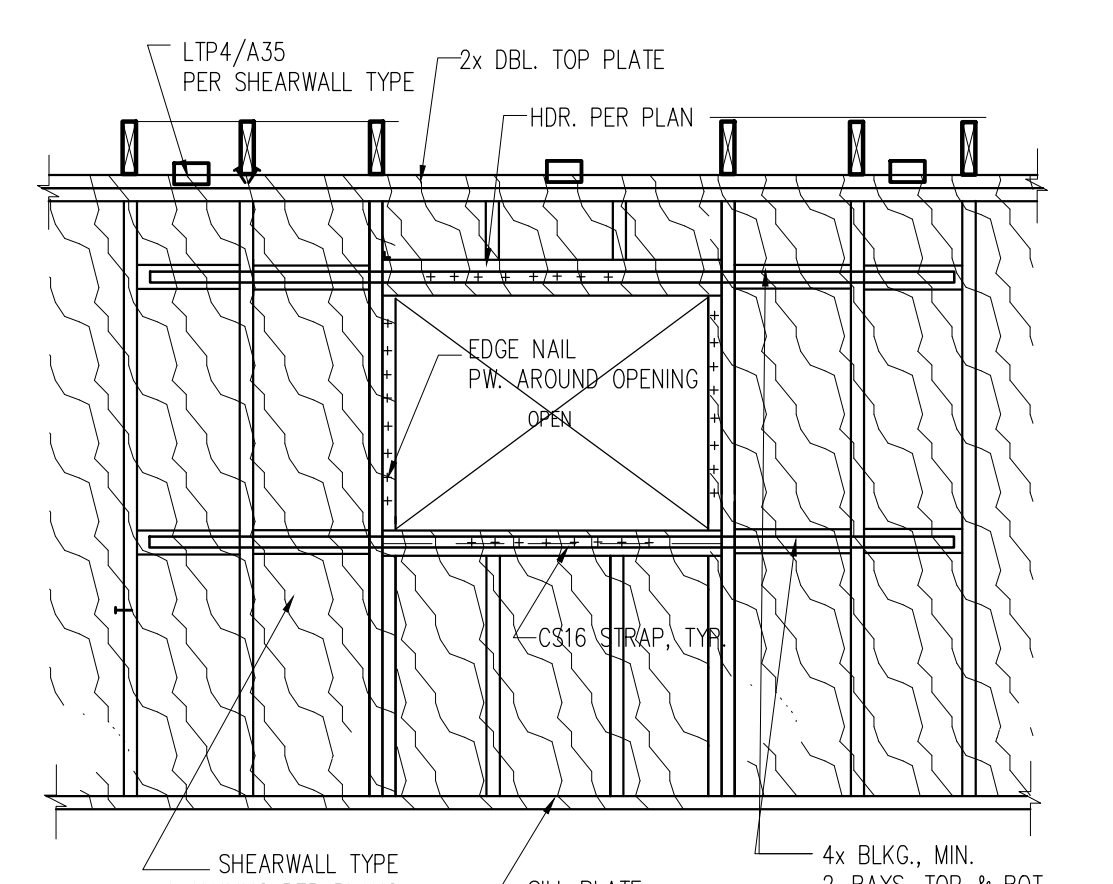
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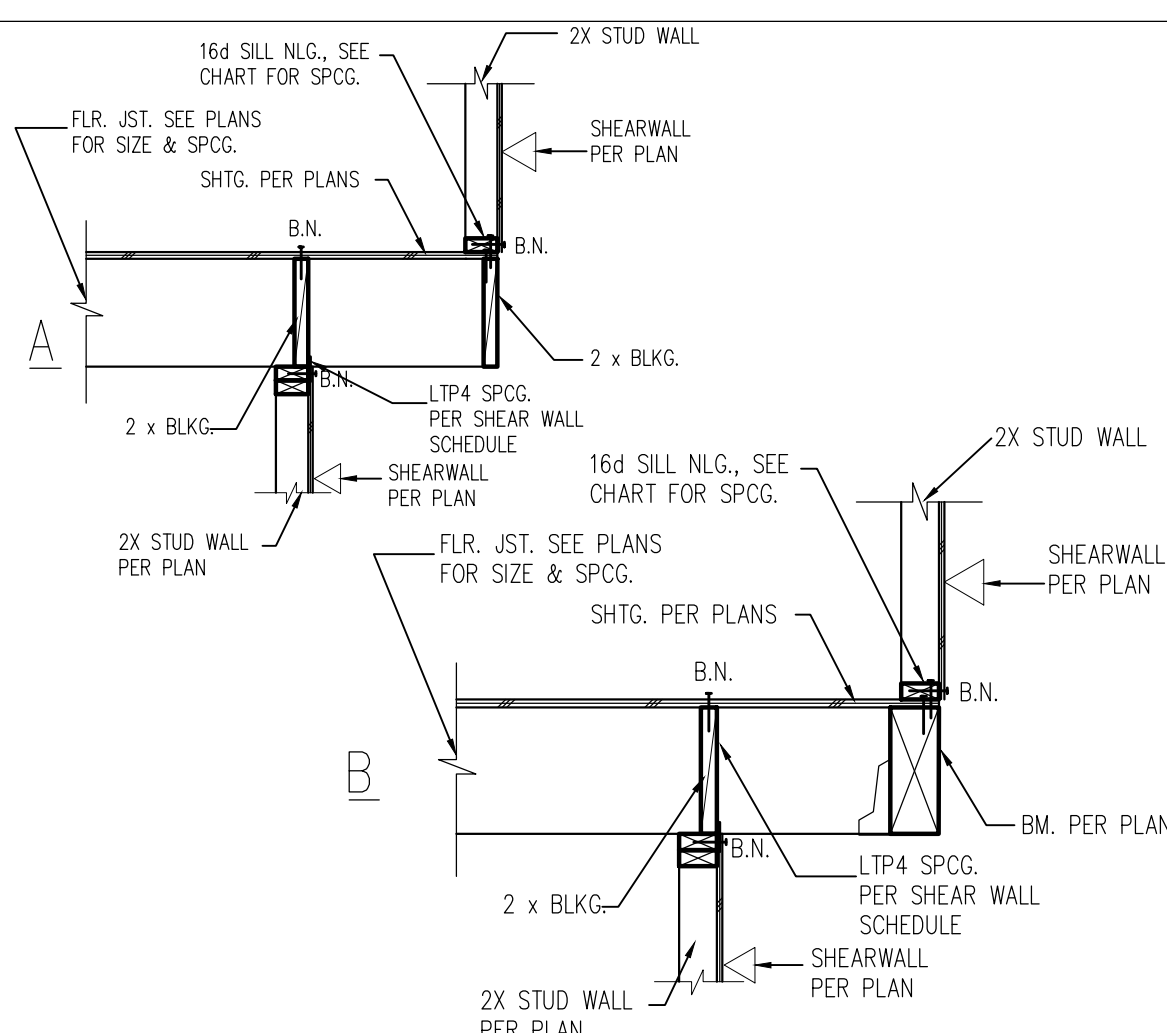
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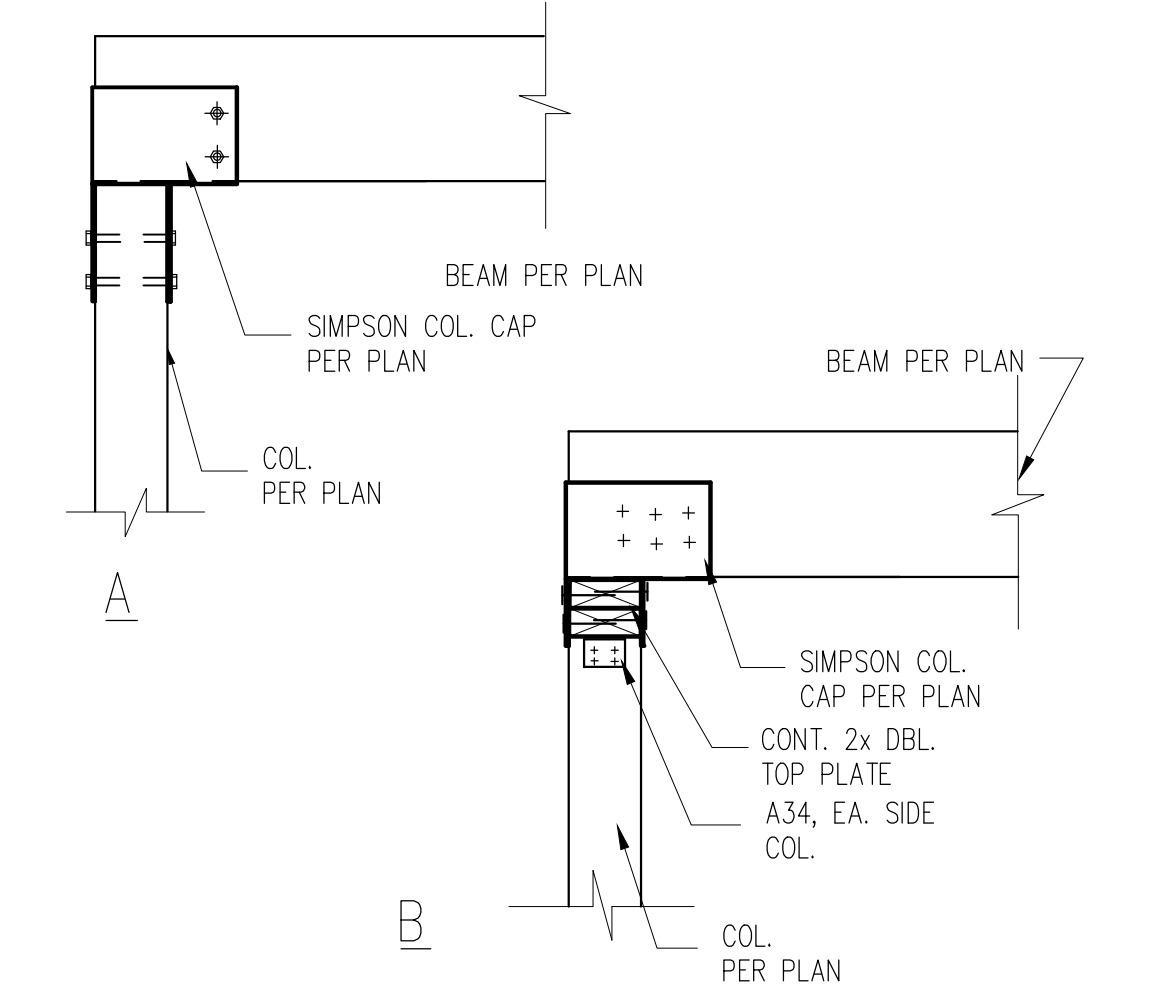
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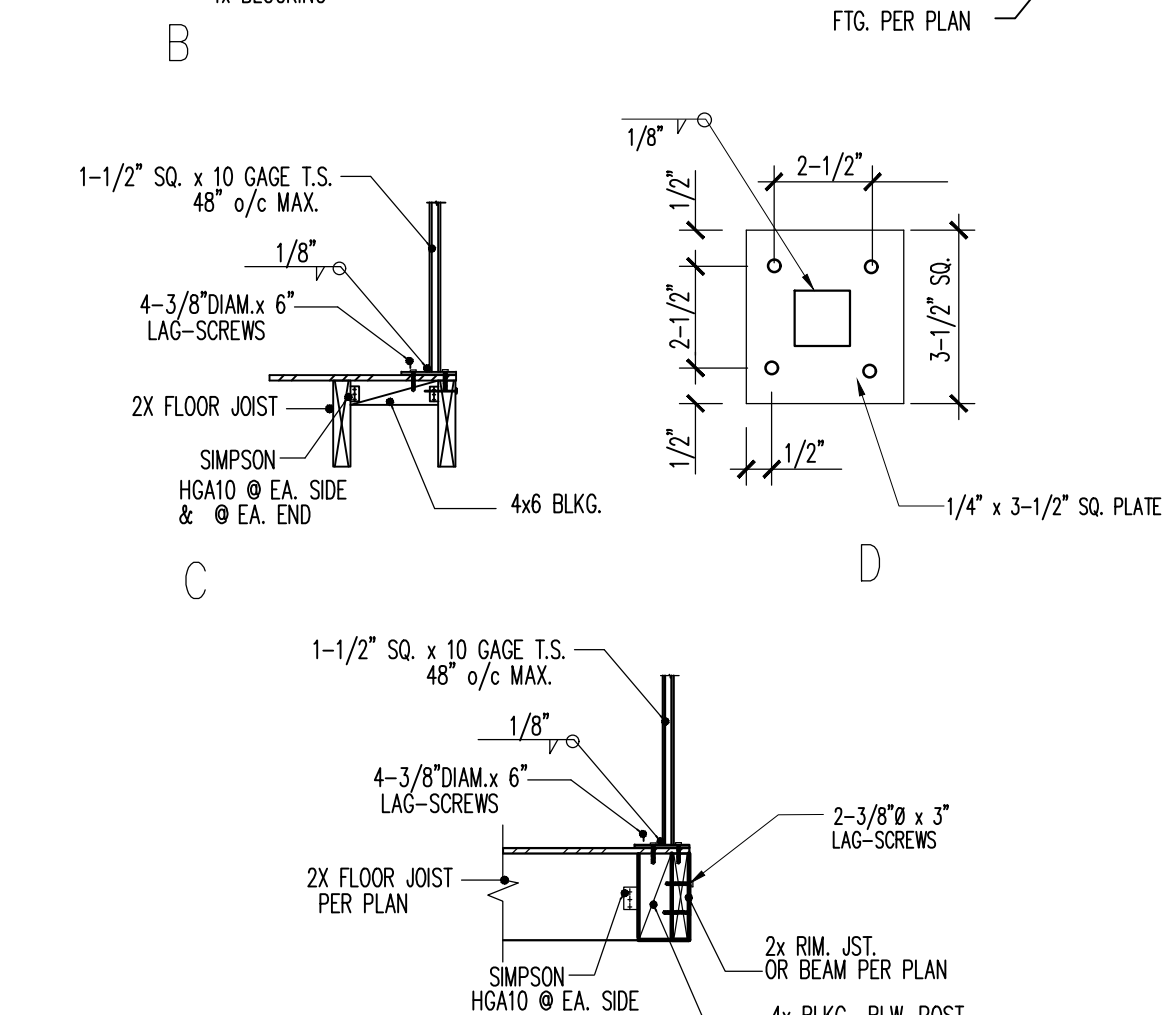
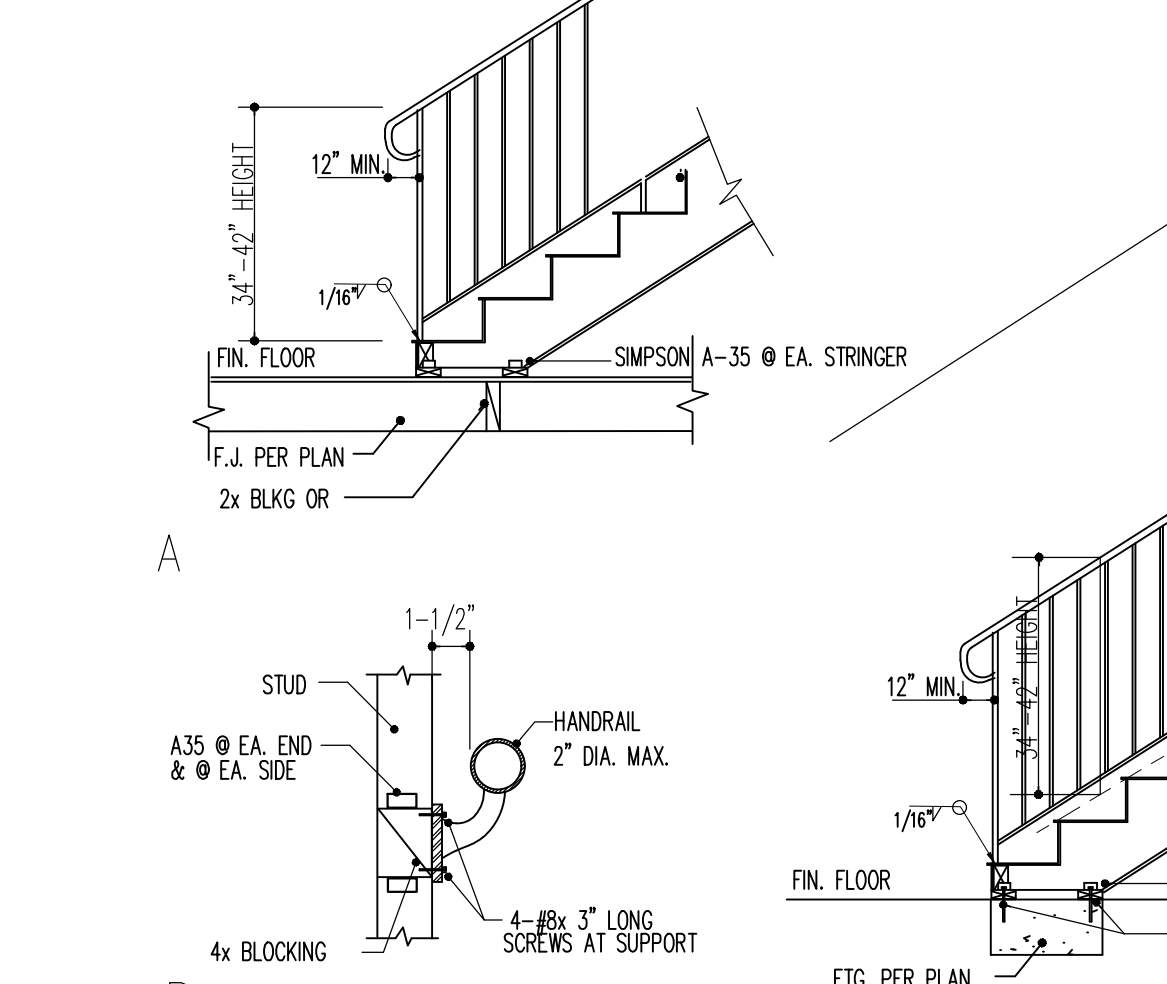
