



COUNTY OF LOS ANGELES

PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, 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

IN REPLY PLEASE REFER TO FILE: **SMP-1
M20E038002**

August 16, 2023

Lin, Ching Heng and Busch, Elsa
1241 W 95th Street
Los Angeles CA 90044

NOTIFICATION OF AN ADDRESS ASSIGNMENT

Address assignments in the County of Los Angeles have occurred as described below:

Assessor Parcel No: **6056-008-026**

New Address(es): See attached plan West 95th Street

Zip Code per USPS: **90044**

Comments:

Existing addresses 1241, 1243, and 1243-1/2 West 95th Street will be reused for the existing upstairs ADU, new unit construction for the middle unit, and the unit near the street respectively.

See enclosed plan for reference.

1243-3/4 West 95th Street is not a valid address for this parcel.

Case Number: ADDR2023001105

We have also provided you a mailing list of the agencies that received notification of these addresses. You may use this document to notify any agencies not on the list.

Very truly yours,

MARK PESTRELLA
Director of Public Works

Nha Dao
Mapping & GIS Services Section
Survey/Mapping & Property Management Division

JM:jm

Enc.

cc: Assessor (Jennifer E. Budzak)
Fire Department (Kerry Crabtree, Jennifer Morga)
Registrar-Recorder/County Clerk (GIS & Precincting Section)
U.S. Postal Service (Angelina Espinoza Address Management Systems Offices)
California State Highway Patrol (Los Angeles Communications Center)
Frontier Communications
SAG AT&T
Southern California Edison Company (Government Affairs)
Southern California Gas Company (Mapping/Drafting, Meter Read)

Ms. Jennifer E. Budzak Director District Appraisals Subdepartment Assessor County of Los Angeles 205A Kenneth Hahn Hall of Administration	Frontier Communications 211 East North Street Greensburg, IN 47240
Ms. Micol Leyva Fire Department-FCCF County of Los Angeles 1320 North Eastern Avenue Los Angeles, CA 90063	SAG AT&T 209 East Capital Street, Room 500 Jackson, MS 39205
Mrs. Jennifer Morga IMD/GIS Section Fire Department County of Los Angeles 5818 Rickenbacker Road Commerce, CA 90040	Director, Government Affairs Southern California Edison Company 2244 Walnut Grove Avenue Rosemead, CA 91770
Registrar-Recorder/County Clerk Attention GIS & Precincting Section County of Los Angeles 12400 Imperial Highway Norwalk, CA 90650	Southern California Edison Company Government Affairs P.O. Box 800 Rosemead, CA 91770
Mr. Kris Chu U.S. Postal Service Address Management Systems Office 3101 West Sunflower Avenue Santa Ana, CA 92799-9316	Southern California Gas Company c/o Mapping/Drafting, ML11A4 555 West 5th Street Los Angeles, CA 90013
U.S. Postal Service Address Management Systems Office 7001 South Central Avenue Los Angeles, CA 90052-7352	Southern California Gas Company Attention Meter Read 9400 Oakdale Avenue Chatsworth, CA 91311
U.S. Postal Service Address Management Systems Office 28201 Franklin Parkway Santa Clarita, CA 91383-9321	Southern California Gas Company Attention Meter Read P.O. Box 3003 Redlands, CA 92374
California State Highway Patrol Los Angeles Communications Center 2901 West Broadway Los Angeles, CA 90041-1002	Doug Richan Santa Clarita Valley Water Agency (SCV Water) 24631 Avenue Rockefeller Valencia, CA 91355

JM:jm



COUNTY OF LOS ANGELES

PUBLIC WORKS

SURVEY / MAPPING & PROPERTY MANAGEMENT DIVISION



ADDRESS FORM

PLEASE DO NOT WRITE IN THIS SPACE

It's the responsibility of this property owner to notify parties of new address assignment(s) not contacted by the County.

STREET

West 95th Street

NEW NUMBER

See attached plans

THE FOLLOWING CONTACT INFORMATION WAS PROVIDED BY THE APPLICANT

Name	Lin, Ching Heng and Busch, Elsa - property owners			Phone	Not Available
	Ching Lin, andy@aj-property-management.com - applicant				
Mailing Address	145 W Hillcrest Boulevard			Date	August 16, 2023
City	Monrovia	State	CA	Zip Code	91016

THE APPROVED ADDRESSES ARE SHOWN ABOVE. INFORMATION BELOW IS USED TO DETERMINE YOUR NEW STREET ADDRESSES

Street Name	West 95th Street	Side of Street	N	(N, S, E, or W)
Nearest Cross Street	S Budlong Avenue	Zip Code	90044	
Assessor Parcel Number as shown on current tax bill	6056-008-026			

Legal description of property (Parcel Map/Parcel, Tract Map/Lot, Metes, and Bounds)

ADDR2023001105

Note: Existing addresses 1241, 1243, and 1243-1/2 West 95th Street will be reused for the existing upstairs ADU, new unit construction for the middle unit, and the unit near the street respectively. See enclosed plan for reference.

Old street address, if any | 1243-3/4 West 95th Street in not a valid address for this parcel.

The Southwest Building and Safety Office at (323) 820-6500 will also be contacted. Thank you.

A SIMPLE MARKUP DISPLAYING THE LOCATIONS OF THE APPROVED ADDRESS(ES) CAN BE FOUND ON THE SUBSEQUENT PAGES. ADDRESS ASSIGNMENT(S) HEREIN ARE SUBJECT TO CHANGE IF ANY CHANGES TO THE PLAN ARE MADE.

ADDRESSES ARE ASSIGNED BY:

THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY MAPPING AND PROPERTY MANAGEMENT DIVISION
MAPPING AND GIS SERVICES SECTION
STREET NAME AND HOUSE NUMBERING UNIT
900 SOUTH FREMONT AVENUE
ALHAMBRA, CA 91803-1331

IF YOU HAVE ANY QUESTIONS PLEASE CALL (626) 458-5194 / FAX (626) 458-3578 or EMAIL addressing@pw.lacounty.gov

ADDRESS NUMBERS SHALL BE AT LEAST 3 INCHES IN HEIGHT AND PLACED ON THE HOUSE, FACING THE STREET. If the numbers are not visible from the street, an additional set shall be placed on a signpost, fence, mailbox, etc., so as to be clearly visible from the street.

(F.C. 901.4.4.1 VVOL. 7, CH. 1, REG 15)

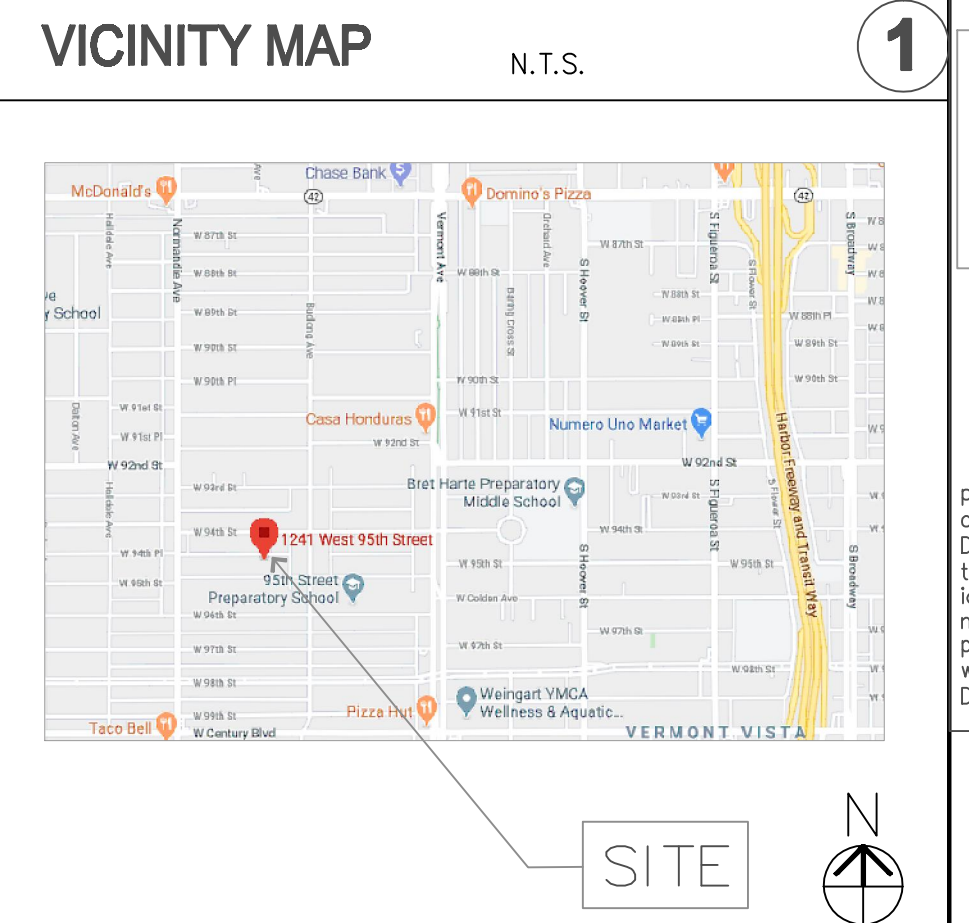
6056-008-026

Address: 1241 W 95TH ST
Zipcode: 90044
B&S Office: SOUTHWEST
B&S Office Phone: (323) 820 - 6500
Cardinal Direction: SW
HN: 093H197 IM: 084-197 USNG:

EXPIRES: 08-12-2023
APN: 6056008026
Approved on: 08-12-2020

CODE OF DESIGN
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2020 LOS ANGELES COUNTY BUILDING CODE
2020 LOS ANGELES COUNTY RESIDENTIAL CODE

PROJECT SUMMARY:
PROPERTY ADDRESS: 1241 W. 95th ST. LOS ANGELES, CA 90044
DATE: 03-27-2020
OWNER'S NAME: ANDY LIN
PHONE: (626) 807-3468



Dependable Design Inc.
615 LAS TUNAS DR. #205
ARCADIA, CA 91007
Tel: (626) 388-4919
All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Dependable Design Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Dependable Design Inc.

