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CITY PLANNING  
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Decision Date: August 18, 2022

Appeal End Date: September 2, 2022

Chandler Village, LLC (A/O)  
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Michael White (E)  
Forma Engineering, Inc.  
400 San Fernando Mission Boulevard  
San Fernando, CA 91340

Re: VTT-83014-CN  
12438-12462 W. Chandler Boulevard, 5350 &  
5354 N. Whitsett Avenue, 5353 N. Wilkinson Avenue  
North Hollywood – Valley Village  
Community Plan Area  
Zone : [Q]C2-1VL  
D.M. : 171B165  
C.D. : 2 - Krekorian  
CEQA : ENV-2015-3339-MND-REC1  
Legal Description: Fraction of Lots 1 & 10,  
Lots 2-9, Tract 8304

In accordance with provisions of Section 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approves the addendum to Mitigated Negative Declaration (ENV-2015-3339-MND-REC1) as the environmental clearance and approves Vesting Tentative Tract Map No. VTT-83014-CN composed of the merger and resubdivision of 10-lots into one-lot, located at 12444 Chandler Boulevard for a maximum of **three commercial condominium units and 69 residential condominium units**, as shown on revised map stamp-dated March 25, 2021, in the North Hollywood – Valley Village Community Plan. This unit density is based on the [Q]C2 Zone and Case No. CPC-2015-3338-DB-SPR-SPP. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Quyen Phan of Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8304.*

1. That a 15-foot by 15-foot cut corner be dedicated at the intersection of Chandler Boulevard and Wilkinson Avenue.
2. That a 15-foot by 15-foot cut corner be dedicated at the intersection of Chandler Boulevard and Whitsett Avenue.
3. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
4. That no portion of the building shall encroach into the public right-of-way.
5. That the correct right-of-way dimension for Whitsett Avenue be shown on the final map.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated March 3, 2017, Log No. 96568-01 and 96569-01 and attached to the case file for Tract No. 8304.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.*

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes: This property is located within the Valley Village Specific Plan Area.

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

#### **DEPARTMENT OF TRANSPORTATION**

*For questions, the applicant is advised to contact sheila.ahoraiian@lacity.org or 818-374-4699.*

8. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
  - b. A two-way driveway width of  $W=30$  feet is required for all two-way driveways, or to the satisfaction of DOT.
  - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
  - d. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

#### **FIRE DEPARTMENT**

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of*

*waiting please email [lafdhydrants@lacity.org](mailto:lafdhydrants@lacity.org). You should advise any consultant representing you of this requirement as well.*

9. That prior to the recordation of the final map, submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.

#### **DEPARTMENT OF WATER AND POWER**

10. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

#### **BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

11. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

#### **BUREAU OF SANITATION**

12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated January 5, 2021. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

13. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.*

14. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

15. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2: 1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

#### **DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of one-lot with three commercial condominium units and 69 residential condominium units.
  - b. That a solar access report shall be submitted to the satisfaction of the Advisory Agency.
  - c. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - d. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

#### **DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

17. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No.16 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above-mentioned mitigation items.
  
18. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - MM-1. Prior to the issuance of the grading permit, the Project design consultant shall demonstrate the incorporation of the recommendations set forth in the Soils Engineering Investigation prepared by the geotechnical consultant for the Project, subject to the review and approval of the City of Los Angeles Department of Building and Safety.
  - MM-2. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
  - MM-3. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
  - MM-4. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
  - MM-5. Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
  - MM-6. Barriers such as, but not limited to, plywood structures or flexible sound control curtains shall be erected around the perimeter of the construction site to minimize the amount of noise during construction on the nearby noise-sensitive uses.

- MM-7. A construction work site traffic control plan shall be submitted to DOT's Central District Office for review and approval prior to the start of any construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours. The review and approval of the site plan for driveway dimension, access and circulation scheme, shall be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, 213-482-7024) to avoid delays in the building permit approval process. All driveways shall be Case 2 driveways and 30 feet for two-way operations and 16 feet wide for one-way operations. All pick-up and drop-off activities shall take place on-site.
- MM-8. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic, and overhead protection, due to sidewalk closure. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility. Covered walkways should be provided where pedestrians are exposed to potential injury from falling objects.
- MM-9. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

#### **DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS**

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of

the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-3. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment/commercial building. However, prior to issuance of a building permit for apartments/commercial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

#### **DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONDITIONS**

- CC-1. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
- c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.