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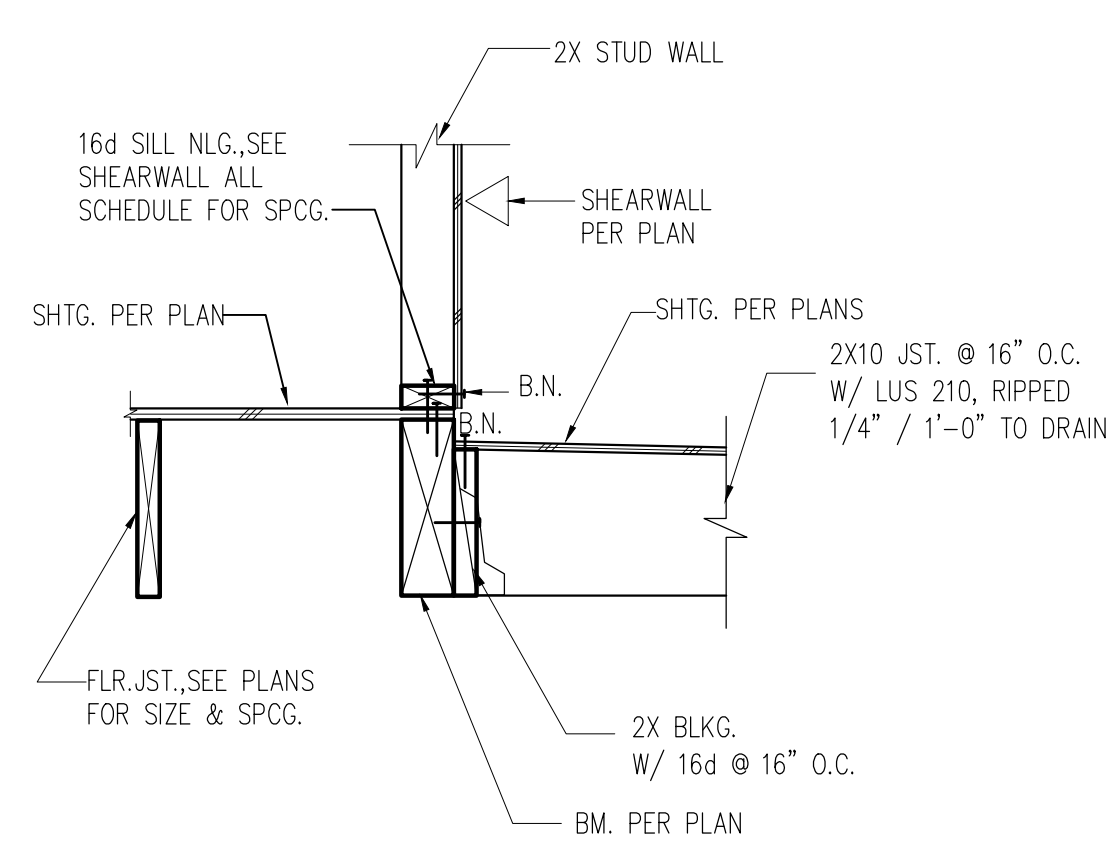
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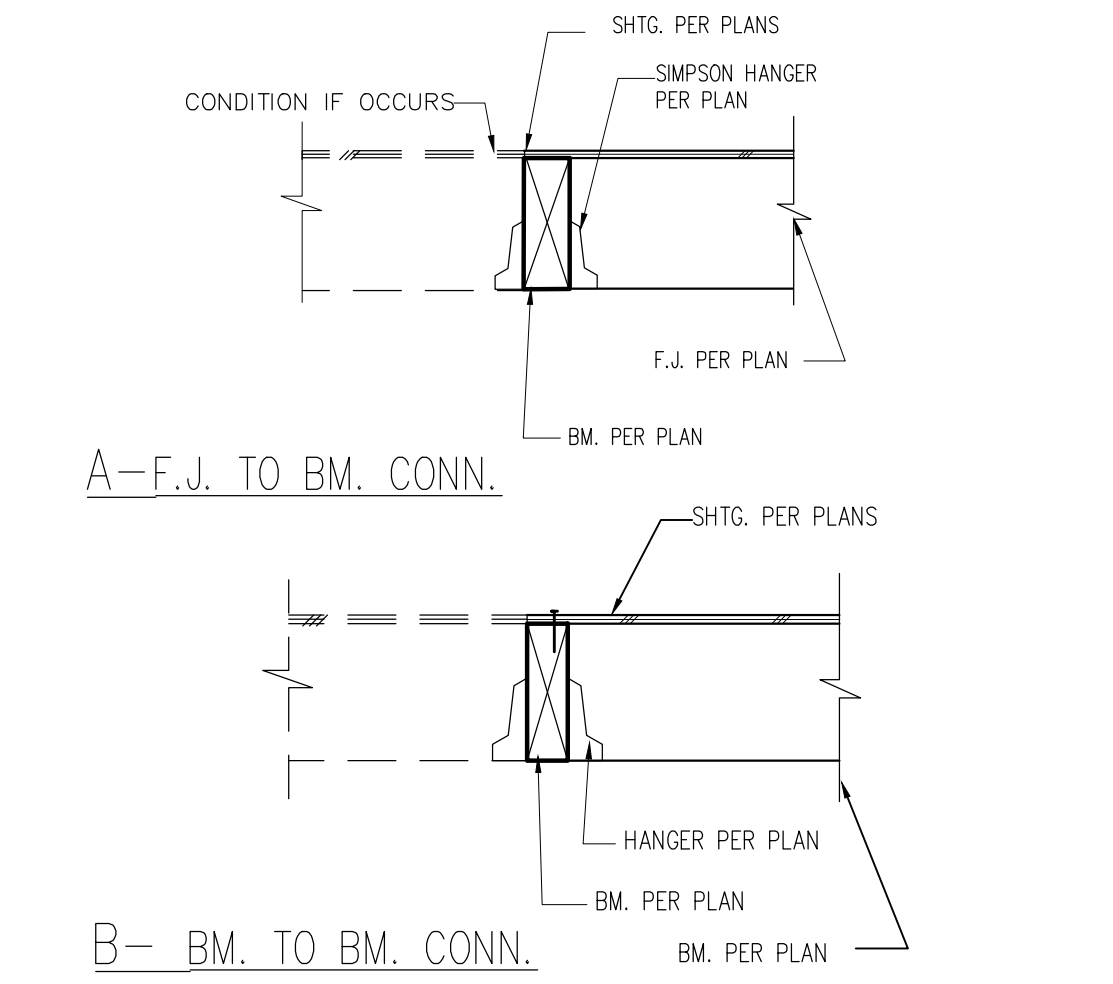
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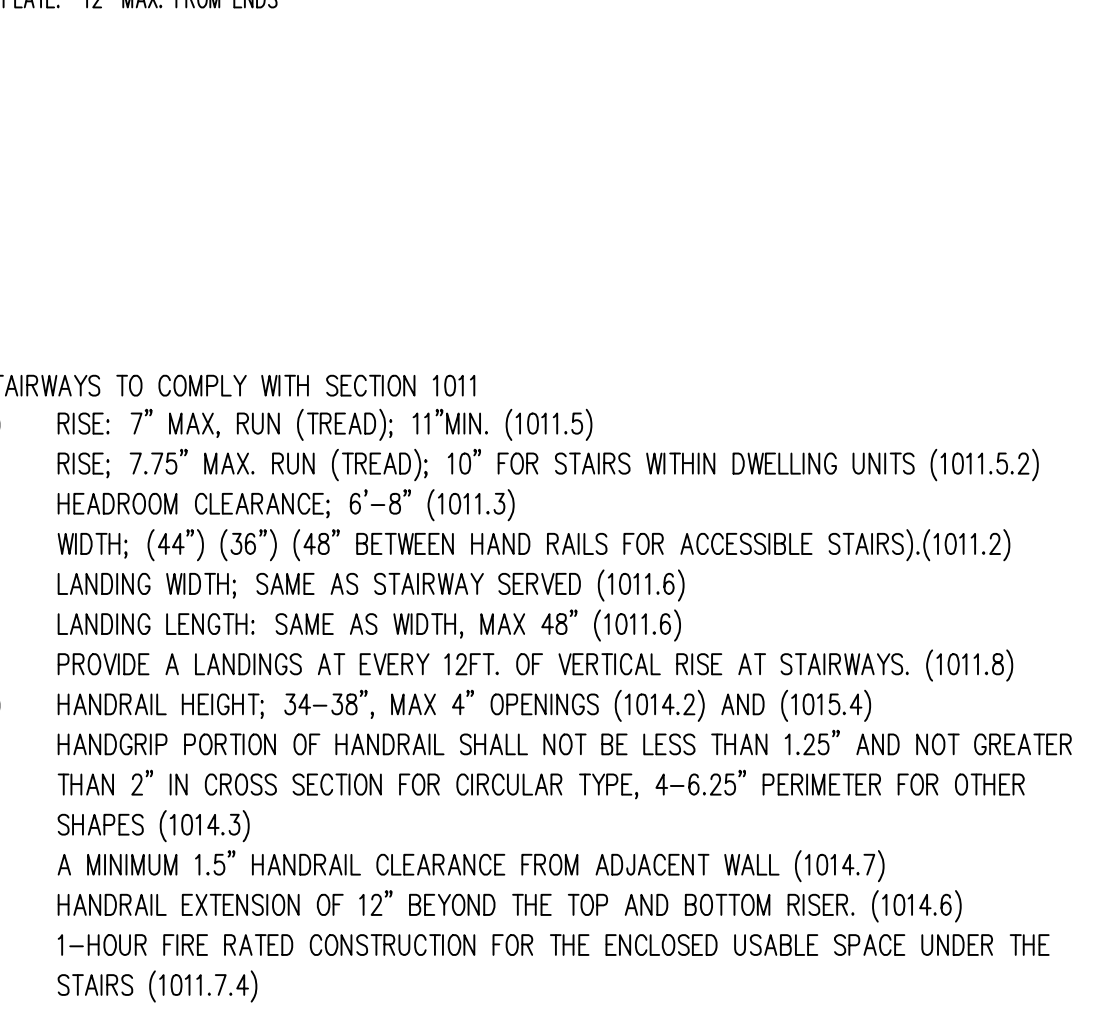
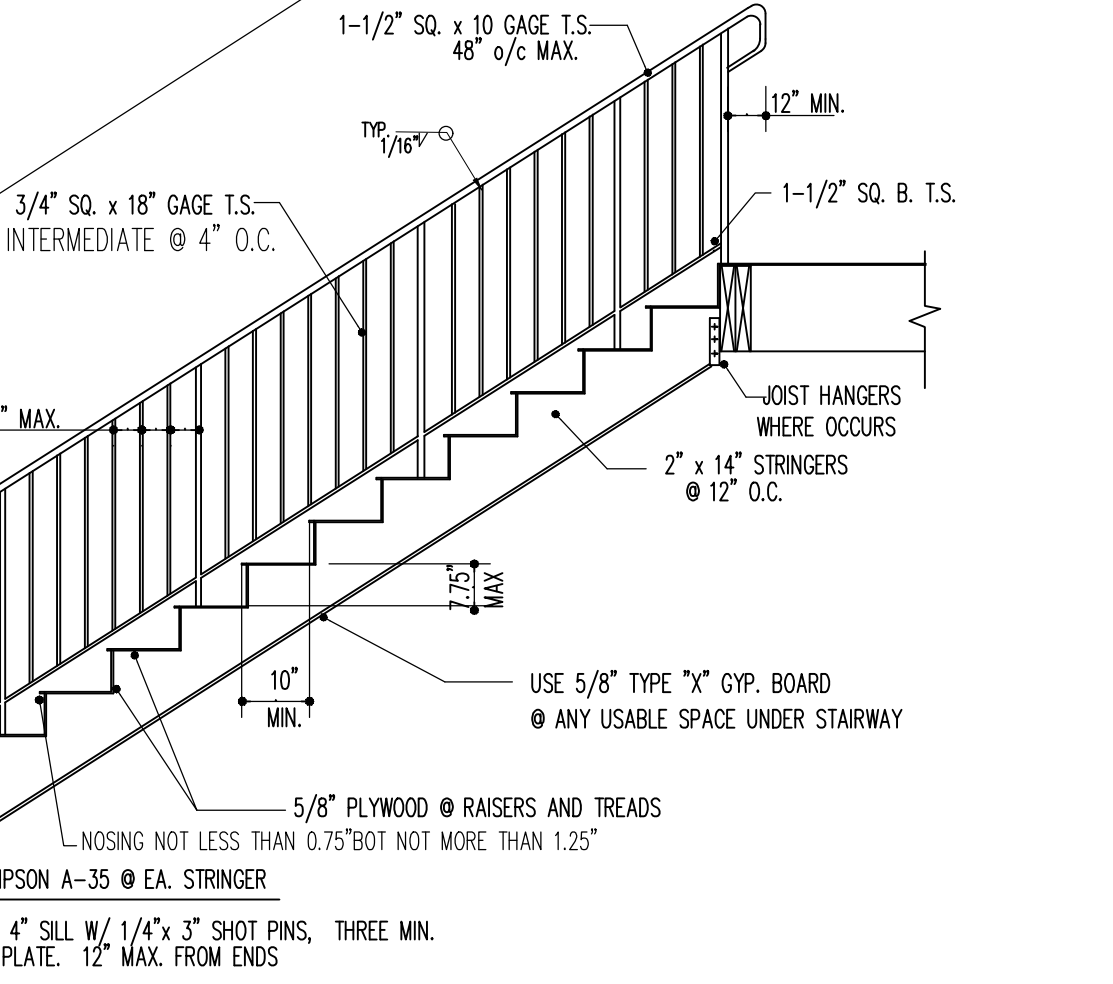
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SCALE 29
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SCALE 33
N.T.S.