SCOPE OF WORK:
CONVERT EXISTING CAR GARAGE 981 S.F. TO BE ADU 3 BED. 2 BATH. WILL BE DEMOLISH NOT LEGAL STRUCTURES IN REAR YARD. ADD ROOF ON STAIR AT REAR HOUSE.
NEW FRONT UNITS: TWO NEW UNITS WITH 3BD/2.5BATH PER EACH ON THE SOUTH SIDE OF THE PROPERTY. NEW LIVING AREA TOTAL: 2422 S.F.
UNIT #A: 1st FLOOR: 760 S.F. 2nd FLOOR: 451 S.F. NEW BALCONY ADDED TO MASTER BEDROOM ON 2ND FLOOR (6'-0"X2'-6": 15 S.F.) FRONT PORCH 15 S.F. TWO 2-CAR GARAGES: 394 S.F.
UNIT #B: 1st FLOOR: 760 S.F. 2nd FLOOR: 451 S.F. NEW BALCONY ADDED TO MASTER BEDROOM ON 2ND FLOOR (6'-0"X4'-0": 28 S.F.) FRONT PORCH 28 S.F. EACH TWO 2-CAR GARAGES: 394 S.F.
FAR: 1,016+981+2422=4,669
4,419/9,225=47.9%
LOT COVERAGE: 1016+281+1804+39 = 3140.
3140/9,225=34%

RESIDENTIAL PLAN INFORMATION
ZONE #: R1-1
LOT #: W. 50 FT. OF LOT 203 OLIVITO HEIGHTS
PARCEL #: 6056-008-026
CONSTRUCTION TYPE: TYPE V-B
SF3 R-3
MAX. BUILDING HEIGHT: 20'-7"
LOT SIZE: 9,225 S.F.
STORY/STORIES: TWO
SETBACKS: FRONT: 20'-0"
REAR: 10'-6"
SIDE: 2'-6" & 5'-0"
BUILDING AREA: EXISTING LIVING AREA: 1,016 S.F.
EXISTING 3 CAR GARAGE: 981 S.F.
EXISTING PORCH 281 S.F.
TO BE ADU LIVING AREA.

SHEET INDEX

A-0	COVER SHEET AND SITE PLAN
A-1	ADU 1st FLOOR & CEILING PLAN
A-1.1	EXISTING FLOOR AND REAR HOUSE ROOF PLAN
A-1.2	REAR HOUSE ELEVATION
A-3	FRONT HOUSE FLOOR PLAN
A-3.1	FRONT HOUSE ELEVATION PLAN
A-3.2	FRONT HOUSE ROOF PLAN

Design Inc.
DR. #205
91007
4919

CIVIL ENGINEER
YESHEN JASON CHEN

FRONT YARD LANDSCAPE AREA
FRONT YARD LANDSCAPE AREA:
FRONT YARD AREA: 22'-6"X50'-0"=1,125 S.F.
FRONT YARD LANDSCAPE AREA: 625 S.F.
625/1,125=55.5%

SITE PLAN REVIEW
PERMIT #: RPPL2020003167
PROJECT #: PRJ2020-000915
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: Daniel Fierros
Signature: Daniel Fierros
APPROVAL DATE: 08-12-2020
EXPIRATION DATE: 08-12-2023

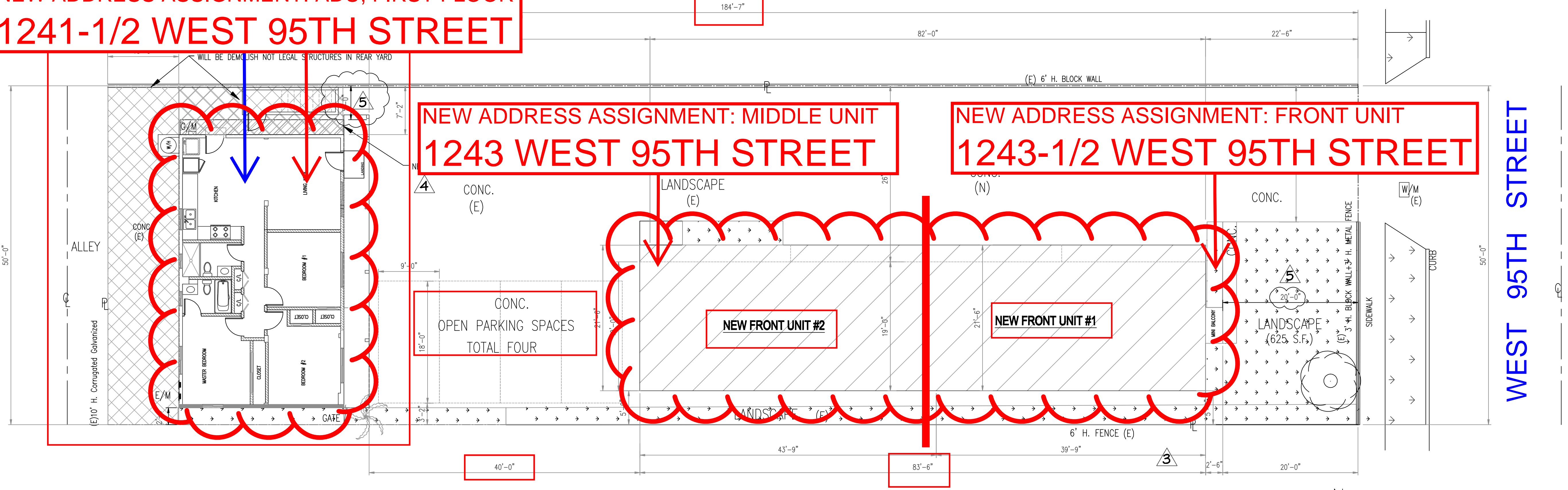
EXISTING ADDRESS: ADU, SECOND FLOOR
1241 WEST 95TH STREET

PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

NEW ADDRESS ASSIGNMENT: ADU, FIRST FLOOR
1241-1/2 WEST 95TH STREET

NEW ADDRESS ASSIGNMENT: MIDDLE UNIT
1243 WEST 95TH STREET

NEW ADDRESS ASSIGNMENT: FRONT UNIT
1243-1/2 WEST 95TH STREET



SITE PLAN
SCALE: 1/8" = 1'-0"

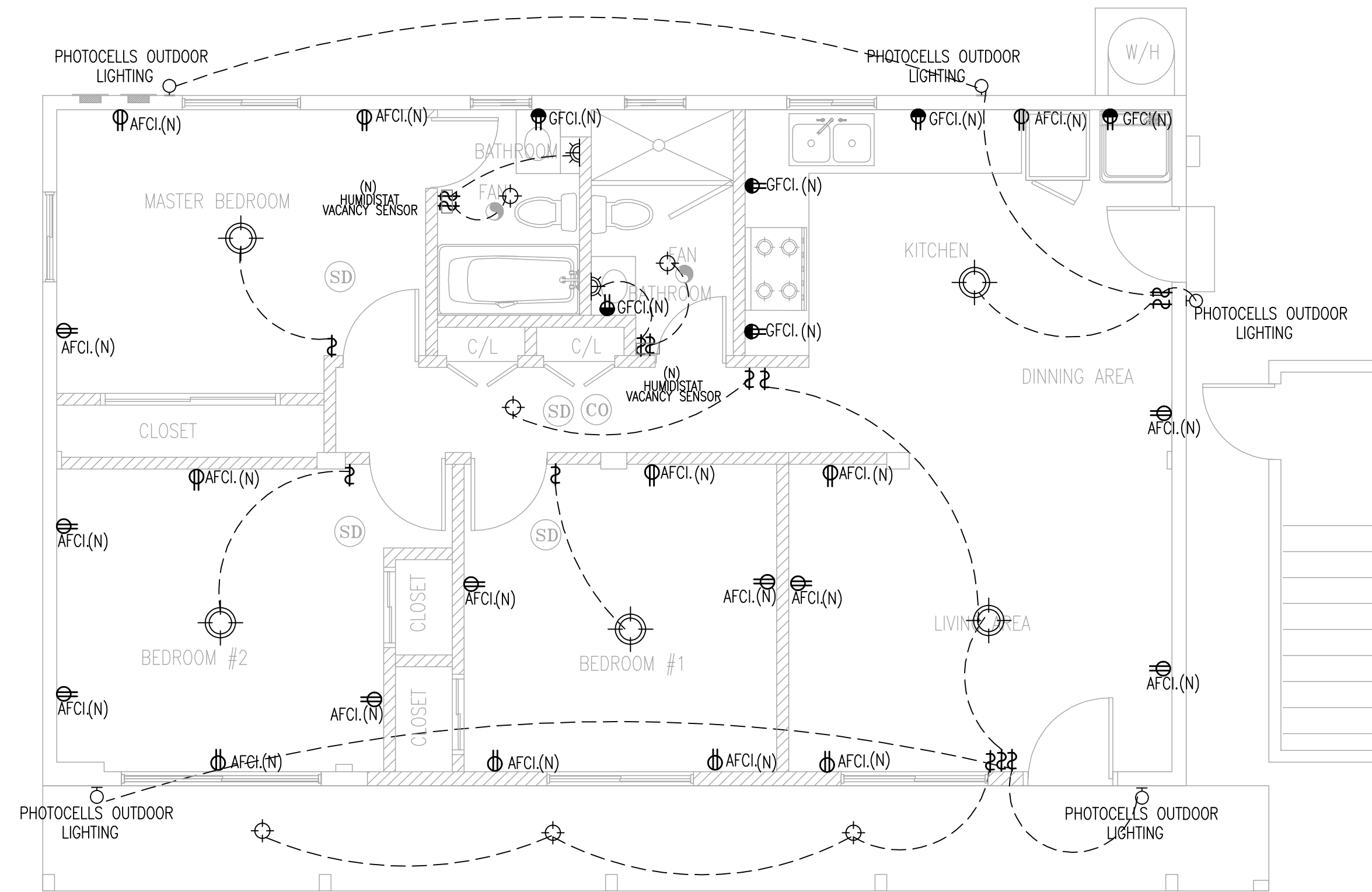
PROJECT LOCATION:
RESIDENCE NEW FRONT HOUSE AND ADU
1241 W. 95th ST. LOS ANGELES, CA 90044

DATE: REVISION:

4/30/20	Planning Corrections
6/09/20	Planning Corrections
6/23/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

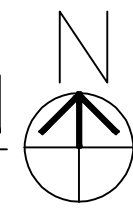
Date: 07/30/2020
Job No: R200310
Drawn By: JENNY
Scale: AS SHOW ON

