



Los Angeles County  
Department of Regional Planning

Director of Planning, James E. Hartl, AICP



January 14, 1993

Ms. Felicitas Rodriguez  
10601 Dunlap Crossing Road  
Whittier, California 90606

Dear Ms. Rodriguez:

**Subject: Plot Plan Number 09799**

**Request: Two Story Addition to Existing Garage**

**Location: 10601 Dunlap Crossing Road  
Whittier, CA 90606**

Your application for site plan approval is **DENIED** by reason of inconsistency with Zone R-A (Residential-Agricultural, 5,000 square foot minimum lot size), under the provisions of Section 22.52.100 of Title 22, the Los Angeles County Zoning Code.

If you are dissatisfied with this action, you may appeal to the Regional Planning Commission within ten (10) days following receipt of this notification. Your written appeal must be accompanied by a fee of \$272 and filed in person with the Secretary of the Regional Planning Commission, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012.

If you have any questions, please call the Site Plan Review Section at (213) 974-6278 between the hours of 7:30 am and 6:00 pm, Monday through Thursday.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

David C. Cowardin  
Section Head, Site Plan Review

DC:feb

cc: ✓ Building and Safety  
Zoning Enforcement

NAME Felicitas Rodriguez  
STREET 10601 Dunlap Crossing RD  
CITY Whittier Calif 90606

SEE 992742  
3

COVENANT BY OWNER IMPOSING A LAND USE RESTRICTION

93- 992742

The undersigned hereby certifies that we are the owner of property located in the unincorporated portion of the County of Los Angeles, State of California, described as that portion of the Rancho Paso De Bartolo, as per map recorded in Book 23 Pages 55 and 56 of Miscellaneous Records, in the office of the county recorder of said county.

The owners desire to construct a 308 square foot addition to an existing recreation room of Type V construction, located at 10601 Dunlap Crossing Road, Whittier, CA. 90606.

In consideration of the approval by the Los Angeles County Department of Regional Planning of Site Plan Review P.P. 09799, the Owners agree that the proposed project/construction shall be utilized only as a recreation room and shall not at any time be converted and utilized as a separate dwelling. The Owners confirm that they understand that the zoning laws of the County of Los Angeles and Site Plan Review P.P.09799 permit only two single family residences on the subject Property.

The Owners covenant and agree for themselves, their heirs, successors and assigns to indemnify, defend and save harmless the County, its agents, officers and employees from and against any and all liability, expenses, including defense cost and legal fees, and claims for damages of any nature whatsoever, including but not limited to bodily injury, death, personal injury or property damage, arising directly or indirectly from or connected with the approval of Site Plan Review P.P.09799 or maintenance of the subject Property.

This covenant shall run with all the above described land in perpetuity and shall be binding on the owners, their heirs, successors and assigns or shall continue in effect until released by the authority of the Director of Planning of the County of Los Angeles.

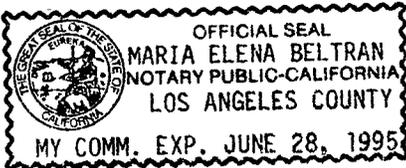
The owners execute this instrument on the 15<sup>th</sup> day of May, 1993.

OWNERS

By Felicitas Rodriguez  
(signature and position)

By Glennia Coon  
(signature and position)

By Maria Elena Beltran  
(signature and position)



Maria Elena Beltran  
MARIA ELENA BELTRAN