- d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

CC-2. In order to expedite the development, the applicant may apply for a building permit for a commercial/industrial building. However, prior to issuance of a building permit for a commercial/industrial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for a commercial/industrial building will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for a commercial/industrial building and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1.
- (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
  - (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
  - (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - (e) That drainage matters be taken care of satisfactory to the City Engineer.
  - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

- (g) That any required slope easements be dedicated by the final map.
  - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
  - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.

- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - (1) Construct new street light: two (2) on Chandler Boulevard and two (2) on Wilkinson Avenue. If street widening per BOE improvement conditions, relocate and upgrade street lights; one (1) on Chandler Boulevard and two (2) on Whitsett Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - a. Improve Whitsett Avenue adjoining the subdivision with the construction of a new full-width concrete sidewalk, the repair of concrete curb, gutter and roadway pavement including any necessary removal and reconstruction of existing improvements.
  - b. Construct ADA concrete curb ramp at the intersections of Chandler Boulevard with Whitsett Avenue and Wilkinson Avenue.
  - c. Improve the alley adjoining the subdivision with the construction a new longitudinal concrete gutter and the replacement of any existing broken or

off-grade asphalt pavement. Construct the alley intersections at Whitsett Avenue and Wilkinson Avenue all satisfactory to the City Engineer.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

**FINDINGS OF FACT (CEQA)**

The project was issued Mitigated Negative Declaration, Case No. ENV-2015-3339-MND, was prepared for the project and circulated from February 11, 2016 to March 2, 2016 and adopted with a Mitigation Monitoring Program on December 6, 2016 by the City Planning Commission; the addendum to the MND (ENV-2015-3339-MND-REC1) was approved concurrent with the tract approval herewith.

The Deputy Advisory Agency found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Mitigated Negative Declaration (MND), Case No. ENV-2015-3339-MND, as circulated on February 11, 2016, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; found the MND reflects the independent judgement and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the MND and the Mitigation Monitoring Program prepared for the MND.

The Deputy Advisory Agency, adopts Mitigated Negative Declaration No. ENV-2015-3339-MND-REC1, reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No. 16 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 15.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. 83014-CN the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The subject site is located in the Valley Village Specific Plan and has been reviewed against the Specific Plan through Case No. CPC-2015-3888-DB-SPR-SPP.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the North Hollywood-Valley Village Community Plan, updated, and adopted by the City Council on May 14, 1996. The Plan designates the subject property as Neighborhood Office Commercial corresponding to the CR, C1, C1.5, RAS3, RAS4 and P Zones and Footnote No. 2 which limits the base height to 45 feet or three-stories. The existing [Q]C2-1VL Zone is consistent with the land use designation of the General Plan as reflected in the adopted community plan. The "Q" Condition on the project sites refers to Ordinance No. 165,108 which limits the commercial uses to those of the C1.5-1VL Zone. Prohibited uses include most auto repair/sales-related uses and drive-through windows. The proposed project is providing new residential and commercial opportunities to an underutilized site without displacing any existing tenants on land zoned for such uses. As such, the project is consistent with General Plan land use designation of the site.

The subject site consists of ten tied parcels, totaling approximately 27,822 square feet in lot area, that create a mostly rectangular shaped site situated at the southeastern corner of the intersection of Chandler Boulevard and Whitsett Avenue. All parcels front Chandler Boulevard to the north for an approximately 255-foot frontage as well as the public alley to the south, with an average depth of the site being 110 feet. The site spans from Whitsett Avenue on the west and Wilkinson Avenue on the east.

The Property is designated for Neighborhood Office Commercial uses by the North Hollywood - Valley Village Community Plan and is zoned [Q]C2-1VL. The zone permits a building height of 45 feet with unlimited stories and a Floor Area Ratio (FAR) of 1.5:1 or 41,733 square feet of floor area. The associated "Q" Condition limits commercial uses to those in the C1.5-1VL Zone. Also, Footnote No. 2 of the Community Plan limits these Neighborhood Office Commercial land uses to Height District 1VL and three-stories. However, a new five-story mixed-use development as approved under CPC-2015-3338-DB-DPR-SPP. The project is a new 62,481 square-foot mixed-use building containing 69 residential units, 5,000 square feet of commercial space, 140 on-site vehicle parking spaces, and 82 bicycle parking spaces. The building will be five stories with a maximum height of 56 feet. The project will include ground floor commercial and four residential levels, all above two subterranean parking levels. The proposed subdivision is filed to change the commercial and residential units into condominiums.