Sheet title:
COVER SHEET & SITE PLAN



PROPOSED 1st FLOOR CEILING PLAN

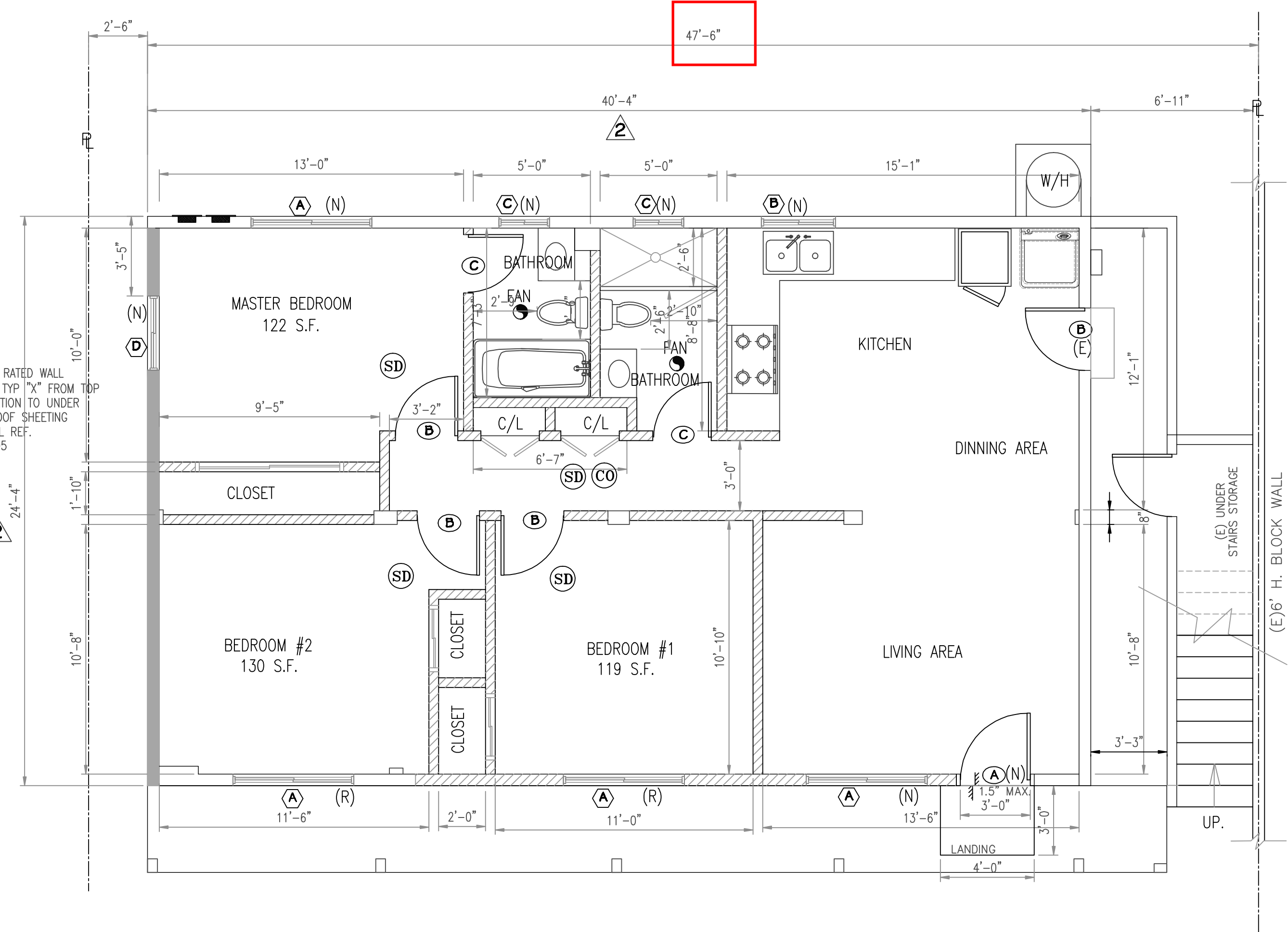
SCALE: 1/4"=1'-0"



LEGEND

- \$ SINGLE SWITCH
- EXHAUST FAN (CAPABLE OF PROVIDING 50 CFM) CONTROLLER BY HUMIDISTAT
- (SD) SMOKE DETECTOR HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY
- (CO) CARBON MONOXIDE ALARM (W/ BATTERY BACK-UP AND LOW BATTERY)
- ☉ CEILING MOUNTED LIGHT FIXTURE (H. JA8-2016E)
- ☉ WALL MOUNTED LIGHT FIXTURE
- ☉ RECESSED DOWNLIGHT (H. E.)
- ⊕ DUPLEX RECEPTACEL @+18" W/AFCL.
- ⊕ DUPLEX RECEPTACEL W / GF1.@+42"
- OUTLET & LIGHT FIXTURE WALL MTD. (PHOTOCELLS OUTDOOR LIGHTING)

1 Hr. FIRE RATED WALL
5/8" GYP. TYP. "X" FROM TOP
OF FOUNDATION TO UNDER
SIDE OF ROOF SHEETING
WALL DETAIL REF.
A-2 D1, D5



PROPOSED 1st FLOOR PLAN

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



LEGEND

- ▬ EXISTING WALL NO CHANGE
- ▬ NEW ADDITION WALL
- EXISTING POST
- EXHAUST FAN (CAPABLE OF PROVIDING 50 CFM) CONTROLLER BY HUMIDISTAT
- (SD) SMOKE DETECTOR HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY
- (CO) CARBON MONOXIDE ALARM (W/ BATTERY BACK-UP AND LOW BATTERY)

PROJECT LOCATION:
RESIDENCE NEW FRONT HOUSE AND ADU
 1241 W. 95th ST. LOS ANGELES, CA 90044

DATE:	REVISION:
4/30/20	Planning Corrections
6/1/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

Date:	07/30/2020
Job No:	R200310
Drawn By:	JENNY
Scale:	1/4"=1'-0"

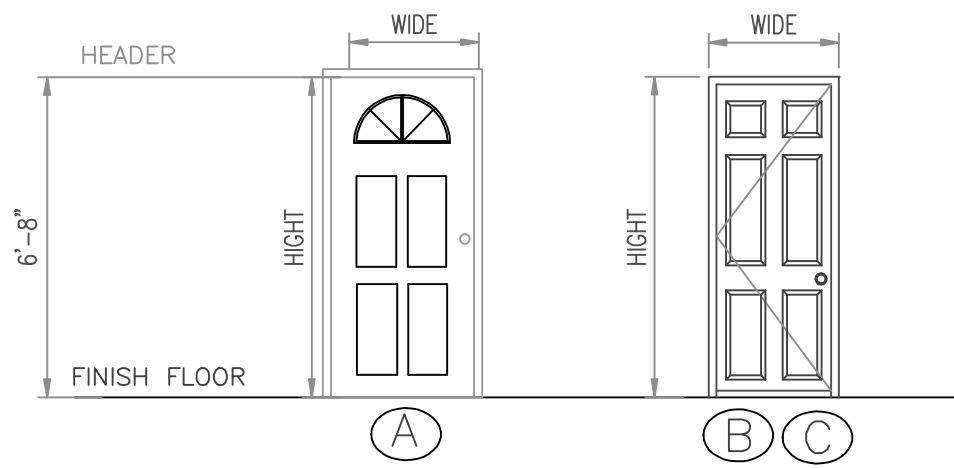
Sheet title:
ADU 1 st.
FLOOR & CEILING PLAN

EXTERIOR MATERIAL/COLOR (PROPOSED)

