SUNOL TRIPLEX

SITE PLAN REVIEW

PERMIT #: RPPL2021012599

PROJECT #: PRJ2021-004401

This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.

SIGNATURE	Jeantine Nazar PRINT
08-02-2022 APPROVAL DATE	08-02-2024 EXPIRATION DATE

PROJECT DIRECTORY

OWNER	DESIGNER	STRUCTURAL ENGINEER
Andrew Yao LA Metropolitan Development 216 S. Citrus St. #108 West Covina, CA. 91791 626 736 0524 andreseyes@gmail.com	Eliad Dorfman Eliad Dorfman Design 611 S. Catalina St. Ste #218 Los Angeles, CA. 90005 818 987 7863 dorfmaneliad@gmail.com	
ARCHITECT OF RECORD	**SOILS ENGINEER**	**SURVEYOR**

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PROJECT DESCRIPTION

1. 2- Story Triplex, 5 Bedroom and 3 Bathroom Per Unit, TOTAL- 6,289 sq.ft.
Unit A- 2,125 sq.ft.
Unit B- 2.142 sq.ft.
Unit C- 2,022 sq.ft.

Los Angeles County
Department of Regional Planning
LA COUNTY PLANNING

Permit: RPPL2021012599	Project No.: PRJ2021-004401	EXPIRES: 08-02-2024
Address: 120 S Sunol Drive, Los Angeles CA 90063		APN: 5233028006
Approved by: Jeantine Nazar	Zone: SP-LMD	Approved on: 08-02-2022

This Ministerial Site Plan Review approves the above-referenced project:
A (n) 2-story 6,289 sq. ft. triplex with 3-car detached open parking at the rear in the East Los Angeles Specific Plan within the LMD Transect Zone, as shown. Comply with the following approval standards:

- Demolish the existing 760 sq. ft. single-family dwelling and the detached garage built in 1913.
- Construct a new 2-story triplex to include Yard/Porch frontage and Triplex Building Type per East LA Specific Plan. Units have 5 bedrooms and 3 bathrooms, each with laundry rooms inside the units consisting of Unit A: 2,125 sq. ft., Unit B: 2 142 sq. ft., and Unit C: 2,022 sq. ft.
- Design. The Design Review Committee provided comments on February 24, 2022, and the applicant revised the plans accordingly.
- The proposed front porch is 8'-0" in depth and covered by a 4'-0" balcony, 4'-0" overhang, 15'-9" wide, and more than 8 feet in height open on three sides with a clear floor area exceeding 48 sf and depth of travel min 3 feet wide comply with the ELA SP Front Yard/Porch requirement of 2.2.4 f.0.13 D.D.
- The Triplex Building design complies with the standards by providing a single-family type composed of a house form, an open space at the rear, three 36-inch canopy trees, and individual entries, one facing the street.
- The project complies with the Low Medium Density (LMD) requirements by proposing a 2-story building less than 35 feet in height and less than 60 percent coverage.
- Setbacks. Required 15 front, 5 sides, and 10 rear. Proposed: 15-front, 5-7 sides and more than 10 feet rear. Open space provided as required.
- Projections. Balconies may project a maximum of 2 feet into the side and 4 feet into the front yard. Overhangs on the side may project 2 feet into the side setbacks. Proposed and Satisfied
- Height. Maximum allowed 35 feet. Proposed 32'-4" feet above the grade level, excluding chimneys, rooftop antennas, mechanical equipment and structure-mounted renewable energy systems
- Parking. The required parking is one space per dwelling or a total of three spaces.
- Dimensions. Minimum standard 8.5 feet X 18 feet per stall.
- Driveway. Maintain 10 feet minimum driveway
- Back up. Minimum 26 feet.
- Setback. Rear 0 ft min

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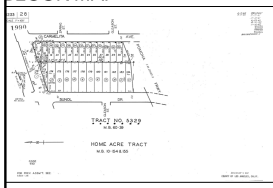
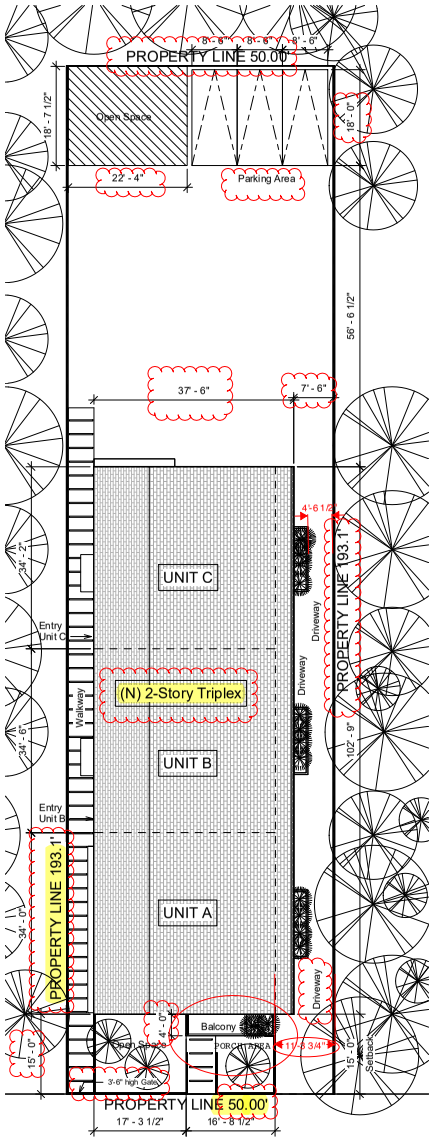
East Los Angeles Specific Plan 3rd Street TOD — LMD Transect Zone
Land Use Designation: 17 du/acre — Lot Size: 9,655 (50'x193.1') SF

Approval Notes P. 2
Tree Planting. A minimum of two 15-gallon trees are required per the Tree Planting ordinance-additional three 36-inch canopy trees per ELA SP plan for a total of five trees. Comply with the drought tolerant landscaping requirements.
- Fences/Walls/Gates. Maximum allowed 6 feet side/rear yards and 42 inches in the front yard.
- Metal materials used on the roof and facades shall not be reflective, glossy and polished
- Grading. None is proposed or approved.
- Oak Trees. None are indicated to be onsite. Approval does not grant any impact on oak trees.
- Green Building and LID requirements may apply to the satisfaction of the Department of Public Works.
- Obtain building permits.

This approval is found to be in substantial compliance with the Los Angeles County Title 22 code requirements. Changes to this approval may require additional DRP review and fees. Approvals from other County Departments and So Cal Edison may be needed prior to the issuance of a Building Permit.

BLOCK MAP





DEPARTMENT OF REGIONAL PLANNING APPROVED

SUNOL DR

1 Site Plan
3/32" = 1'-0"

Eliad Dorfman Design
611 S. Catalina St. Ste #218
Los Angeles CA 90005
818.987.7863
dorfmaneliad@gmail.com
http://dedlab.com

KEY NOTES

Engineer of Record Signature

No.	Description	Date

SUNOL TRIPLEX

120 Sunol Dr.
Los Angeles, CA 90063

TITLE / SITE / ROOF

Project number	946
Date	12/03/2021
Drawn by	ED
Checked by	Checker

T-1

Scale 3/32" = 1'-0"