STAIRWAYS TO COMPLY WITH SECTION 1011

A) RISE: 7" MAX, RUN (TREAD): 11" MIN. (1011.5)

B) RISE: 7.75" MAX. RUN (TREAD): 10" FOR STAIRS WITHIN DWELLING UNITS (1011.5.2)

C) HEADROOM CLEARANCE: 6'-8" (1011.3)

D) WIDTH: (44") (36") (48") BETWEEN HAND RAILS FOR ACCESSIBLE STAIRS. (1011.2)

E) LANDING WIDTH: SAME AS STAIRWAY SERVED (1011.6)

F) LANDING LENGTH: SAME AS WIDTH, MAX 48" (1011.6)

G) PROVIDE A LANDINGS AT EVERY 12FT. OF VERTICAL RISE AT STAIRWAYS. (1011.8)

H) HANDRAIL HEIGHT: 34-38", MAX 4" OPENINGS (1014.2) AND (1015.4)

I) HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NOT GREATER THAN 2" IN CROSS SECTION FOR CIRCULAR TYPE, 4-6.25" PERIMETER FOR OTHER SHAPES (1014.3)

J) A MINIMUM 1.5" HANDRAIL CLEARANCE FROM ADJACENT WALL (1014.7)

K) HANDRAIL EXTENSION OF 12" BEYOND THE TOP AND BOTTOM RISER. (1014.6)

L) 1-HOUR FIRE RATED CONSTRUCTION FOR THE ENCLOSED USABLE SPACE UNDER THE STAIRS (1011.7.4)

TYPICAL STAIR DETAIL

SCALE 33
N.T.S.