EXISTING HOUSE REMAIN NO CHANGE

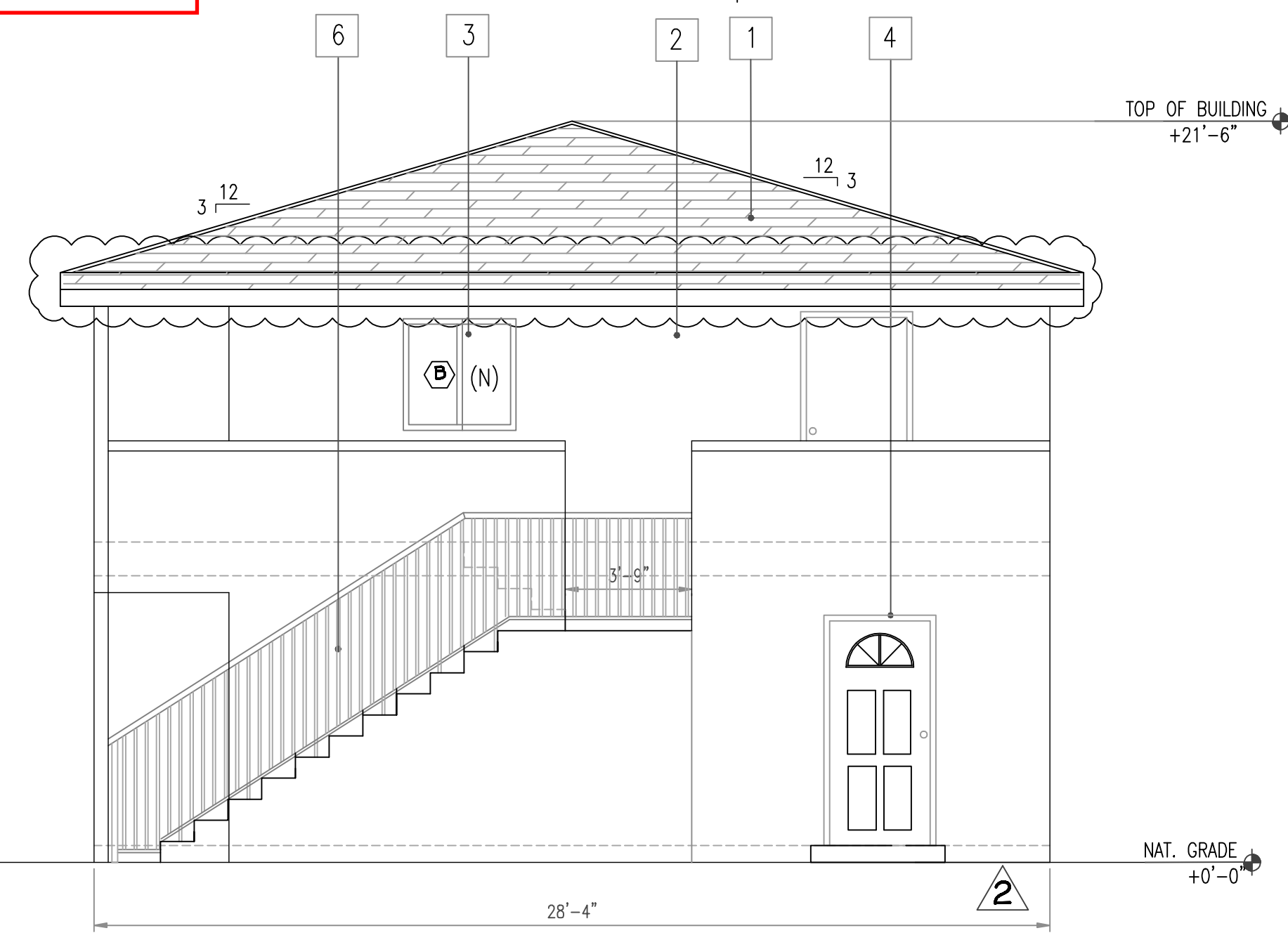
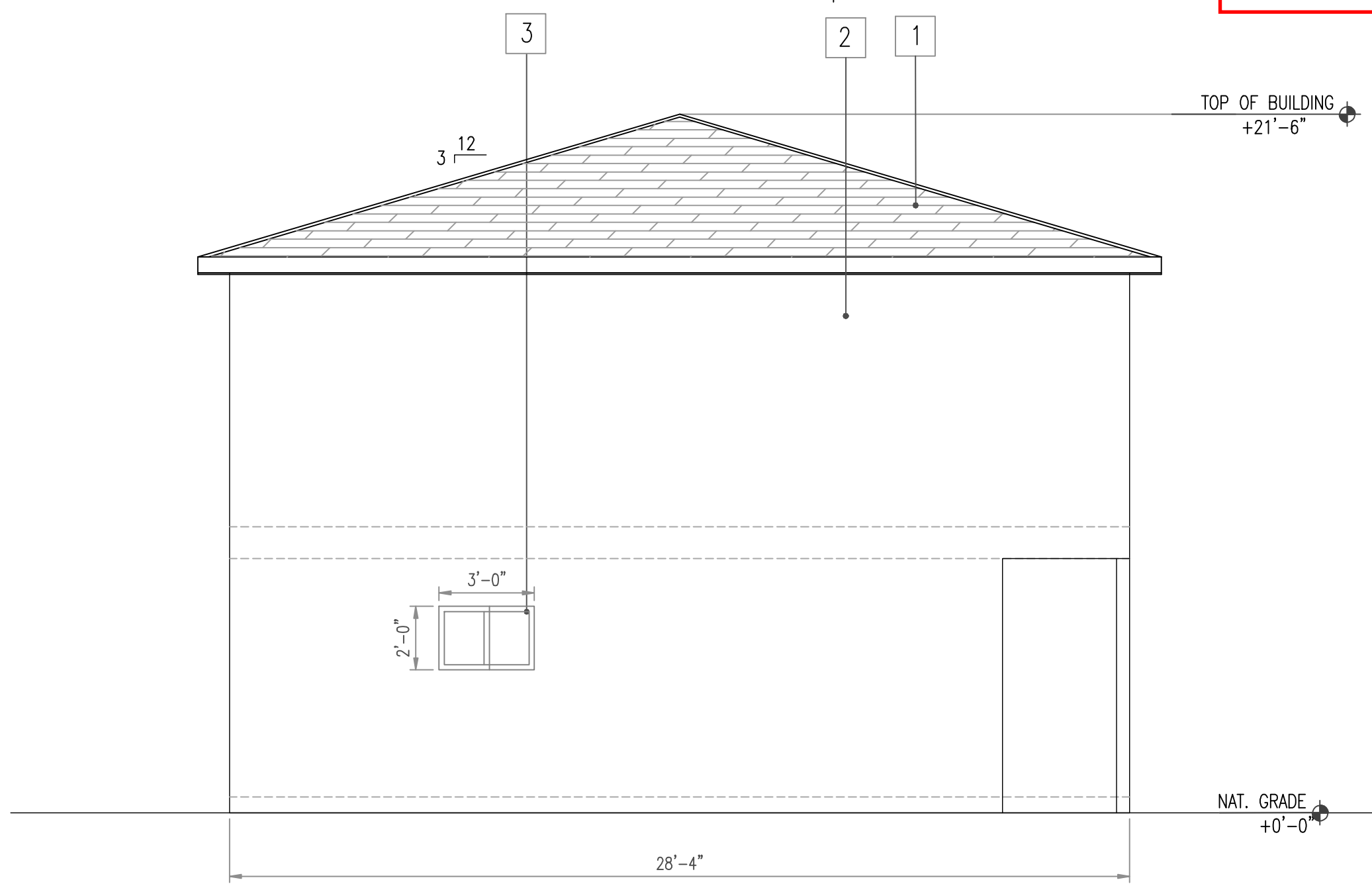
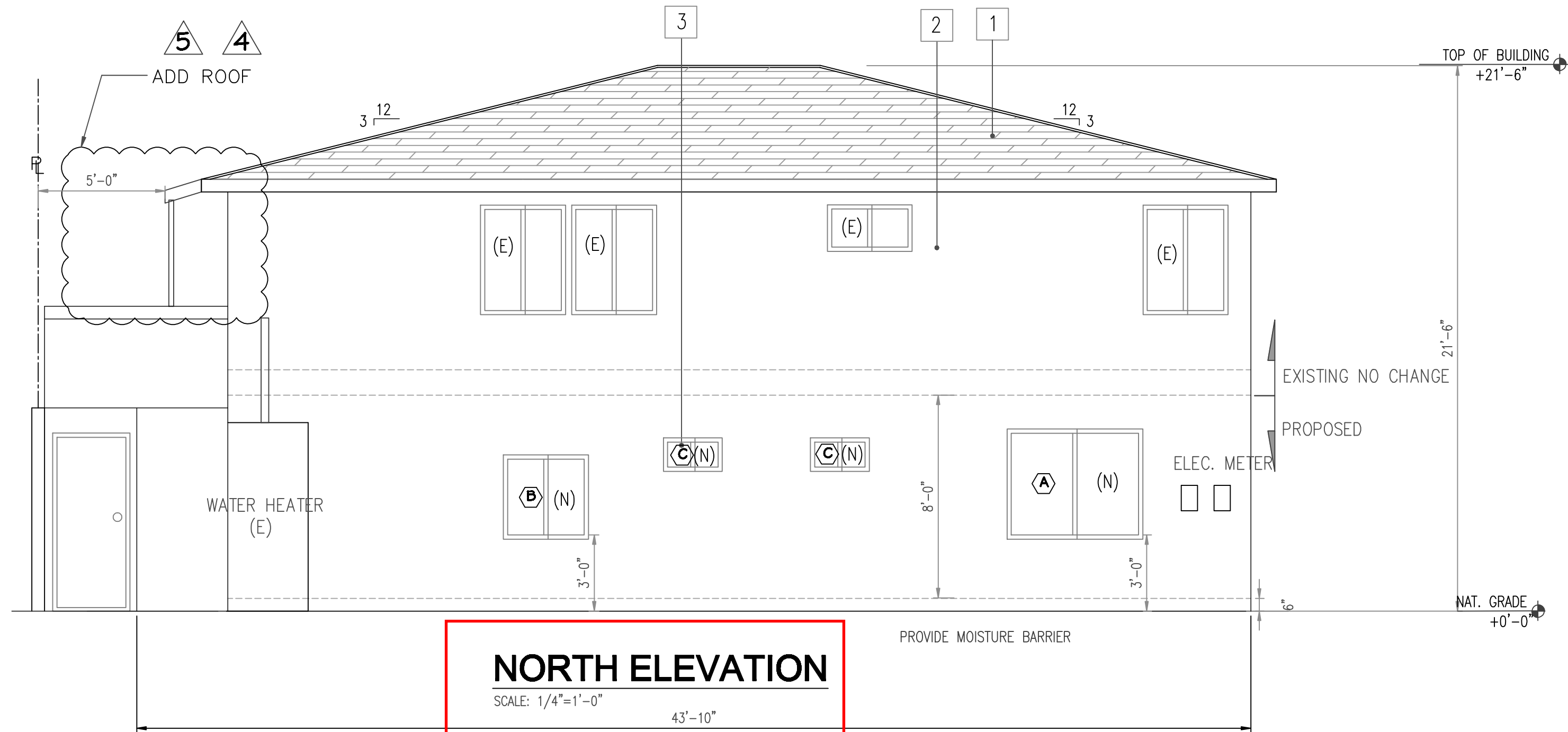
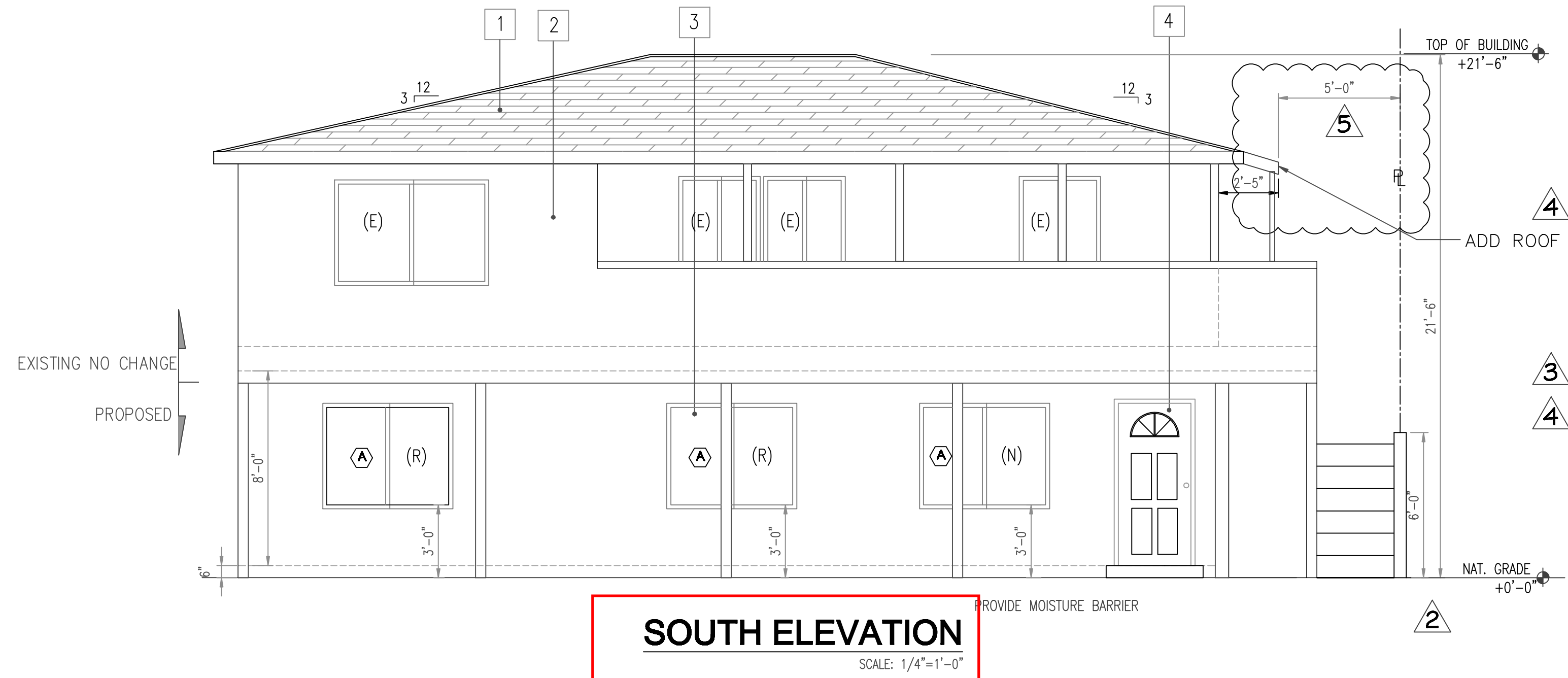
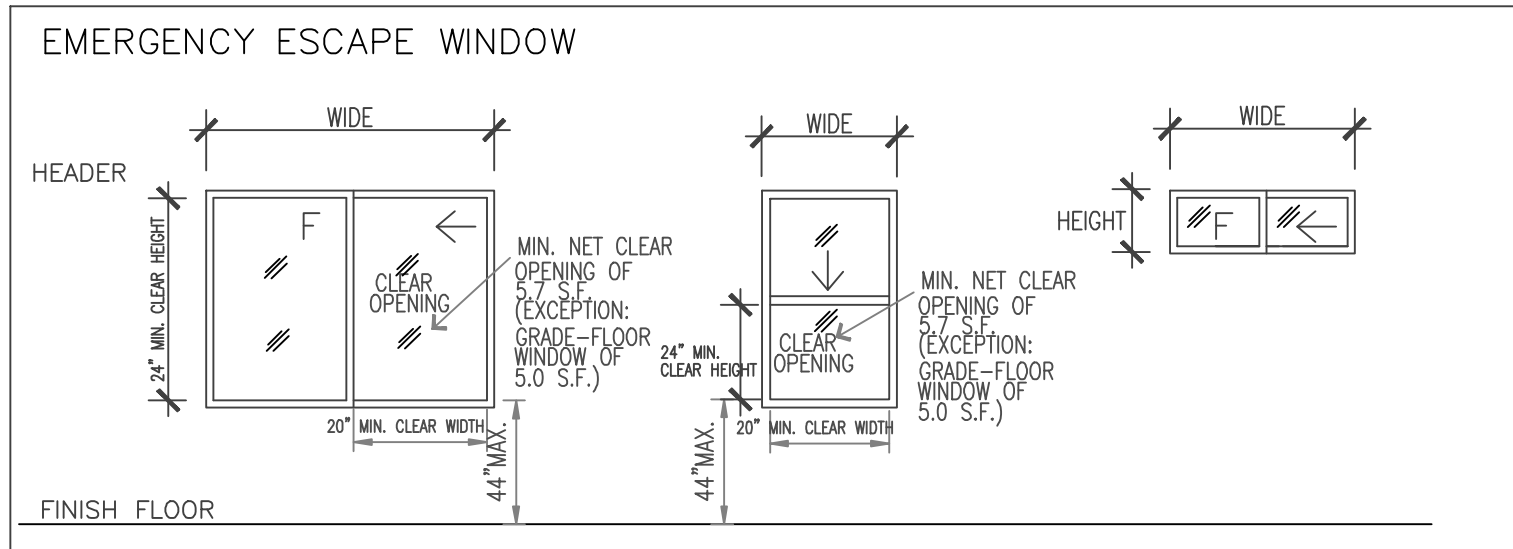
- 1 ROOF (ASPHALT SHINGLES) / BROWN
- 2 WALL (STUCCO) / IVORY
- 3 WINDOW (VINYL) / WHITE (TO MATCH EXISTING)
- 4 DOOR (TO MATCH EXISTING)
- 5 VENTILATION
- 6 HANDRAIL