Pursuant to LAMC Section 1706 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 17.15 and is consistent with the applicable General Plan.

- (b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned [Q]C2-1VL, the zone and [Q] Condition would permit a maximum of 75 dwelling units on the approximately 27,822 square-foot site. As the map is proposed for a 10-lot into one-lot merger and resubdivision

resulting in 69 residential condominiums and three commercial condominiums, it is consistent with the density permitted by the zone.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards on Chandler Boulevard, Whitsett Avenue, Wilkinson Avenue and the public alley. The Bureau of Engineering has recommended improvements to the public rights-of-way adjacent to the property, consistent with the standards of the Mobility Element. The Bureau of Street Lighting has further required the installation of street lighting. The Department of Recreation and Parks recommended the subdivision dedicate land to the City or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under provisions of LAMC 12.33. However, the five-story mixed-used development was previously reviewed and approved under Case No. CPC-2015-3338-DB-SPR-SPP with significant construction currently underway (Building Permit No. 17010-20000-01171). As such, it would be impractical to require on-site dedication as the site is presently being built out with the approved five-story mixed-use building over two level of basement. Thus, the Deputy Advisory Agency has conditioned the payment of Quimby fee in lieu of land acquisition. The project will provide a 395 square-foot ground floor community room, 722 square-foot gym, and will provide its required on-site open space requirements as approved under CPC-2015-3338-DB-SPR-SPP. The project site also has access to the Metro "G" (Orange) Line busway and bike lanes, which provide access to regional recreational opportunities. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The subject site consists of ten tied parcels, totaling approximately 27,822 square feet in lot area, that create a mostly rectangular shaped site situated at the southeastern corner of the intersection of Chandler Boulevard and Whitsett Avenue. All parcels front Chandler Boulevard to the north for an approximately 255-foot frontage as well as the public alley to the south, with an average depth of the site being 110 feet. The site spans from Whitsett Avenue on the west and Wilkinson Avenue on the east.

The Property is designated for Neighborhood Office Commercial uses by the North Hollywood - Valley Village Community Plan and is zoned [Q]C2-1VL. The zone permits a building height of 45 feet with unlimited stories and a Floor Area Ratio (FAR) of 1.5:1 or 41,733 square feet of floor area. The associated "Q" Condition limits commercial uses to those in the C1.5-1VL Zone. Also, Footnote No. 2 of the Community Plan limits these Neighborhood Office Commercial land uses to Height District 1VL and three-stories.

Property in the surrounding area is characterized by commercial, single- and multi-family residential and public facility uses. Directly to the north of the site is the Orange Line Busway in the PF-1VL Zone which has a station located five blocks to the east (approximately 2,400 feet) and contains pedestrian walkways and a bicycle path for ease of access. There is also a bus stop directly adjacent to the project along the Chandler Boulevard frontage, two to the north on the northeast corner of Chandler Boulevard and Whitsett Avenue and a fourth across Whitsett Avenue to the west. To the north is a mini-

shopping center which includes a banquet hall, cleaners, laundry market, delivery service, offices, studio and two Temples in the [Q]C2-1VL Zone ranging from one- and two-stories. To the northwest is an office building and a private school, both two-stories, in the [Q]C2-1VL Zone. On the east across Wilkinson Avenue is a Temple and 7-unit condominium in the RD1.5-1 Zone and beyond the terminus of the public alley is a 25-unit apartment building. Properties to the south separated from the subject site by the public alleyway include a 10-unit three-story apartment building over at-grade parking and a two-story 5-unit building both in the RD1.5-1 Zone. The property to the west across Whitsett Avenue contains a 63-unit three-story apartment building over at-grade parking in the R3-1 Zone.

The subject site is currently under development with a five-story mixed-use development approved under Case No. CPC-2015-3338-DB-SPR-SPP. The project is a new 62,481 square-foot mixed-use building containing 69 residential units, 5,000 square feet of commercial space, 140 on-site vehicle parking spaces, and 82 bicycle parking spaces. The building will be five stories with a maximum height of 56 feet. The project will include ground floor commercial and four residential levels, all above two subterranean parking levels.