BY: Alex Cueto
Alex Cueto
PHONE: (323)788-1892

PROJECT:
PROPOSED NEW
2-STORY S.F.D.
AND GARAGE
FOR
6910 WALKER AVE
BELL, CA 90201

OWNER:
ENGINEER:
AL SALTO, P.E.
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asalto_engineering@yahoo.com



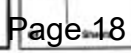
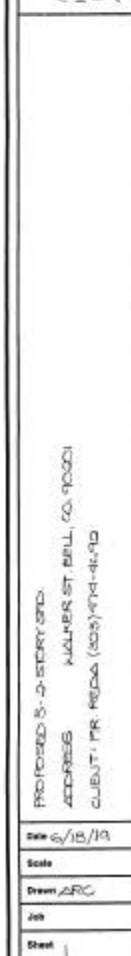
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DATE: 01/16/2020
SCALE: AS SHOWN
SHEET TITLE:

DETAILS SHEET

SHEET NO.
D-2

	REVISIONS	BY
	8/6/00	AL
	8/20/00	AL

ARC
DESIGN/REVIEWS
JULY 2001 TO 1999
COURT HOUSE AND SOUTH SIDE OF ROAD
AND R. CORD



P.A.R.
LOT 488A
(142-STOREY OFF - 1,200,000 (5) = 16,000 SF
6645/16,000 = 413 = 41% ROA
4,615 SF

LEGAL DESCRIPTION:
 AKA * 6301-028-009
 LA HOLLERS BERRY AND ALROUND TRACT
 LOT 15
 PL 13
 ZONE - R3
 OCCUPANCY - R3/U
 TYPE OF COURT - YES
 FIRE ARM/WEAPON - YES

PROJECTS COMPLY W/SDM CRC, CEC, CMC
CRC, ENERGY, GREEN, MUNICIPAL CODE

SCOPE OF WORK:
PROPANE 5-0 GROSS 1850 EACH
5-0 AIR SERVICE 475 EACH, 5-0 COMPRESS
RATIO 75.0 EACH, 5-0 TONCH 27.0 EACH,
AND 5-0 BOTTLES 56.0 EACH

LANDSCAPE
PER APL# 4307-083-009 145.2' x 5'
REAR YARD LANDSCAPE 288 S.F. OF
LANDSCAPE
PER APL# 4307-083-010 50' x 5'
REAR YARD LANDSCAPE 360 S.F. OF
LANDSCAPE

WALKER ST. 52'-0" WIDE

SCALE: 1"=50'-0"

An automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Section R313.3 or NFPA 13D.

Smoke alarms shall be installed in the following locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. Where more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Residential Code R314.3.

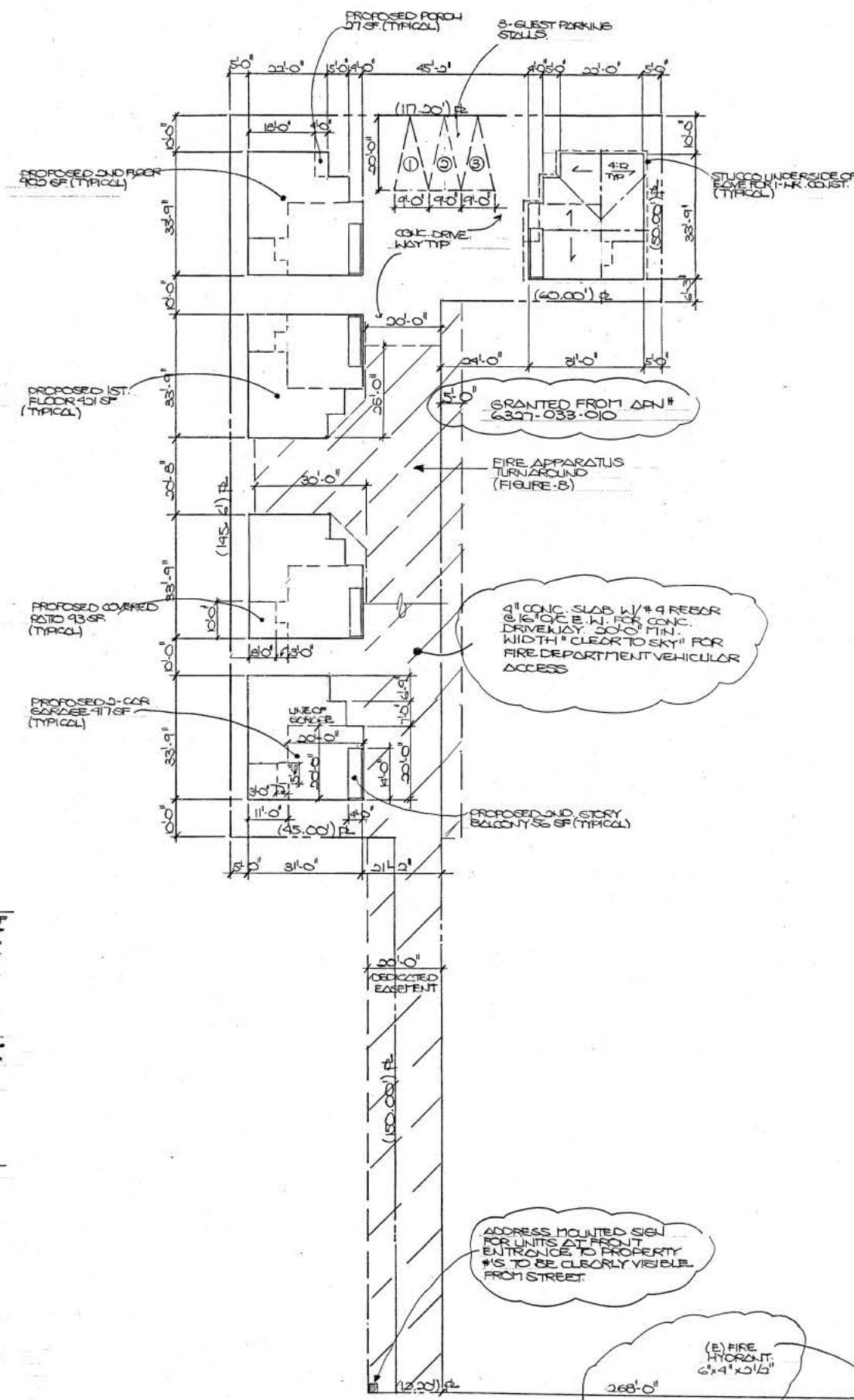
Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.

Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1.

Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus weighing 25-tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3.

Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.

Type of construction per the Building Code	Type	VB	
VHFSZ	YES		NO X
Size of lot (acres)		0.30	acres
Fire flow based on the fire-flow calculation area		1,000	gpm
Reduction for fire sprinklers (maximum 50%)		500	gpm
Total fire flow required		500	gpm



LOT COVERAGE:

LOT AREA -	16,005 SF
(P) 1ST FLR - 421 SF (5) *	2,105 SF
(P) 2. COR COVERAGE 417 SF (5) *	2,085 SF
(P) COVERED POTO 93 SF (5) =	465 SF
(P) PORCH - 27 SF (5) *	135 SF
<u>TOTAL</u>	<u>4,790 SF</u>

4790/16005 = .299 = 30% LOT COVERAGE.

F.A.R.
 LOT AREA*
 (P) 2-STORY SFD - 1,323 SF (5)*
 6615/16005 = .413 = 41% FAR.

LEGAL DESCRIPTION:
 APN# 6307-033-009
 LA WALKERS BERRY AND ALFOLFA TRACT
 LOT-16
 BLK 3
 ZONE-R3
 OCCUPANCY-R3/U
 TYPE OF CONST-VIS
 FIRE SPRINKLED-YES.

PROJECT TO COMPLY W/2019 CRC, CEC, CMC,
CFC, ENERGY, GREEN, MUNICIPAL CODE
2020 LA COUNTY FIRE CODE

SCOPE OF WORK:
PROPOSED 5-0-STORY GFD, 1,308 SF EACH
5-0 CAR GARAGE 417 SF EACH, 5- COVERED
PATIO 93 SF EACH, 5- PORCH 57 SF EACH,
AND 5- BALCONIES 66 SF EACH

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED

By E. Orlica
Fire Prevention Engineer
Date 06/11/2021
PLAN# FEPC 2019-0170

SEPARATE APPROVAL REQUIRED FOR:

- ☐ Underground fire line plans
- ☒ Fire sprinkler plans
- ☐ Fire alarm plans

SUBMIT PLANS TO:

- ☒ Fire Sprinkler Plan Check Unit
☐ Fire Alarm Plan Check Unit

REVISED

By E. Ochoa
Fire Prevention Engineer

Date 06/11/2021

PLAN# FEPC 2019-01702

*Revision to 11/20/2019 approval

REVISIONS	BY
-----------	----

ARC
DESIGN SERVICES
JUL. * (303) 785-1892
10124 WASHINGTON AVE. SOUTH EAST
ALEX. R. CLUED

PROPOSED 15.2 STORY SF.
ADDRESS WALKER ST. BELL, CO. 90201
CLIENT: MR. REDA (303) 474-4692

Date 6/18/10

Scale

Drawn ARC

Job

Sheet

of Page 19

This page is part of your document - DO NOT DISCARD



20220394923



Pages:
0010

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/08/22 AT 02:32PM

FEES :	46.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	121.00



LEADSHEET



202204080280042

00022188021



013308840

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
MOHAMMAD REDA

AND WHEN RECORDED MAIL TO:

MOHAMMAD REDA

7439 4TH PLACE

DOWNEY, CA 90241

RECIPROCAL EASEMENT AND ENCROACHMENT AGREEMENT

(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

THIS DOCUMENT IS BEING
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AS TO ITS EXECUTION OR TO
ITS EFFECT UPON TITLE

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MOHAMMAD REDA

AND WHEN RECORDED MAIL TO:

MOHAMMAD REDA

7439 4TH PLACE

DOWNEY, CA 90241

RECIPROCAL EASEMENT AND ENCROACHMENT AGREEMENT

(Please fill in document title(s) on this line)

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RECIPROCAL EASEMENT AND ENCROACHMENT AGREEMENT

This Reciprocal Easement and Encroachment Agreement is made as of this 28th day of March 2022 by and between LJH Real Estate Holdings, LLC A Alaska Limited Liability Company ("LJH") and KRN Holding LLC ("KRN") (collectively, "the Parties").