DOOR SCHEDULE											
SYM.	SIZE			ALUM. HOLLOW CORE	GLASS	WOOD	FIXED FRENCH	METAL	WOOD	PAINTED	REMARKS
	WIDTH	HEIGHT	THK.								
(A)	3'-0"	6'-8"	1-3/8"								NEW MATCH EXISTING
(B)	2'-8"	6'-8"	1-3/8"								NEW
(C)	2'-6"	6'-8"	1-3/8"								NEW



WINDOW SCHEDULE													
SYM.	SIZE			ALUM. VINYL	MT. LOAD	WOOD	SLIDER	SINGLE HUNG	DOUBLE HUNG	CASIMENT	FIXED	MATCH TO EXISTING	REMARKS
	WIDTH	HEIGHT	THK.										
(A)	5'-0"	4'-0"											REPLACE MATCH TO EXISTING
(B)	3'-0"	3'-0"											MATCH TO EXISTING
(C)	2'-0"	1'-0"											NEW MATCH TO EXISTING
(D)	3'-0"	2'-0"											MATCH TO EXISTING

TEMPERED GLASS

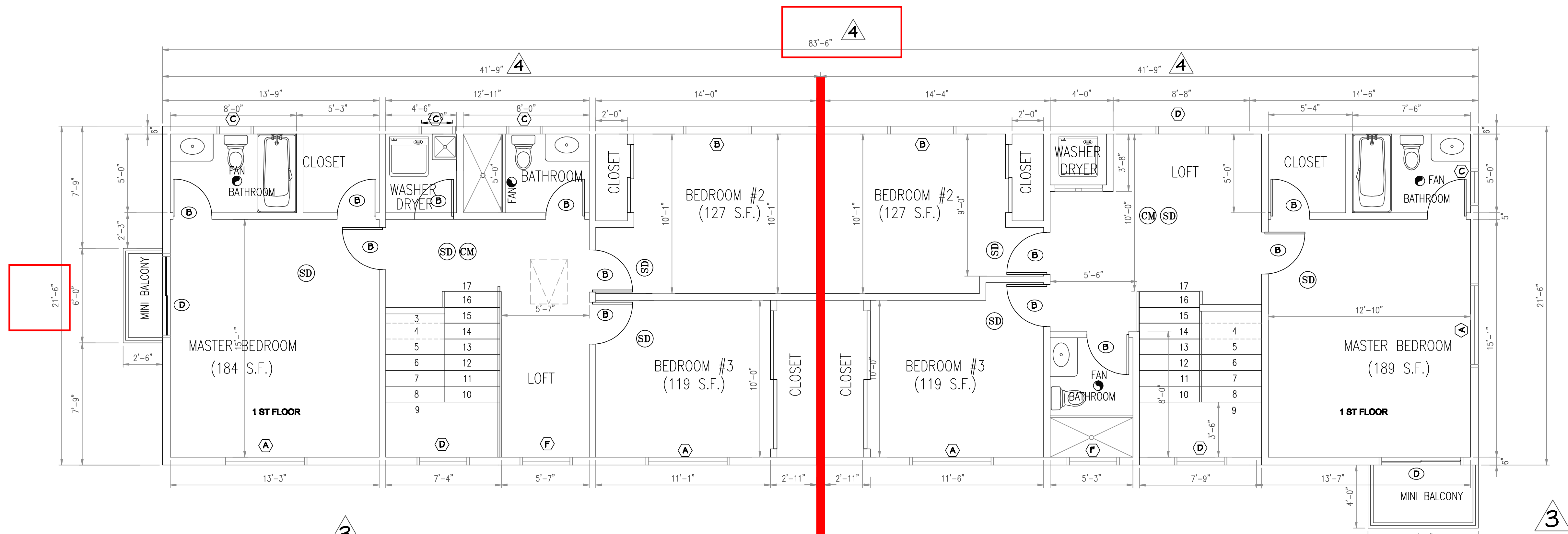


PROJECT LOCATION:
RESIDENCE NEW FRONT HOUSE AND ADU
 1241 W. 95th ST. LOS ANGELES, CA 90044

DATE:	REVISION:
4/30/20	Planning Corrections
6/02/20	Planning Corrections
6/23/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