Of the 69 residential units, nine units will be covenanted for Very-Low-Income Households (determined by the Housing Department), 55 one-bedroom apartments and 14 two-bedroom apartments. The units will range in size from 533 square feet to 1,046 square feet. The units are stepped back along the street frontages slightly, to break up the vertical massing of the building envelope. On the second floor there are two open courtyards, one centrally located and just to the east of center opening to the alleyway, which are to include vegetation, tables, and chairs. Proposed on the third floor, at the southwest portion of the property, is larger patio open space which could include a fire pit, spa, tables, and chairs.

The project site is located within the 7.4 km from the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is located within a liquefaction zone and will be required to comply with all applicable regulations as it pertains to development within a liquefaction zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard, and flood-related erosion hazard areas).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Property in the surrounding area is characterized by commercial, single- and multi-family residential and public facility uses. Directly to the north of the site is the Orange Line

Busway in the PF-1VL Zone which has a station located five blocks to the east (approximately 2,400 feet) and contains pedestrian walkways and a bicycle path for ease of access. There is also a bus stop directly adjacent to the project along the Chandler Boulevard frontage, two to the north on the northeast corner of Chandler Boulevard and Whitsett Avenue and a fourth across Whitsett Avenue to the west. To the north is a mini-shopping center which includes a banquet hall, cleaners, laundry market, delivery service, offices, studio and two Temples in the [Q]C2-1VL Zone ranging from one- and two-stories. To the northwest is an office building and a private school, both two-stories, in the [Q]C2-1VL Zone. On the east across Wilkinson Avenue is a Temple and 7-unit condominium in the RD1.5-1 Zone and beyond the terminus of the public alley is a 25-unit apartment building. Properties to the south separated from the subject site by the public alleyway include a 10-unit three-story apartment building over at-grade parking and a two-story 5-unit building both in the RD1.5-1 Zone. The property to the west across Whitsett Avenue contains a 63-unit three-story apartment building over at-grade parking in the R3-1 Zone.

The project site has approximately 27,822 square feet of lot area, which would permit a maximum of 75 dwelling units. The subject site is currently under development with a five-story mixed-use development approved under Case No. CPC-2015-3338-DB-SPR-SPP. The project is a new 62,481 square-foot mixed-use building containing 69 residential units, 5,000 square feet of commercial space, 140 on-site vehicle parking spaces, and 82 bicycle parking spaces. The building will be five stories with a maximum height of 56 feet. The project will include ground floor commercial and four residential levels, all above two subterranean parking levels.

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with an under-construction project. There are no trees on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. The Advisory Agency approved an addendum to Mitigated Negative Declaration Reconsideration No. ENV-2015-3339-MND, which determined no new EIR or ND was necessary for the subdivision of land. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected

to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Chandler Boulevard, which is a public street. The project site consists of a parcel identified as Lot No. 1 - 10 of Tract 8304 and is identified by the Assessor Parcel No. 2347-031-029. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the

site in relation to adjacent development. These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. 83014-CN.

VINCENT P. BERTONI, AICP  
Advisory Agency



TIM FARGO, PhD  
Deputy Advisory Agency

CR:TF:AJ:SH:ly

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza  
201 North Figueroa  
Street, 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service  
Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles  
Development Services  
Center 1828 Sawtelle  
Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2912

**Forms are also available on-line at <http://cityplanning.lacity.org>**

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

# VESTING TENTATIVE TRACT MAP NO. 83014

## IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES

### MERGER AND RE-SUBDIVISION OF 10 LOTS FOR 1 LOT FOR CONDOMINIUM PURPOSES COUNCIL DISTRICT # 2

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
 TENTATIVE MAP  PARCEL MAP  
MAR 25 2021  
 REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
DEPUTY ADVISORY AGENCY