RECITALS

- A. LJH is the owner of certain real property located at 6916 Walker Avenue, City of Bell, County of Los Angeles, California, consisting of Assessor's Parcel Number 6327-033-010 and more fully described in the legal description attached as Exhibit A to this Agreement. The LJH Property is improved with a three-unit apartment building.
- B. KRN is the owner of certain real property located in the City of Bell, County of Los Angeles, California, improved with limited hardscape but no residential structures, consisting of Assessor's Parcel Number 6327-033-009 and more fully described in the legal description attached as Exhibit B to this Agreement (the "KRN Property"). KRN anticipates building one or more homes on the KRN Property. The LJH Property and KRN Property may be referred to collectively as the "Properties."
- C. Walker Avenue (identified as Walker Street on the Assessor's Map) provides vehicle access for both the LJH Property and the KRN Property. Viewed from Walker Avenue, the KRN Property is situated south of the LJH Property. Presently, there is no means of vehicle access to the LJH Property or the KRN Property other than Walker Avenue.
- D. KRN seeks a non-exclusive easement over that portion of the shared driveway which is located on the LJH Property, such that the Parties would have reciprocal, non-exclusive easements for ingress and egress over the shared driveway. An aerial view reflecting the general location of Walker Avenue, the shared driveway, the LJH Property and the KRN Property, is attached hereto as Exhibit B.
- E. KRN desires the right to encroach upon the LJH Property for the right to use the entire driveway for purposes of vehicular ingress and egress. LJH has no objection.
- F. Based upon the foregoing, and in accordance with the terms and conditions of this Agreement, the parties agree as follows.

AGREEMENT

- 1. LJH grants to KRN the right to encroach upon the LJH Property for vehicular ingress and egress. LJH further grants to KRN the right to use that portion of the shared driveway located on the LJH Property, such that the Parties shall have reciprocal, non-exclusive easement rights for vehicle ingress and egress over the shared driveway.

2. From and after the date of this Agreement, the Parties agree to take such further action, and to execute and deliver such agreements and other documents, as is reasonably necessary or desirable to carry out the purposes of this Agreement.
3. Each Party represents and warrants that he, she or it, as the case may be, has authority to enter into this Agreement. The individual signing on behalf of KRN represents and warrants that KRN Holdings, LLC is the owner of the KRN Property. LJH represents and warrants that they, in their capacity as owner, is the owner of the LJH Property.
4. This Agreement may be modified by subsequent agreement of the Parties only by an instrument in writing, signed by both of them, and duly recorded.
5. This Agreement shall be governed by and interpreted under the laws of the State of California applicable to contracts made and to be performed entirely within such State.
6. This Agreement shall be binding upon and ensure to the benefit of each Party's agents, representatives, heirs, successors and assigns.

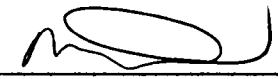
Date: 3/30/22

LJH REAL ESTATE HOLDINGS, LLC


By: Javad Haghi

Date: 4/4/2022

KRN HOLDINGS, LLC


By: Andrew Pelletier, Member

SEE ATTACHED CALIFORNIA
CERTIFICATE - MARKED PAGE 3 OF 3

SEE ATTACHED CERTIFICATE

ACKNOWLEDGMENT

(per §1189 CA Civil Code)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES) S.S.

On MARCH 30, 2022, before me,
Robert W. Pryor, a Notary Public, personally appeared

JAVAD HAGHI

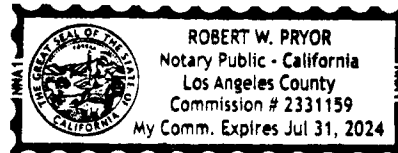
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
(Seal)

Robert W. Pryor



(Optional)

Title of Document

RECIPROCAL EASEMENT
AND ENCRDACHMENT AGREEMENT

Date of Document

3/30/22

Number of pages in Document

TWO

Additional signers (other than those listed on the acknowledgment)
or information ANDREW PELLETIER.

APN: 6327-033-010 AND 6327-033-009

Page 3 of 3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

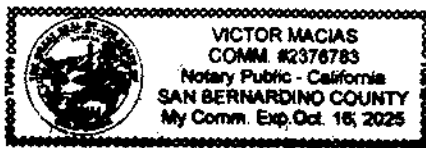
State of California)

County of Los Angeles)On April 4, 2022 before me, Victor Macias, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Andrew Pelletier
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Rel. Procal Easement and Encroachment AgreementDocument Date: April 4, 2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☒ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"
INGRESS & EGRESS EASEMENT
LEGAL DESCRIPTION

SHEET 1 OF 2 SHEETS

PROPERTY OWNER	EXISTING ASSESSOR'S PARCEL NUMBER	
LJH REAL ESTATE HOLDINGS, LLC, A ALASKA LIMITED LIABILITY COMPANY	6327-033-010	GRANTOR
KRN HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	6327-033-009	GRANTEE

"LEGAL DESCRIPTION"

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 5.00 FEET OF THE NORTH 62.20 FEET OF THE WEST 301.60 FEET OF LOT 16 IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 156.60 FEET THEREOF.

AREA = 725 SF OR 0.017 ACRES

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.



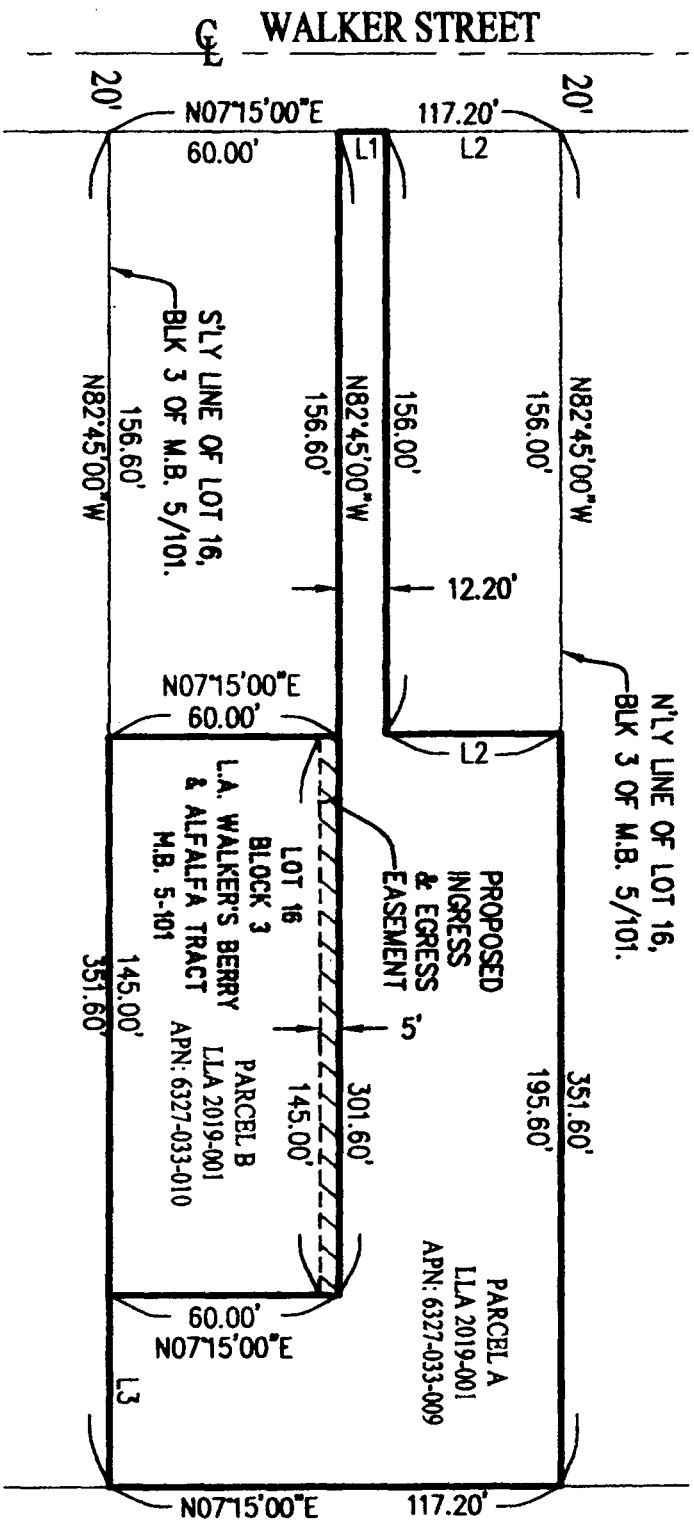
By. C. Ramirez

06/17/2021
CESAR R. RAMIREZ, PLS 9266

EXHIBIT "B"

INGRESS & EGRESS EASEMENT PLAT

SHEET 2 OF 2 SHEETS



0 NORTH 50'

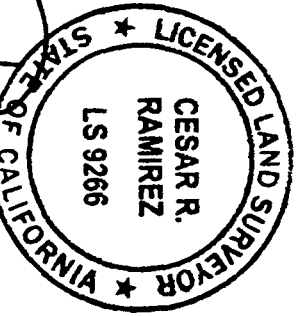
SCALE: 1"=50'

THIS MAP HAS BEEN PREPARED
BY ME OR UNDER MY DIRECTION.