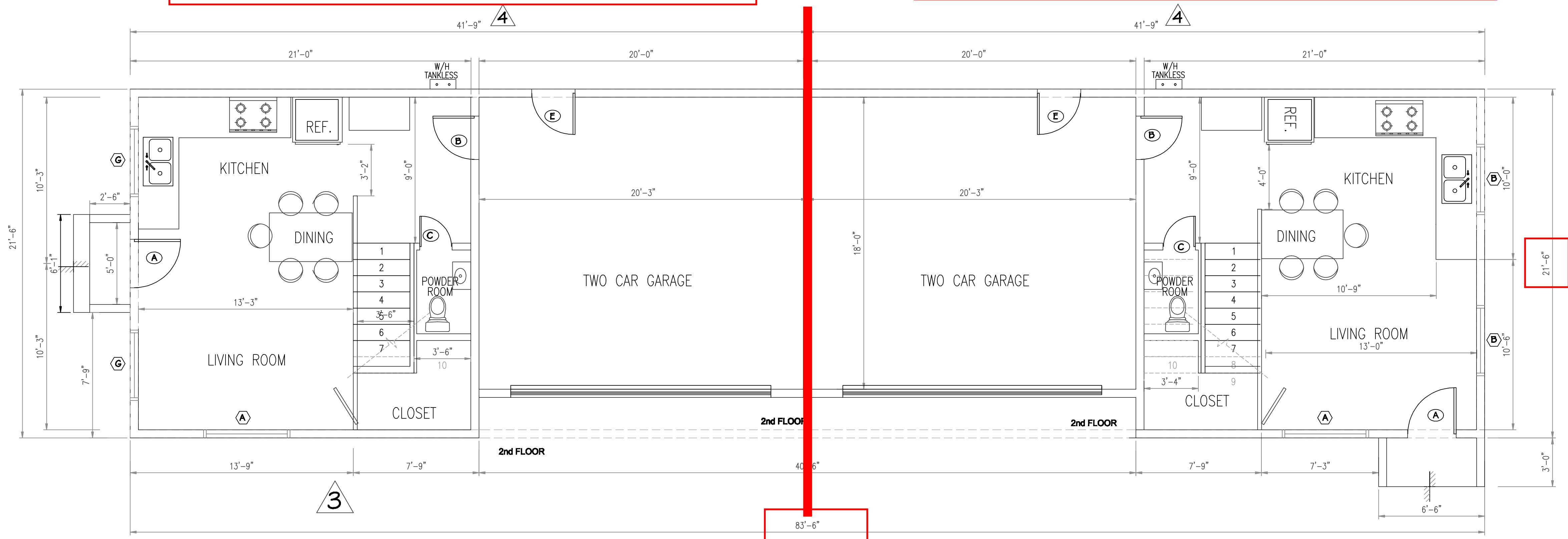
Date: 06/06/2020
 Job No: R200310
 Drawn By: JENNY
 Scale: 1/4"=1'-0"

Sheet title:
REAR HOUSE ELEVATION



FRONT HOUSE 2nd FLOOR PLAN "A"
 SCALE: 1/4"=1'-0"

FRONT HOUSE 2nd FLOOR PLAN "B"
 SCALE: 1/4"=1'-0"



FRONT HOUSE 1st FLOOR PLAN "A"
 SCALE: 1/4"=1'-0"

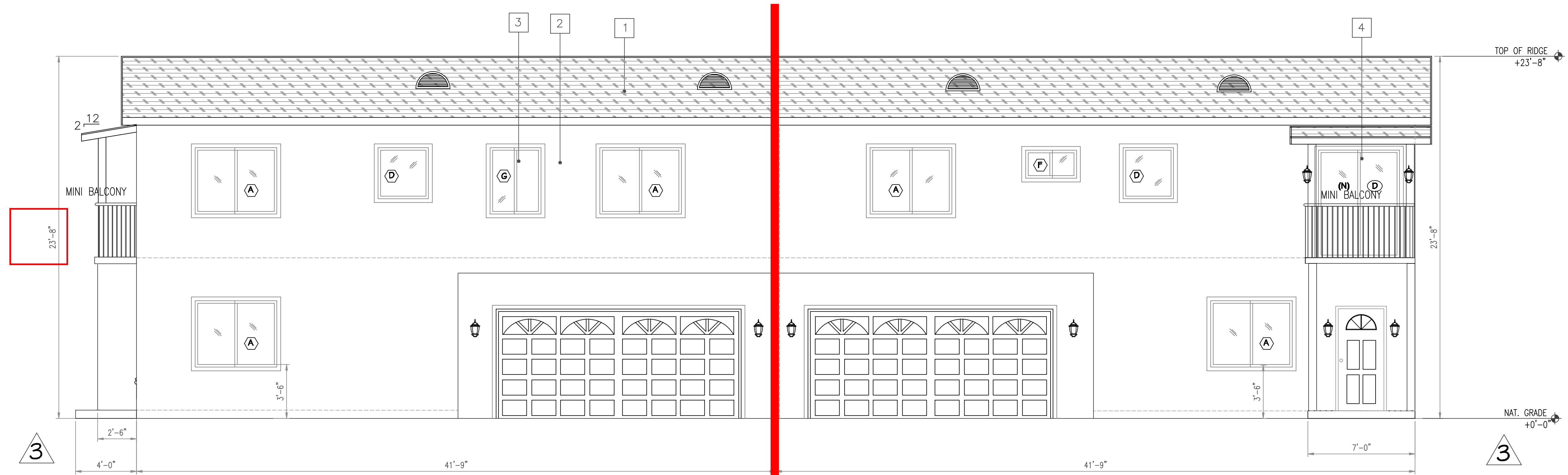
FRONT HOUSE 1st FLOOR PLAN "B"
 SCALE: 1/4"=1'-0"

PROJECT LOCATION:
RESIDENCE NEW FRONT HOUSE AND ADU
 1241 W. 95th ST. LOS ANGELES, CA 90044

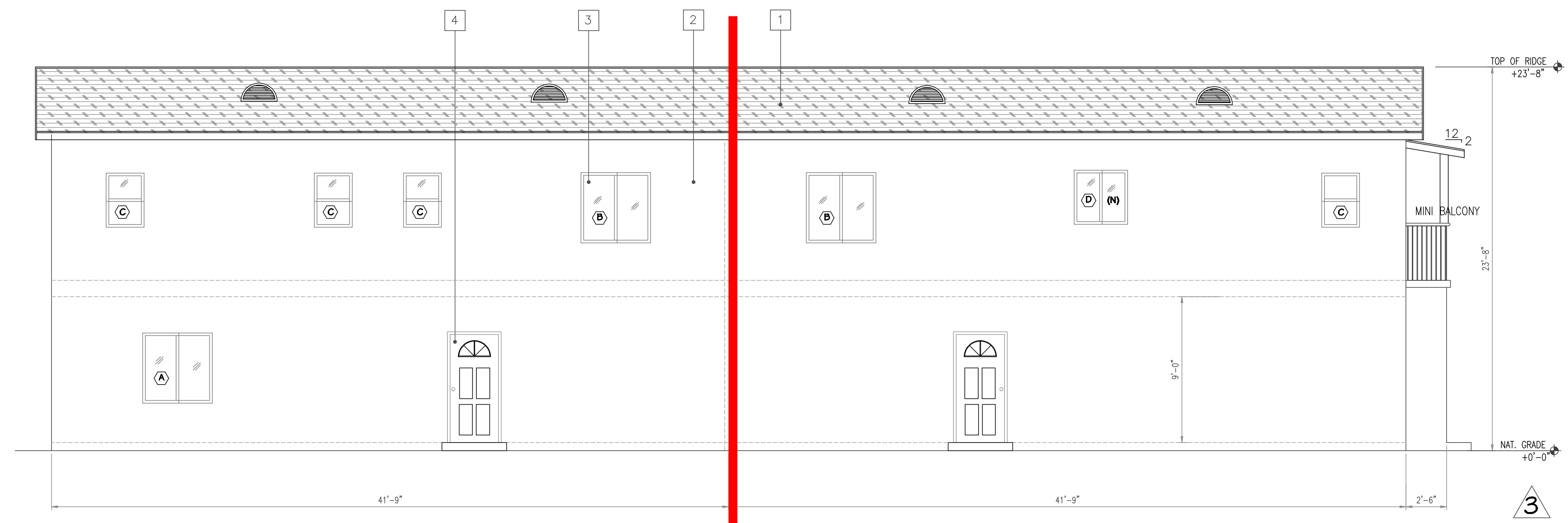
DATE:	REVISION:
4/30/20	Planning Corrections
6/02/20	Planning Corrections
6/23/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

Date:	07/30/2020
Job No:	R200310
Drawn By:	JENNY
Scale:	1/4"=1'-0"

Sheet title:
FRONT HOUSE FLOOR PLAN

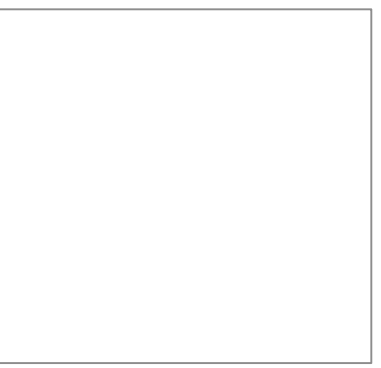


FRONT HOUSE EAST ELEVATION
SCALE: 1/4"=1'-0"



FRONT HOUSE WEST ELEVATION
SCALE: 1/4"=1'-0"

RESIDENCE NEW FRONT HOUSE AND ADU
1241 W. 95th ST. LOS ANGELES, CA 90044



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7/30/20	Planning Corrections

Date:	07/30/2020
Job No:	R200310
Drawn By:	JENNY
Scale:	1/4"=1'-0"

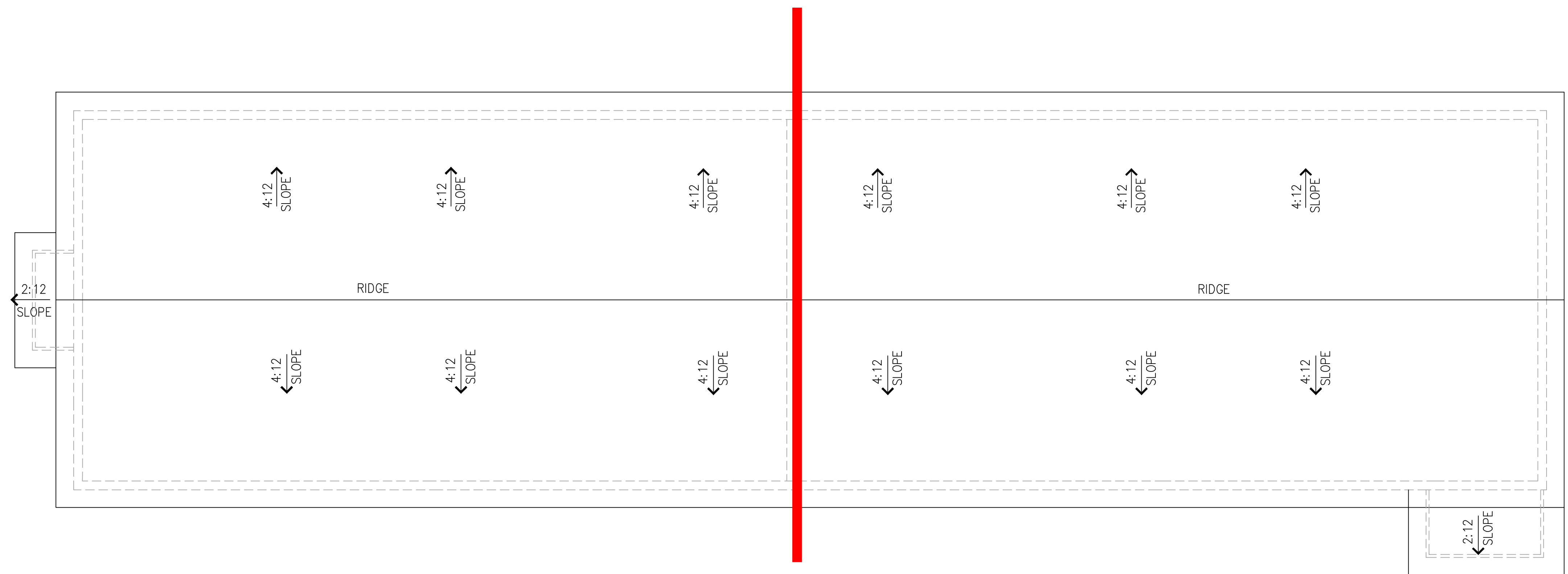
Sheet title:
FRONT HOUSE ELEVATION

EXTERIOR MATERIAL/COLOR/BRAND (PROPOSED)

