



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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

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

CERTIFIED MAIL-RETURN RECEIPT REQUESTED

IN REPLY PLEASE
REFER TO FILE: LD-1

October 9, 2007

Ms. Vianna Roman
7714 2nd Street
Downey, CA 90241

OFF-SITE REQUIREMENTS
DO NOT ISSUE CERTIFICATE OF OCCUPANCY
BEFORE OFF-SITE REQUIREMENTS
AND ROAD DEEDS ARE COMPLETED

Dear Ms Roman:

6218 COMPTON AVENUE
ASSESSOR'S MAP BOOK NO. 6008, PAGE 40, PARCELS 4, 5, AND 6
PROPOSED RESTAURANT AND CAR WAS BUILDINGS

The Zoning Ordinance (Title 22 of the Los Angeles County Code) requires street dedication and improvements before any building or structure can be used on a lot that adjoins a highway, street, or alley. As part of the building permit, any right of way necessary for road widening of the half of the road adjoining the lot must be dedicated and any necessary road improvements must be constructed in conformity with Public Works' standards.

Your application on file for the property located at 6218 Compton Avenue is subject to the provisions of the Zoning Ordinance. Therefore, before this site can be used, the requirements on the enclosed Agreement to Improve must be satisfied.

Please execute and return the enclosed Agreement to Improve to our Building and Safety Division (Firestone District office) prior to the issuance of your building permit. The signature on the document must be notarized. Please send a copy of the signed agreement to Land Development Division, Subdivision Management Section.

A copy of this letter has been sent to our Building and Safety Division and the Department of Regional Planning to clear the Agency Referral form for the requested road requirements for your building application.

Ms. Vianna Roman
October 9, 2007
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Note: Dedication of the right to restrict vehicular access is required for this site. Please contact our Mapping & Property Management Division to begin the process of the dedication. The road deeds will be sent under separate cover as soon as they are ready. Occupancy will not be granted until all requirements are met and the deeds have been executed.

A permit from our Construction Division and a street improvement plan will be required for any roadwork. It is suggested that any plans needed for obtaining the permit be submitted to Land Development Division, Road and Grading Section, as soon as possible to allow the maximum time for processing and approval. Additional information regarding procedures and requirements may be obtained by contacting Mr. Ruben Cruz or Mrs. Letty Schleikorn at (626) 458-4910.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



DENNIS HUNTER
Assistant Deputy Director
Land Development Division

RC:ca

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- cc: Department of Regional Planning (Nooshin Paidar)
- bc: Building and Safety (Patel, Firestone)
Construction (Rue-P.O. 4, Permits and Subdivision)
Land Development (Narag)

October 9, 2007

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
AGREEMENT TO IMPROVE
ADJACENT HIGHWAYS, STREETS, OR ALLEYS**

The undersigned certifies that he is the owner in fee simple of the property described:

Assessor's Map Book No. 6008, page 40, Parcels 4, 5, and 6

Legal Description

6218 Compton Avenue—Restaurant and car wash buildings

Street Address

and hereby agrees to construct the following road improvements as specified in the Zoning Ordinance in accordance with the standards of Public Works:

1. Dedicate the right to restrict vehicular access on Compton Avenue to the frontage of the subject property. Contact our Mapping & Property Management Division, Engineering Section for requirements and procedures at (626) 458-7106.
2. Dedicate an additional 9 feet of road right of way on the alley to the frontage of the subject property. Contact our Mapping & Property Management Division, Engineering Section for requirements and procedures at (626) 458-7106.
3. Construct base and pavement within the alley including the dedicated portion to the frontage of the subject property. Relocation of utilities will be required to accommodate the widening of the alley.
4. Proposed driveways on Compton Avenue to be right turn ingress and egress. Install no left-turn sign at the entrance of the driveway.
5. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Compton Avenue.
6. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Compton Avenue to the satisfaction of Public Works.
7. Plant street trees on Compton Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
8. Acquire street improvement plan approval or direct check status before obtaining grading permit.

October 9, 2007

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9. Repair and replace all improvements damaged during construction along the property frontage to the satisfaction of Public Works.

It is further agreed that the occupancy of building(s) to be constructed, altered, or enlarged as shown on plans filed with Public Works, Building and Safety Division, occupancy will not be granted until all requirements are met and the required deeds have been executed. The owner also agrees to enter into a new secured agreement to guarantee the aforementioned road improvements should the County agree to issue occupancy prior to the completion of said road improvements.

Owner(s)

Mailing Address

**ALL SIGNATURES TO BE ACKNOWLEDGED
BEFORE A NOTARY PUBLIC**