**NOTES:**

1. EXISTING USE: MIXED USE
2. SITE ADDRESS: 12444 CHANDLER BLVD.
3. ASSESSOR PARCEL NUMBERS: 2347-031-029
4. THOMAS GUIDE: PAGE 562, GRID F2
5. COMMUNITY PLAN: N. HOLLYWOOD - VALLEY VILLAGE
6. EXISTING GENERAL PLAN DESIGNATION: NEIGHBORHOOD OFFICE COMMERCIAL
7. PROPOSED GENERAL PLAN DESIGNATION: NEIGHBORHOOD OFFICE COMMERCIAL
8. EXISTING ZONING: [Q]C2-1VL
9. PROPOSED ZONING: [Q]C2-1VL
10. PROPOSED DEVELOPMENT: MERGER AND RESUBDIVISION OF 10 LOTS FOR 1 LOT FOR CONDOMINIUM PURPOSES WITH 69 RESIDENTIAL CONDOMINIUM UNITS AND 3 COMMERCIAL CONDOMINIUM UNITS.
11. PROPOSED PARKING: REQUIRED AND PROVIDED PARKING PROVIDED PER LOS ANGELES MUNICIPAL CODE. PARKING SPACES FOR THE 3 COMMERCIAL UNITS WILL BE LOCATED ON THE RESIDENTIAL LOT AND WILL BE SHARED VIA COVENANT AND AGREEMENT PER CITY PLANNING CASE GPC-2015-3338-DB-SPP-SPP.
12. TREES: THERE ARE NO PROTECTED TREES ON SITE
13. EXISTING UTILITIES:  
24" SEWER MAIN IN WHITSETT AVE  
8" SEWER MAIN IN WILKINSON AVE  
8" LADWP WATER MAIN IN CHANDLER BLVD  
8" LADWP WATER MAIN IN WHITSETT AVE  
6" LADWP WATER MAIN IN WILKINSON AVE
14. EXISTING DRAINAGE:  
THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.
15. DISTRICT MAP: 171B165.
16. FLOOD ZONE: ZONE C  
FEMA PANEL: 0601370039C
17. PROPERTY IS NOT IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
18. PROPERTY IS NOT IN A GEOLOGICALLY HAZARDOUS ZONE.
19. PROPERTY IS NOT IN A HILLSIDE GRADING AREA

**20. PROPERTY IS NOT IN METHANE ZONE**

21. EXISTING LOT AREA = 27,817 SF (0.6386 ACRES)  
AREA TO BE DEDICATED = 0 SF (0.00 ACRES)  
NET LOT AREA = 27,817 SF (0.6386 ACRES)

**22. SUBSTRUCTURE PLAN LIST:  
SUBSTRUCTURE MAP NOS. SUB-137C  
DRAINAGE MAP NO. 428  
SEWER WYE MAPS NO. 171B165**

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 OF TRACT 8304, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 103, PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2347-031-029

**BENCHMARK:**

B.M. NO. 08-07700 NAVD 1988 LOS ANGELES CITY BENCH MARK  
DESCRIBED AS: WIRE SPIKE IN SOUTH CURB ON CHANDLER BLVD; SOUTH ROADWAY; 2 FEET EAST OF BEGINNING OF CURB RETURN EAST OF WHITSETT AVE.  
ELEVATION: 662.570 FEET YEAR OF ADJUSTMENT: 2000

**BASIS OF BEARING:**

BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF THE ALLEY SOUTH OF CHANDLER BLVD, BEING S89°54'10"W PER TRACT NO. 33517 M.B. 905 PGS 87-88.

**OWNER/DEVELOPER:**

NAME: CHANDLER VILLAGE LLC  
CONTACT: JERRY LEVY  
ADDRESS: 1180 BEVERLY DRIVE, SUITE 301  
LOS ANGELES, CA 91607  
PHONE: (310) 779-5959

**OWNER REPRESENTATIVE:**

NAME: ERVIN COHEN & JESSUP LLP  
CONTACT: ELLIA M. THOMPSON, Esq.  
ADDRESS: 9401 WILSHIRE BLVD, 9TH FLOOR  
BEVERLY HILLS, CA 90212  
PHONE: (310) 281-6356

**CIVIL ENGINEER:**

NAME: FORMA ENGINEERING INC.  
CONTACT: MIKE WHITE  
ADDRESS: 400 SAN FERNANDO MISSION BLVD  
SUITE 200  
SAN FERNANDO, CA 91340  
PHONE: (818) 696-8667