MATERIAL AND COLOR MATCH MAIN HOUSE

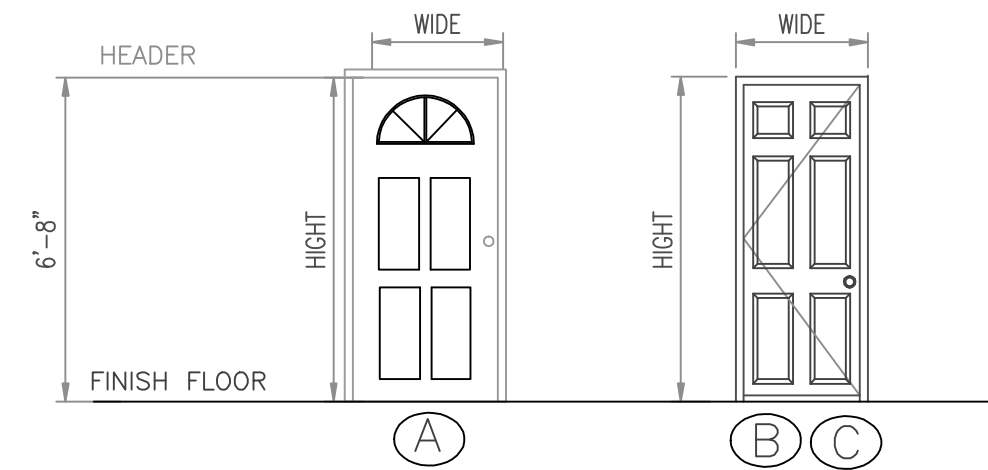
- 1 ROOF (ASPHALT SHINGLES) / BROWN
- 2 WALL (STUCCO) / IVORY
- 3 WINDOW (VINYL) / WHITE
- 4 DOOR
- 5 VENTILATION
- 6 HANDRAIL

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MIN. AND 1/4-IN. MAX. OPENING.
ROOF (TILE) ICC-ESR-1647 CLASS "C"

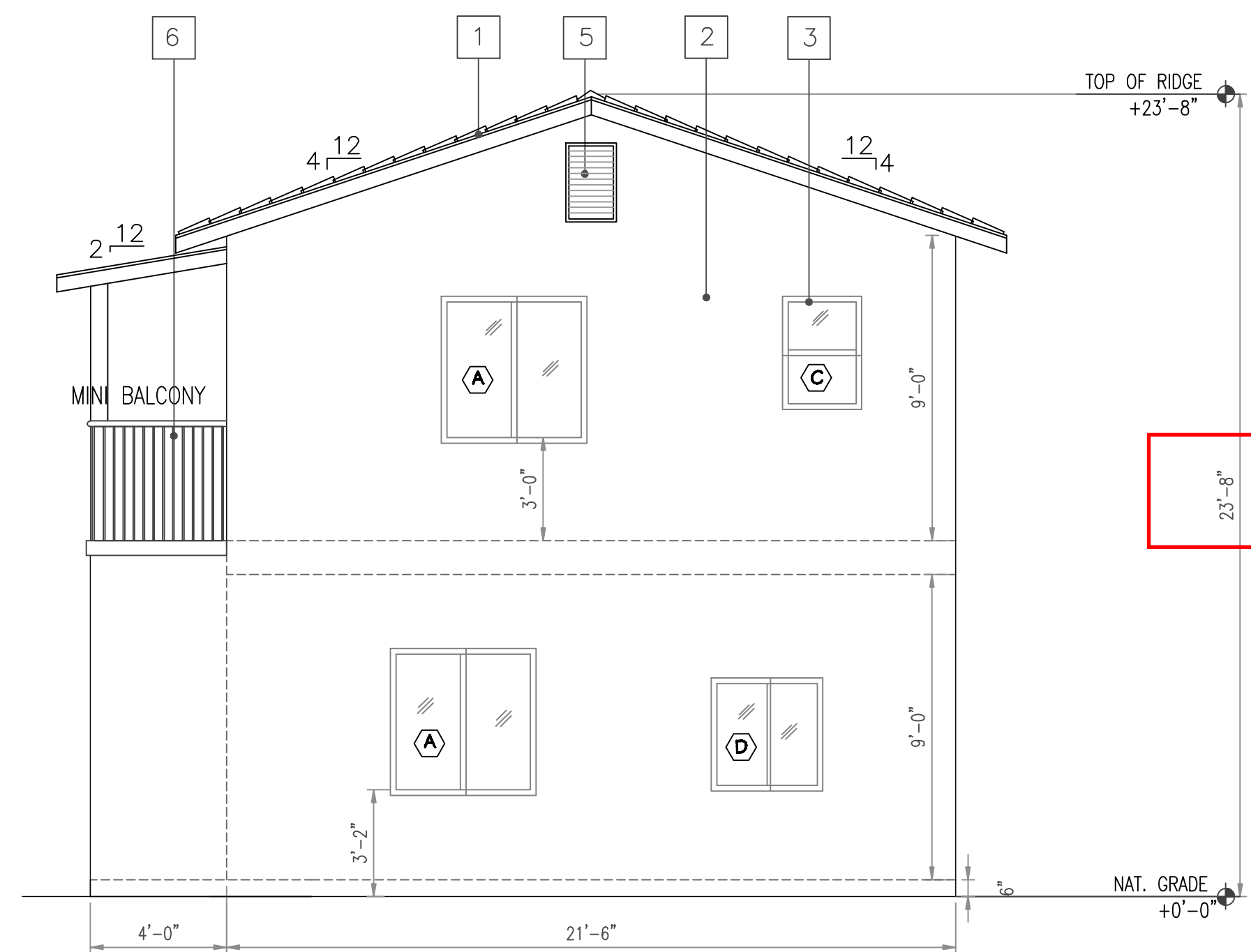
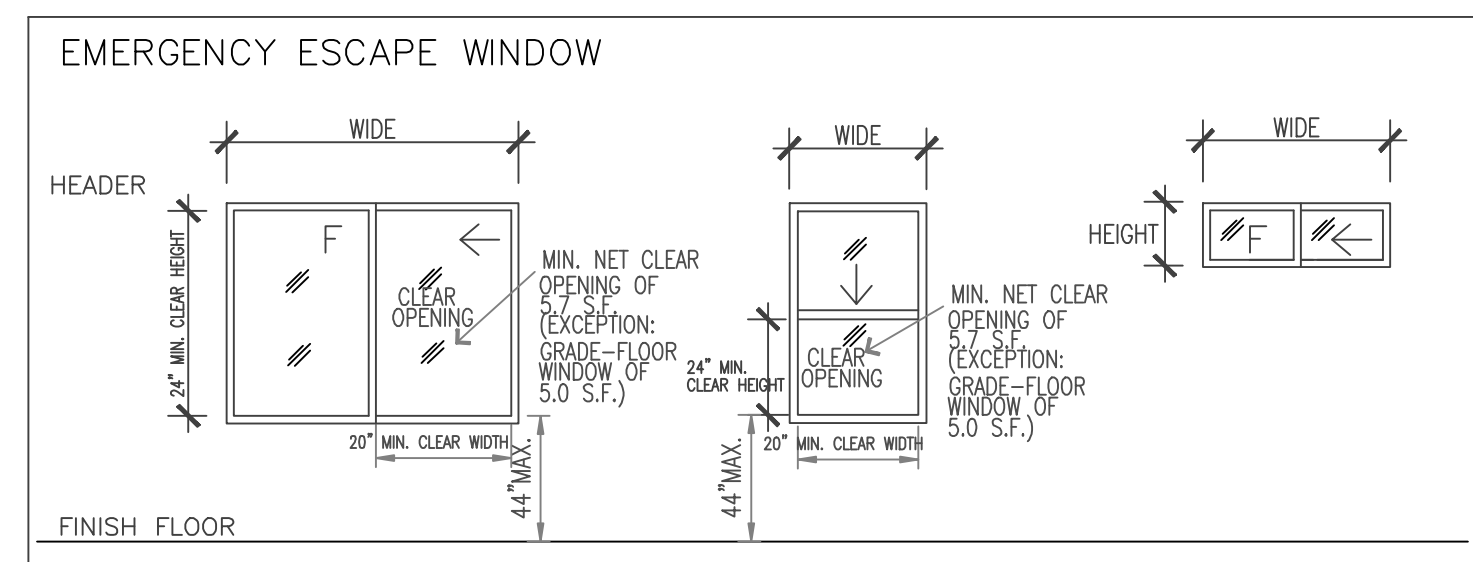


FRONT HOUSE ROOF PLAN
SCALE: 1/4"=1'-0"

SYM.		SIZE			DESCRIPTION	TYPE	FRAME	FINISH	REMARKS
WIDTH	HEIGHT	THK.	ALUM.	WOOD	FIXED FRENCH	WOOD	PAINTED		
(A)	3'-0"	6'-8"	1-3/8"	●	●	●	●	NEW MATCH EXISTING	
(B)	2'-8"	6'-8"	1-3/8"	●	●	●	●	NEW	
(C)	2'-6"	6'-8"	1-3/8"	●	●	●	●	NEW	
(D)	3'-0"	6'-8"	1-3/8"	●	●	●	●	NEW	



SYM.		SIZE		FRAME	TYPE	FINISH	REMARKS
WIDTH	HEIGHT	ALUM.	WOOD	FIXED	ROLLING	PAINTED	
(A)	5'-0"	4'-0"	●	●	●	●	
(B)	4'-0"	4'-0"	●	●	●	●	
(C)	2'-0"	3'-0"	●	●	●	●	TEMPERED GLASS
(D)	3'-0"	3'-0"	●	●	●	●	
(E)	3'-0"	1'-0"	●	●	●	●	
(F)	3'-0"	4'-0"	●	●	●	●	



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



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

PROJECT LOCATION:
RESIDENCE NEW FRONT HOUSE AND ADU
1241 W. 95th ST. LOS ANGELES, CA 90044

DATE	REVISION
4/30/20	Planning Corrections
6/02/20	Planning Corrections
6/23/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

Date: 07/30/2020
Job No: R200310
Drawn By: JENNY
Scale: 1/4"=1'-0"

Sheet title:
FRONT HOUSE ROOF PLAN

Parcel Details

I want to...