LINE LEGEND

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N07°15'00"E	12.20'
L2	N07°15'00"E	45.00'
L3	N82°45'00"W	50.00'



CESAR R. RAMIREZ, PLS 9266

REC'D
5-3-61
710111606
710649608

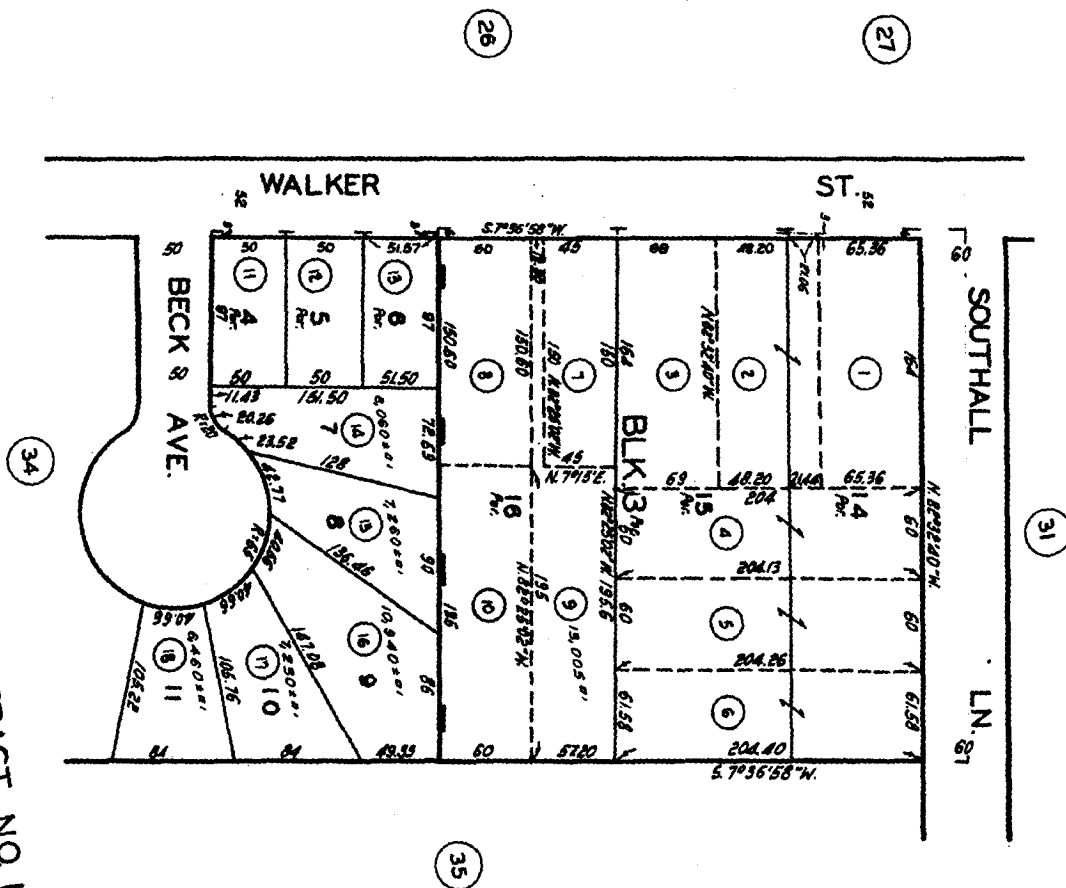
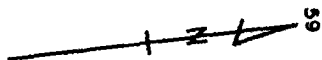
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

FOR PREV. ASSMT. SEE:
6327-33

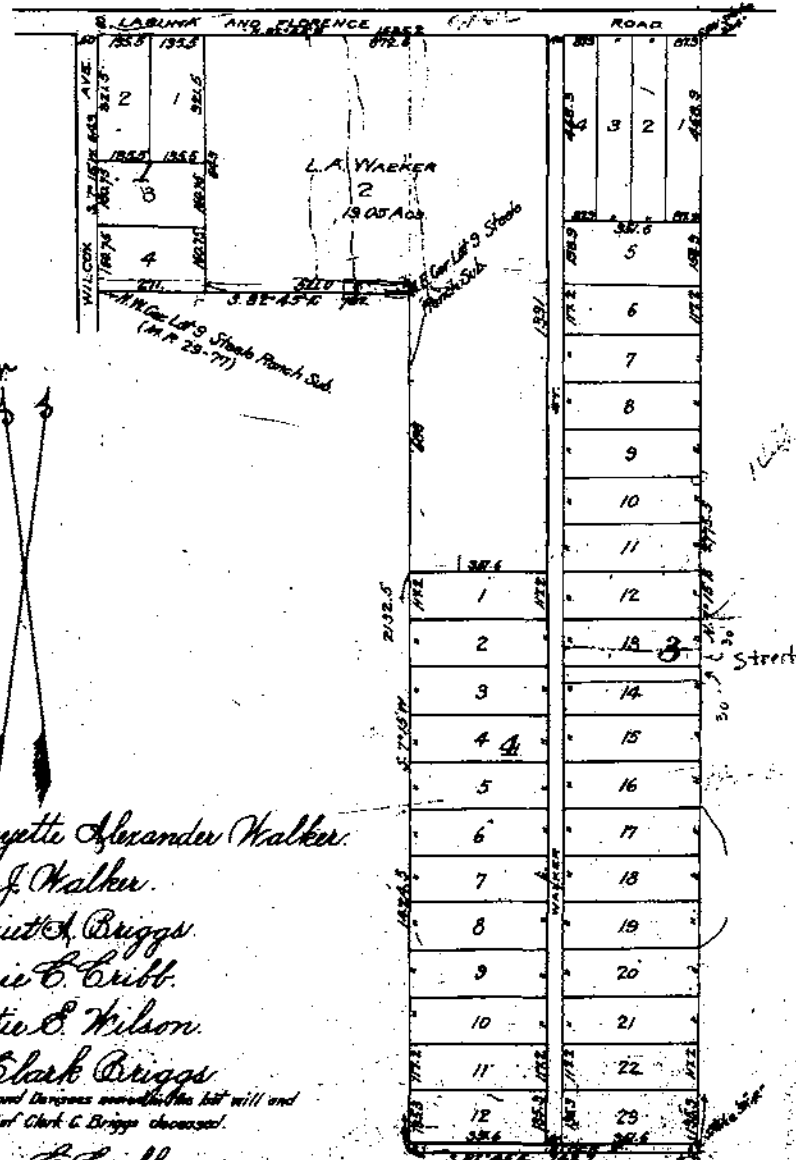
L.A. WALKERS. BERRY & ALFALEA TRACI
M.B. 5-101

TRACT NO. 12806
M.B. 285-15-16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Par. B1k. 2 for Crafton Ave. ~ E:101-121, Ord. 396



Proprietary

Lafayette Alexander Walker.

Mary J. Walker.

Harriet A. Briggs

Jennie C. Crabb.

Hattie C. Wilson.

Geo. Clark Briggs

Sole Heirs and Devisees now with the last will and Testament of Clark G. Briggs deceased.

Jonnie C. Crubb.

Executrix of the said last Will and Testament
of Clark G. Briggs, deceased.

Recorded May 5, 1904.
(Scale reduced to 500'-1")

~~Deed for Francis A. R. along S. line of tract D-10-99-2~~
~~1100' along S. 3-4-5~~

This page is part of your document - DO NOT DISCARD



20220135453



Pages:
0011

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/02/22 AT 02:49PM

FEES:	47.00
TAXES:	0.00
OTHER:	0.00
PAID:	47.00



LEADSHEET



202202021100228

00021905058



013127333

SEQ:
01

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City of Bell

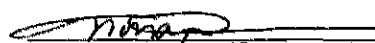
UPON RECORDATION MAIL ONE COPY TO:

City Clerk
City of Bell
6330 Pine Avenue
Bell, CA 90201

CITY OF BELL

CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT
CERTIFICATE OF COMPLIANCE NO. 21-01

I/WE the undersigned, owner(s) of record of real property within the City of Bell, County of Los Angeles, State of California, hereby declare our intent to adjust said property into the following described parcels and request the City of Bell to state that the Lot Line Adjustment is in compliance with the provisions of the Subdivision Map Act (Government Code Section 66410 et seq.) and the Bell Subdivision Ordinance.


(Signature)


(Signature)

MARESH NANKANI
Name (typed or printed)

DAVID HAGHI
Name (typed or printed)

11/24/2021
Date

12/30/2021
Date

PLEASE SEE
ATTACHED NOTARY

 11/24/2021

All Signatures must be notarized

SEE LEGAL DESCRIPTIONS OF THE NEW PARCELS ON ATTACHED EXHIBIT "A"
AND DEPICTED ON ATTACHED EXHIBIT "B"

THIS DOCUMENT IS BEING
RECORDED AS AN
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AS TO ITS EXECUTION OR TO
ITS EFFECT UPON TITLE

RECORDED AT THE REQUEST OF:

City of Bell

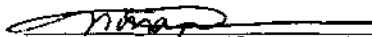
UPON RECORDATION MAIL ONE COPY TO:

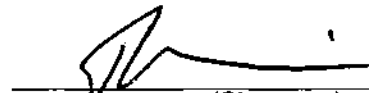
City Clerk
City of Bell
6330 Pine Avenue
Bell, CA 90201

CITY OF BELL

**CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT
CERTIFICATE OF COMPLIANCE NO. 21-01**

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(Signature)


(Signature)

MALLES NANKANI
Name (typed or printed)

DAVAD HAGHI
Name (typed or printed)

11/24/2021
Date

12/30/2021
Date

PLEASE SEE
ATTACHED NOTARY

 11/24/2021

All Signatures must be notarized

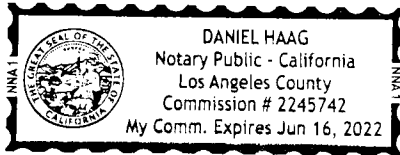
**SEE LEGAL DESCRIPTIONS OF THE NEW PARCELS ON ATTACHED EXHIBIT "A"
AND DEPICTED ON ATTACHED EXHIBIT "B"**

THIS DOCUMENT IS BEING
RECORDED AS AN
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ITS EFFECT UPON TITLE

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

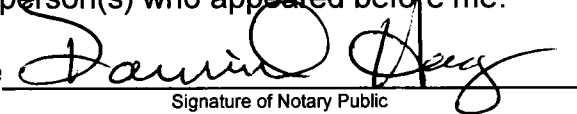


Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me
on this 24TH day of NOVEMBER, 2021,
by MAHESH NANKANI,

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature


Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons on the attached document.

Description of Attached Document

Title or Type of Document CERTIFICATE OF COMPLIANCE Document Date 11/24/2021
Number of Pages: 2 FOR LOT LINE ADJUSTMENT

California Jurat
(in compliance with CA Gov't. Code §8202)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of LOS ANGELES } SS:

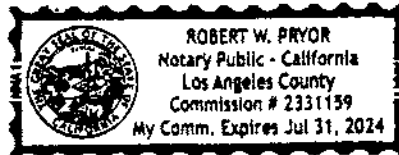
Subscribed and sworn to (affirmed) before me on this 30th day of
DECEMBER, 2021,

by JAVAD HAGHI

proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.