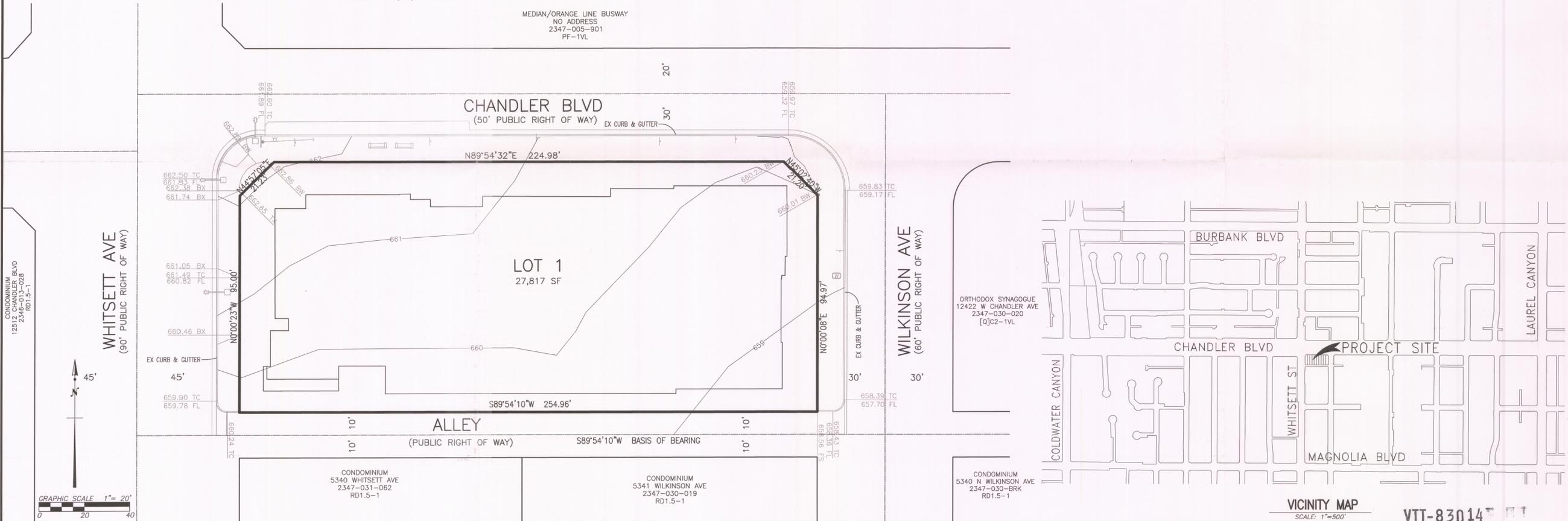
**UTILITY INFORMATION**

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
POWER	CITY OF LOS ANGELES, DWP	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR, LA, CA
WATER	CITY OF LOS ANGELES, DWP	(213) 977-6061	202 N. FIGUEROA, 4TH FLOOR, LA, CA
TELEPHONE	AT&T	(800) 977-2413	22311 BROOKHURST ST. HUNTINGTON BEACH
GAS	THE GAS COMPANY	(310) 687-2099	701 N. BULLIS RD. COMPTON, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-6093	202 N. FIGUEROA, 4TH FLOOR, LA, CA
SEWER	CITY OF LOS ANGELES	(213) 977-6032	202 N. FIGUEROA, 4TH FLOOR, LA, CA
CABLE TV	TIME WARNER CABLE	(888) 892-2253	9260 TOPANGA CANYON BLVD, CHATSWORTH, CA

UTILITIES NOTE: UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFFIC SIGNAL AND STREET LIGHT CONDUIT, ABANDONED LINES, ETC.) HAVE NOT BEEN PLOTTED. THE LOCATION OF THOSE PLOTTED UTILITIES WERE OBTAIN FROM UTILITY MAPS AND PLANS AS LISTED UNDER THE SUBSTRUCTURE PLAN LIST.

**LEGEND:**

- TC TOP OF CURB
- FL FLOW LINE
- BW BACK OF WALK
- PL PROPERTY LINE
- BX BOTTOM OF X
- SF SQUARE FEET
- LE LOWER ELEVATION
- UE UPPER ELEVATION



PREPARED FOR:  
**CHANDLER VILLAGE, LLC**  
1180 S. BEVERLY DRIVE, LOS ANGELES, CA 910035  
CONTACT : ELLIA M. Thompson, Esq (310) 281-6356

VESTING TENTATIVE TRACT 83014  
12444 CHANDLER BLVD  
LOS ANGELES, CA 91607

DEVELOPER'S ENGINEER:  
**FORMA ENGINEERING INC.**  
400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO, CA 91340  
Phone: (818) 832-1710 Fax: (818) 832-1740  
LARRY WILSON P.L.S. 75862 2/25/2021 DATE



No.	DATE	REVISION

DESIGNER: M.W.  
CHECKED BY: M.W.  
DATE: 02/25/2021  
SHEET 1 OF 1

VICINITY MAP SCALE: 1"=500'  
VTT-83014