- Property records are kept at the West District Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No: 6056-008-026
Address: 1241 W 95TH ST LOS ANGELES CA 90044
Property Type: Single Family Residential
Region / Cluster: 09 / 09135
Tax Rate Area (TRA): 01208

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:
Indicated Sale Price:

Search for Recent Sales

2022 - Roll Values

Recording Date: 03/06/2020
Land: \$449,326
Improvements: \$112,331
Personal Property: \$0
Fixtures: \$0
Homeowners' Exemption: \$0
Real Estate Exemption: \$0
Personal Property Exemption: \$0
Fixture Exemptions: \$0

- 2022 - Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

OLIVIA HEIGHTS W 50 FT OF LOT 203

Building Description

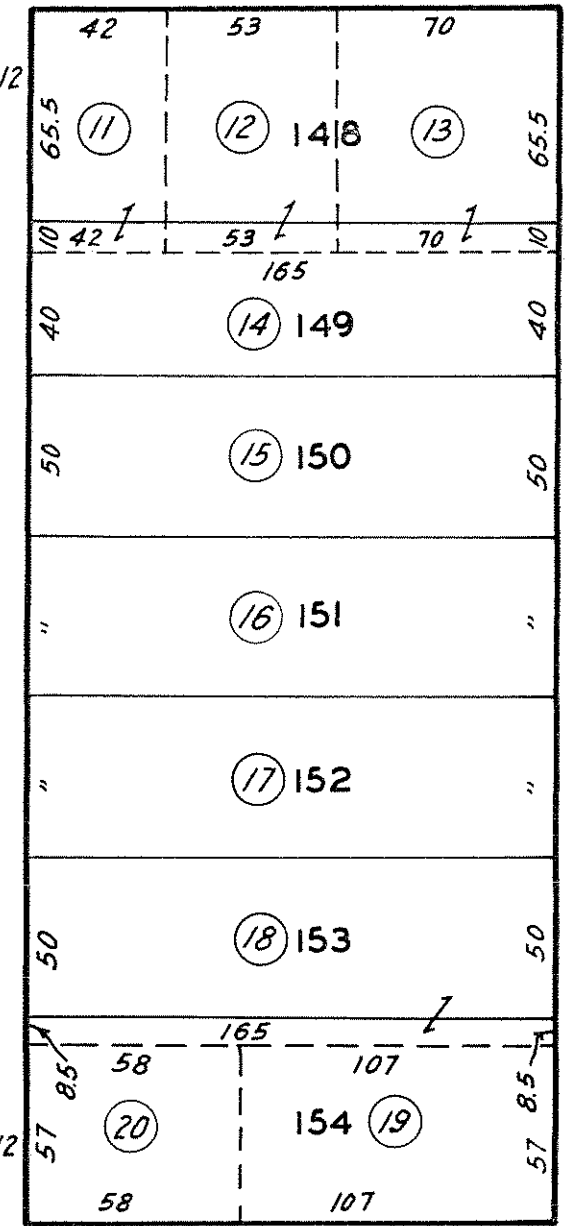
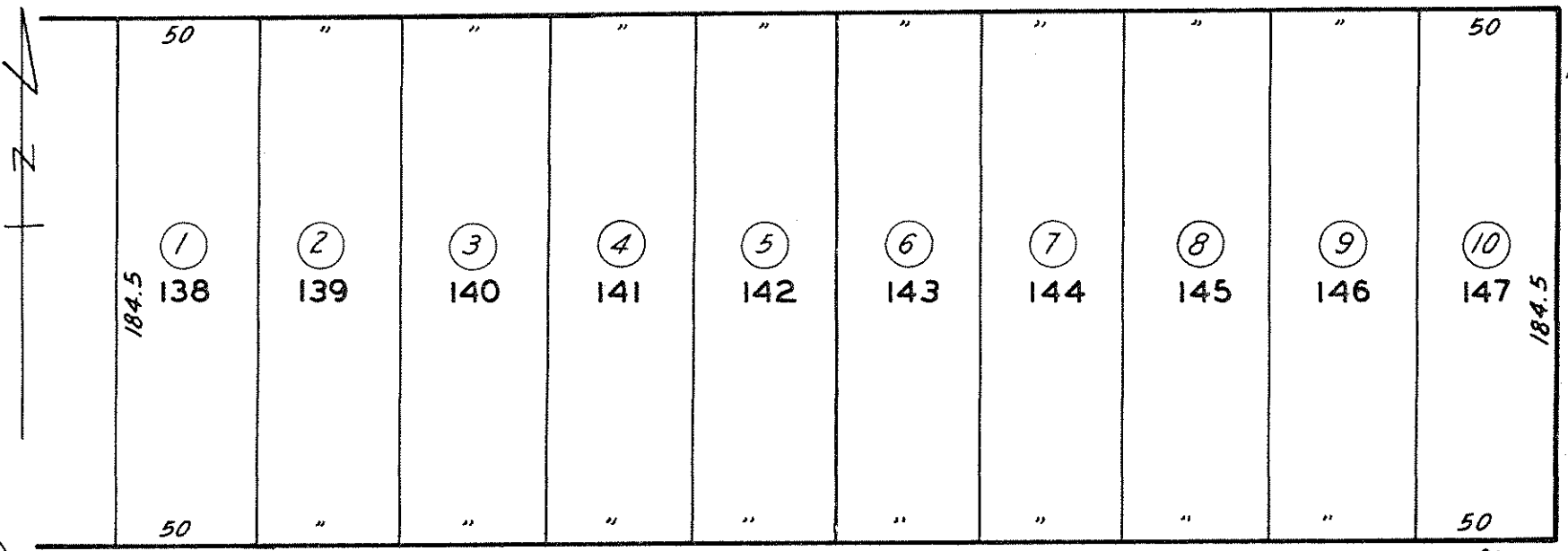
Building Improvement 1
Square Footage: 1,016
Year Build / Effective Year Built: 1952 / 1952
Bedrooms / Bathrooms: 2 / 2



5

94TH

ST.

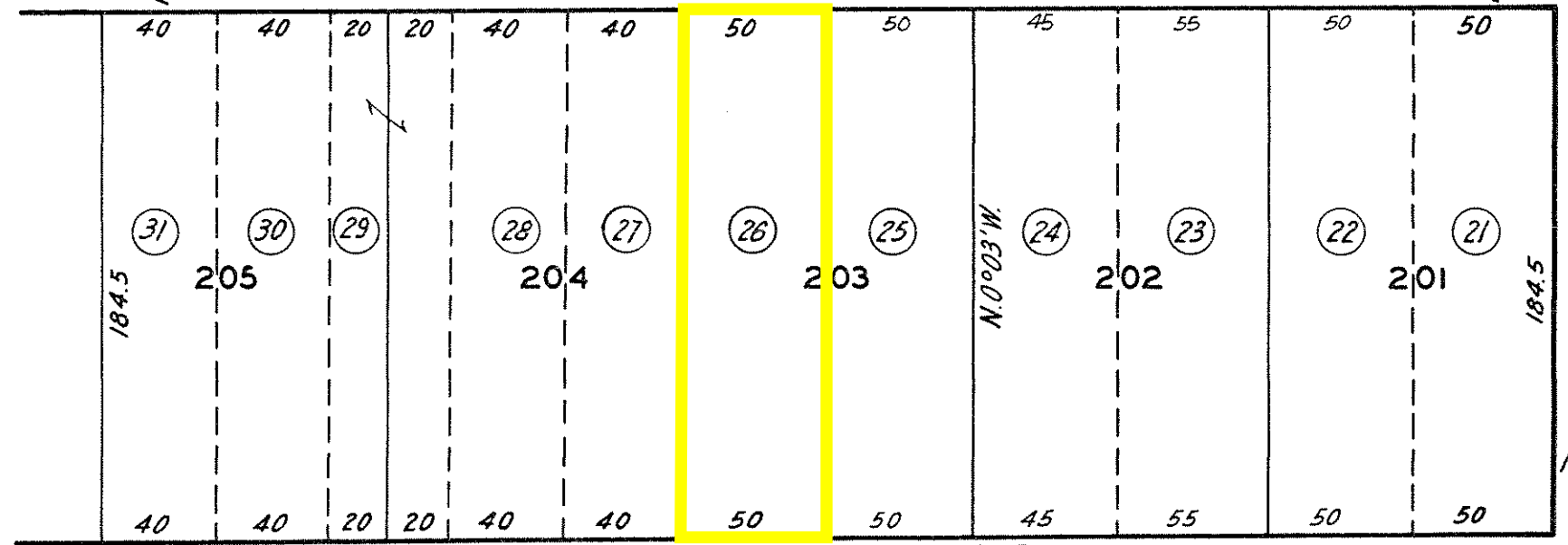


60 AVE.

60 BUDLONG

7

9



95TH

ST.

CODE 1208

OLIVITO HEIGHTS
M.B. 8-47

FOR PREV. ASSMT. SEE:
6055-16