Robert W. Pryor

Robert W. Pryor Seal
Notary Public



This page is only valid when attached to the previous two page(s) of a document described as

CERTIFICATE OF COMPLIANCE - FOR LOT LINE ADJUSTMENT

APN: 6327-033-009 AND 6327-033-010 CITY OF BEAC

CITY OF BELL
DETERMINATION OF COMPLIANCE

The City of Bell, County of Los Angeles, State of California, hereby certifies that as of the date of this Certificate, the above-described property is in compliance with the provisions of the Subdivision Map Act (Government Code Section 66410, et seq.) and local ordinances, enacted pursuant thereto. This Certificate does not constitute a permit to develop said property, and compliance with other provisions of law relating to land use and construction of improvements may be required prior to issuance of any such permit.

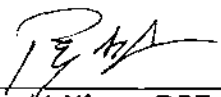
The subject property may therefore be sold, financed, leased or transferred in accordance with all applicable provisions of said Act and Ordinances. This determination does not guarantee that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

Prior to authorization to build on this property, the applicant will be required to conform to City and County building regulations. Such regulations include, but are not limited to, programs for appropriate sanitary sewage disposal and water supply for domestic use and fire suppression.

Geologic, soils, and drainage conditions on the subject project may limit development or necessitate that remedial measures be taken in order to obtain a building permit.

CITY OF BELL

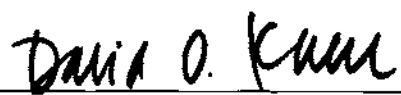
WE HEREBY CERTIFY that we have reviewed the above-described division of real property and have found it to be in compliance with all requirements of the Subdivision Map Act (Government Code Section 66410 et seq.) and the City of Bell Subdivision Ordinance.


Reynold Alfonso RCE 50706
Deputy City Engineer
City of Bell

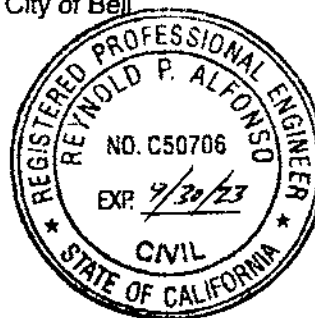
1/13/22
Date


Manuel Acosta
Community Development Director
City of Bell

1/13/22
Date


David O. Knell PLS 5301
City Surveyor
City of Bell

1-13-2022
Date



All Signatures must be notarized

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)On January 13, 2022 before me, Angela Bustamante - Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Manuel G Acosta

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)On January 13, 2022 before me, Annette M Zamora, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Reynold Alfonso and David O. Bnell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Annette M Zamora, Notary Public
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

APPROVED
11=3=2020

EXHIBIT "A"
LOT LINE ADJUSTMENT
LLA - 2019 -001
EXISTING LEGAL DESCRIPTIONS

SHEET 1 OF 4 SHEETS

PROPERTY OWNER	EXISTING ASSESSOR'S PARCEL NUMBER	ADJUSTED PARCEL (REFERENCE)
KRN HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	6327-033-009	PARCEL A
LJH REAL ESTATE HOLDINGS, LLC, A ALASKA LIMITED LIABILITY COMPANY	6327-033-010	PARCEL B

"EXISTING LEGAL DESCRIPTIONS"

PARCEL A

THE NORTHERLY 57.20 FEET OF LOT 16, IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 45 FEET OF THE WESTERLY 156 FEET OF SAID LAND.

AREA = 13,092 SF OR 0.301 ACRES
APN: 6327-033-009

PARCEL B

THE EASTERLY 195 FEET OF THE SOUTHERLY 60 FEET OF LOT 16, IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 11,700 SF OR 0.269 ACRES
APN: 6327-033-010

NOTE: THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAPS OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCEL.

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.

By: C. R. Ramirez
CESAR R. RAMIREZ, PLS 9266



EXHIBIT "A"

SHEET 3 OF 4 SHEETS

LOT LINE ADJUSTMENT

LLA - 2019 -001

PROPOSED LEGAL DESCRIPTIONS (CONTINUED)

"PROPOSED LEGAL DESCRIPTIONS (CONTINUED)"

PARCEL B

THE EASTERLY 195 FEET OF THE SOUTHERLY 60 FEET OF LOT 16, IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID DESCRIBED LAND, THENCE S07°15'00"W 60.00 FEET; THENCE N82°45'00"W 50.00 FEET; THENCE N07°15'00"E 60.00 FEET; THENCE S82°45'00"E 50.00 FEET TO THE POINT OF BEGINNING.

AREA = 8,700 SF OR 0.200 ACRES
APN: 6327-033-010

NOTE: THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAPS OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCEL.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.

By: C. Ramirez F.
CESAR R. RAMIREZ, PLS 9266



EXHIBIT "A"

SHEET 2 OF 4 SHEETS

LOT LINE ADJUSTMENT LLA - 2019 -001 PROPOSED LEGAL DESCRIPTIONS

PROPERTY OWNER	EXISTING ASSESSOR'S PARCEL NUMBER	ADJUSTED PARCEL (REFERENCE)
KRN HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	6327-033-009	PARCEL A
LJH REAL ESTATE HOLDINGS, LLC, A ALASKA LIMITED LIABILITY COMPANY	6327-033-010	PARCEL B

"PROPOSED LEGAL DESCRIPTIONS"

PARCEL A

THE NORTHERLY 57.20 FEET OF LOT 16, IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 45 FEET OF THE WESTERLY 156 FEET OF SAID LAND.

TOGETHER WITH THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID DESCRIBED LAND, THENCE S07°15'00"W 60.00 FEET; THENCE N82°45'00"W 50.00 FEET; THENCE N07°15'00"E 60.00 FEET; THENCE S82°45'00"E 50.00 FEET TO THE POINT OF BEGINNING.

AREA = 16,092 SF OR 0.369 ACRES
APN: 6327-033-009

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.

By: C. Ramirez F.
CESAR R. RAMIREZ, PLS 9266



CRF 19-030
6916 WALKER STREET
BELL, CA, 90201.

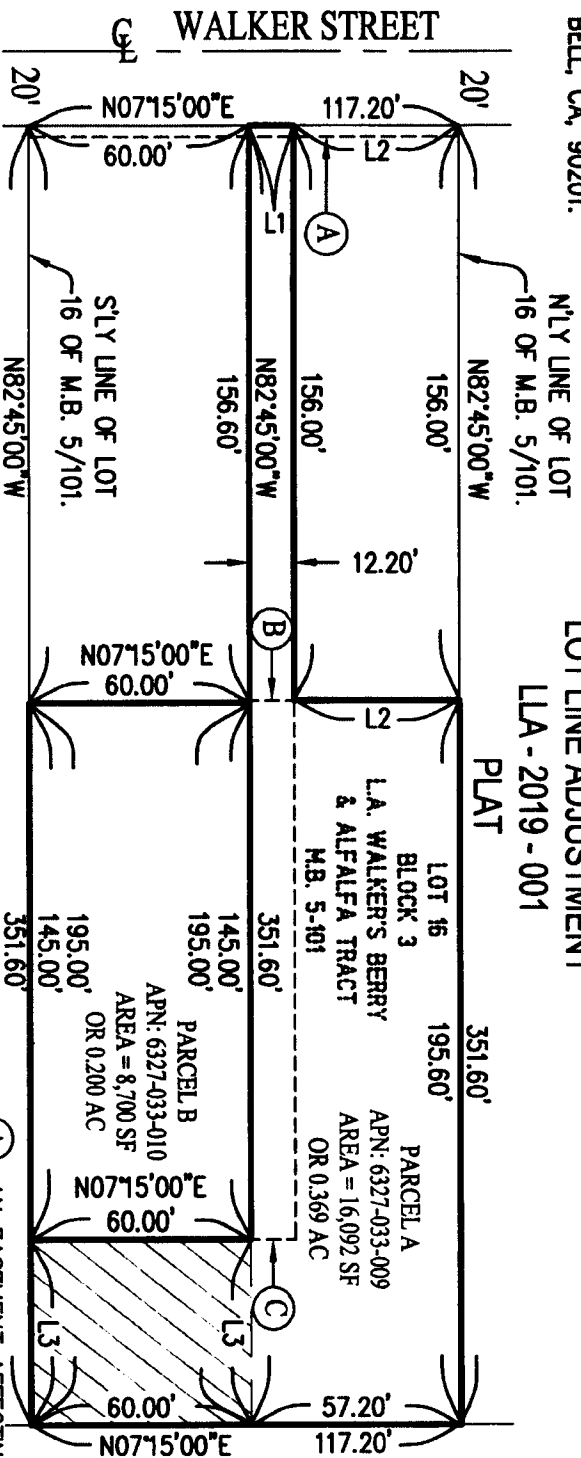
EXHIBIT "B"

SHEET 4 OF 4 SHEETS

LOT LINE ADJUSTMENT

LLA - 2019 - 001

PLAT



PARCEL A AREA
EXISTING: 13,092 SF OR 0.301 AC
PROPOSED: 16,092 SF OR 0.369 AC

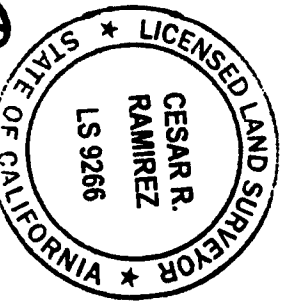
PARCEL B AREA
EXISTING: 11,700 SF OR 0.269 AC
PROPOSED: 8,700 SF OR 0.200 AC

THIS MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N07°15'00"E	12.20'
L2	N07°15'00"E	45.00'
L3	N82°45'00"W	50.00'

LINE LEGEND

- STREET CENTERLINE
- EXISTING LINES
- OLD PROPERTY LINE
- PROPOSED PARCEL LINES
- EASEMENT LINE
- AREA TO BE CONVEYED



Cesar R. Ramirez, PLS 9266

(A) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES PROVIDED IN THE FOLLOWING:
FOR:
PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDED: AUGUST 28, 1940 IN BOOK 17779 OF OFFICIAL RECORDS, PAGE 198
AFFECTS: AS DESCRIBED THEREIN

(B) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES PROVIDED IN THE FOLLOWING
FOR:
INGRESS AND EGRESS
RECORDED: MARCH 17, 1954 IN BOOK 44090 OF OFFICIAL RECORDS, PAGE 132
AS INSTRUMENT NO. 1051
AFFECTS: AS DESCRIBED THEREIN

(C) PROPOSED INGRESS AND EGRESS EASEMENT OVER THE SOUTH 12.20 FEET OF THE NORTH 57.20 FEET OF THE WEST 301.60 FEET OF LOT 16, BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, M.B. 5/101 TO BE RESERVED IN SEPARATE DOCUMENT.

**City of Bell
Planning Commission**

DATE: July 6, 2022

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

BY: Jason Garcia, Assistant Planner

SUBJECT: Review of Proposed Sign at 5130 Florence Avenue

SUBJECT: Sign Permit No. 2022-22, installation of a graphic located on the east windows at 5130 Florence Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution 2022-04PC titled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
BELL APPROVING SIGN PERMIT NO. 2022-22, A REQUEST TO
INSTALL A GRAPHIC WALL SIGN IN THE C-3R ZONE AT 5130
FLORENCE AVENUE**

PROPOSAL:

Consideration of Sign Permit No. 2022-22, to allow a graphic design to cover the east windows of the property located at 5130 Florence Avenue to mask the existing interior drywall and food preparation from public view. The graphics consist of images of beef; a steak being seasoned; shrimp; garlic cloves; a USDA certified logo; and a company logo (refer to Sign Plan, Attachment 2).

DISCUSSION:

Per the Bell Municipal Code Chapter 17.84.050, Subsection 4(a-c), the Planning Commission may approve a sign made of non-traditional materials or design elements based on the following findings:

- a. The proposed sign is consistent with the policies and goals of the City of Bell General Plan;*

The proposed graphic design is consistent the following goals and policies of the City of Bell General Plan:

Land Use and Sustainability Element Policy 4. "...The City shall establish a Planning Commission as a means to ensure that all projects comply with current

codes and to facilitate land use compatibility.”

Land Use and Sustainability Element Policy 5. “The City of Bell shall encourage a high level of quality in construction and site design features.”

- b. The colors, placement, size, and overall design of the sign are consistent with the architecture of the building or structure on which the sign is to be placed;*

The proposed graphics are consistent with the architecture of the building as they will be placed on the existing windowpanes to form a design pertaining to the type of business. The graphic design colors, size, and placement will serve as a form of concealment of the meat processing and drywall behind the window while also providing an aesthetic design element to the building façade.

- c. The proposed sign will not adversely affect traffic, health, and safety of the general public.*

The location of the proposed graphic design does not adversely affect traffic as it can only be seen from the entrance/exit on the north side of the parking lot and from vehicles traveling westbound on Florence. The proposed graphic design does not adversely affect health and safety as it is being used as a form of concealment of the meat processing activities inside the building.

Therefore, staff recommends the Planning Commission review Sign Permit No. 2022-22 and approve the proposed graphic.

ATTACHMENTS:

1. Sign Permit Application
2. Sign Plan
3. Resolution No. 2022-04 PC



Sign and Temporary Sign Permit Application

City of Bell - Community Development Department - Planning Division

A Project Information5130 Florence Ave, Bell CA 90201

Property Address

La Rosca Carniceria y Pescaderia. Inc

Business Name

For temporary signage, list the dates the temporary signs will be installed

Please list all existing and proposed signs for the business in the table below.

New	Existing	Type of Sign (e.g. wall, monument, etc.)	Size (Square Footage)
		See attached rendering	
Total Square Footage of Signs for Business			

B Applicant InformationJesus Alexander Ruiz

Name

La Rosca Carniceria y Pescaderia. Inc

Business Name

5130 Florence Ave

Mailing Address

Bell

City

CA

State

90201

Zip

Phone [REDACTED]N/A

Fax

Email [REDACTED]

I declare under the penalty of perjury that to the best of my knowledge that the information provided on this application is true and correct.

Applicant's Signature [Signature]Date 6/21/22

Site Plan

Indicate the location of all proposed temporary signs. Include the building, business location, streets, and north arrow.

Graphic window covering a wall for the concealment of meat processing.

Diagram of Temporary Sign

Indicate the length, width, and copy of the proposed banner.

See attached ^{Text} rendering.

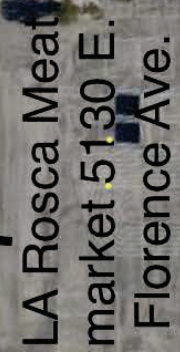
Certification of Applicant

With my signature below I hereby acknowledge and certify the following:

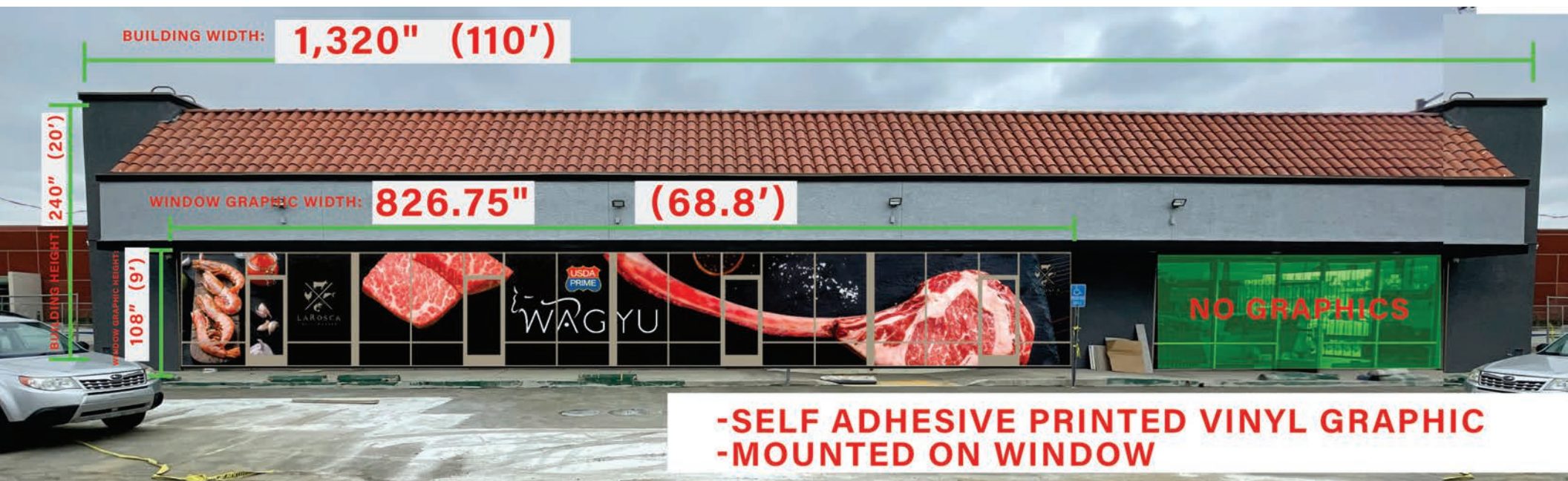
- All information on this application is true and correct.
- The property owner or authorized agent has reviewed and approved the proposed temporary sign(s)
- I have received and will comply with all of the City of Bell Municipal Code requirements regarding temporary signs.
- Failure to comply with the Municipal Code requirements or the removal the temporary signs at the end of the display period may result in the issuance of an administrative citation and/or other legal action being taken the City.

Applicant's Signature: _____

Date: 6/27/22







RESOLUTION 2022-04-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SIGN PERMIT NO. 2022-22, A REQUEST TO INSTALL A GRAPHIC WALL SIGN IN THE C-3R ZONE AT 5130 FLORENCE AVENUE

WHEREAS, on June 27, 2022, Jesus Alexander Ruiz ("Applicant") filed an application requesting the approval of Sign Permit No. 2022-22 ("Application"); and

WHEREAS, the Applicant is requesting to install a graphic wall sign at 5130 Florence Avenue, in the C-3R zone, and in accordance with Chapter 17.84 of the Bell Municipal Code ("BMC"); and

WHEREAS, the City reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and deemed the project to be exempt pursuant to section 15301 (Class 1 Existing Facilities) of the CEQA Guidelines (Title 4, Chapter 3 of the California Code of Regulations); and

WHEREAS, on July 6, 2022, the Planning Commission heard a presentation from City staff and reviewed the sign permit request per Section 17.84.070 (B) of the BMC, including without limitation, information provided to the Planning Commission by City staff; and,

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its July 6, 2022 meeting including, without limitation, the staff report submitted by the Planning Division.

WHEREAS, All legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference.

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the meeting conducted with regard to the Application, including a written staff report, verbal testimony, and a sign permit application the Planning Commission hereby specifically finds as follows:

The City's General Plan Land Use Element designates the subject property for Commercial Use. The proposed wall sign will be consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element. *The proposed graphic design is consistent the following policies of the City of Bell General Plan:*

Land Use and Sustainability Element Policy 4. "...The City shall establish a Planning Commission as a means to ensure that all projects comply with current codes and to facilitate land use compatibility."

Land Use and Sustainability Element Policy 5. "The City of Bell shall encourage a high level of quality in construction and site design features."

- A. The project is a wall sign for a permitted commercial business which is consistent with and allowed in the C-3R zone. The project is compliant with all code standards.

As conditioned, the sign will enhance the storefront through its simple design and integrate harmoniously with the neighborhood. The proposed graphics are consistent with the architecture of the building as they will be placed on the existing windowpanes to form a design pertaining to the type of business. The graphic design colors, size, and placement will serve as a form of concealment of the meat processing and drywall behind the window while also providing an aesthetic design element to the building façade.

- B. As conditioned, the sign will be aesthetically compatible with the neighboring commercial and residential uses and will improve the community appearance by preventing extremes of dissimilarity or monotony.

The sign will be proportionate to the building and will improve the overall aesthetics of the area, therefore, upgrading the properties in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare. The location of the proposed graphic design does not adversely affect traffic as it can only be seen from the entrance/exit on the north side of the parking lot and from vehicles traveling westbound on Florence. The proposed graphic design does not adversely affect health and safety as it is being used as a form of concealment of the meat processing activities inside the building.

SECTION 3. The City, as the Lead Agency, determined that the proposed CUP is exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), for the following reasons: The sign will be installed on an existing facility/building. The project does not involve any expansion of use or expansion/additions to the existing building or site. Therefore, the proposed project is categorically exempt from the CEQA, pursuant to Section 15301 (Class 1 Existing Facilities), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). Based on these findings, the Planning Commission adopts the Notice of Exemption and directs staff to file same as required by law.

SECTION 4. The Planning Commission hereby approves Sign Permit No. 2022-22.

SECTION 5. That the Secretary shall certify to the passage and adoption of this Resolution and forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record, set forth in the Application.

PASSED, APPROVED AND ADOPTED this 6th day of July 2022.

Luis Mesa, Chair

ATTEST:

Angela Bustamante,
Planning Commission Secretary

APPROVED AS TO FORM:

Danny Aleshire, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 6th day of July 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela Bustamante,
Planning Commission Secretary

1.