LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TRACT MAP

APR 08 2024

☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

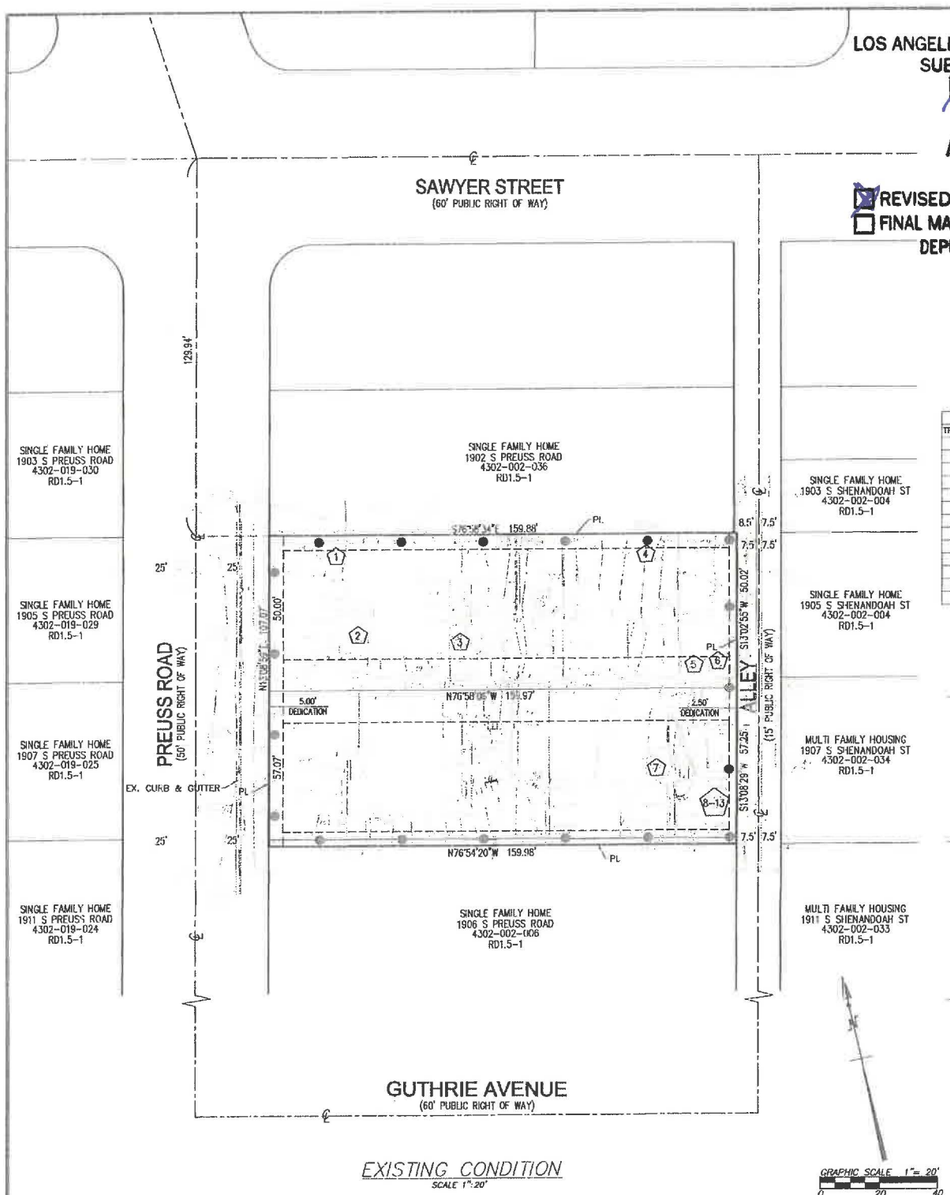
VESTING TENTATIVE TRACT MAP NO. 84089

IN THE CITY OF LOS ANGELES
12 LOT SMALL LOT SUBDIVISION
COUNCIL DISTRICT # 10

A SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5–1 ZONE,
PURSUANT TO ORDINANCE NO. 185,462

Tentative Map dtd. 03/07/2024 and the accompanying geological and soils engineering reports dated 03/07/2024 are acceptable for the initial filing with the Department of City Planning.

Geologist, Building & Safety — date 03/21/24

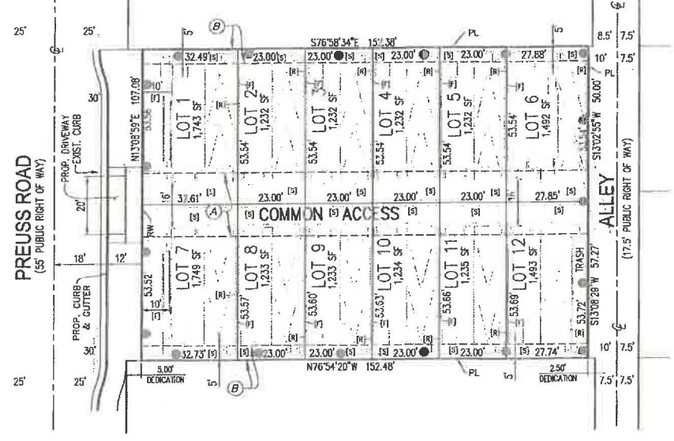


EXISTING CONDITION
SCALE 1":20'

EXISTING TREE TABLE		
TREE #	SPECIES	DIAMETER
1	KING PALM	10" & 5"
2	KING PALM	10", 8", 7" & 4"
3	KING PALM	8"
4	MEXICAN PALM	12"
5	CITRUS SP	6"
6	CITRUS SP	8"
7	CREPE MYRTLE	8"
8	WEEPING FIG	14"
9	WEEPING FIG	14"
10	WEEPING FIG	12"
11	WEEPING FIG	18"
12	WEEPING FIG	16"
13	WEEPING FIG	12"

REQUIRED SETBACK MATRIX				
LOT	NORTH	SOUTH	EAST	WEST
1	5'(S)	11'(S)	0.5'(R)	10'(F)
2	5'(S)	11'(S)	0.5'(R)	0.5'(F)
3	5'(S)	11'(S)	0.5'(R)	0.5'(F)
4	5'(S)	11'(S)	0.5'(R)	0.5'(F)
5	5'(S)	11'(S)	0.5'(R)	0.5'(F)
6	5'(S)	11'(S)	5.16'(R)	0.5'(F)
7	11'(S)	5'(S)	0.5'(R)	10'(F)
8	11'(S)	5'(S)	0.5'(R)	0.5'(F)
9	11'(S)	5'(S)	0.5'(R)	0.5'(F)
10	11'(S)	5'(S)	0.5'(R)	0.5'(F)
11	11'(S)	5'(S)	0.5'(R)	0.5'(F)
12	11'(S)	5'(S)	5'(R)	0.5'(F)

INDICATED ON PLAN AS:
F = FRONT YARD
R = REAR YARD
S=SIDE YARD



PROPOSED CONDITION
SCALE 1":20'

EASEMENTS:

(A) PROPOSED 11' WIDE PRIVATE RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, EMERGENCY ACCESS, UTILITIES, INFRASTRUCTURE, CROSS LOT DRAINAGE AND COMMON LANDSCAPING PURPOSES. (COMMON ACCESS)

(B) PROPOSED 5' WIDE PRIVATE RECIPROCAL EASEMENT FOR PEDESTRIAN INGRESS/EGRESS, EMERGENCY ACCESS, UTILITIES, INFRASTRUCTURE, CROSS LOT DRAINAGE AND COMMON LANDSCAPING PURPOSES. (COMMON ACCESS)

ASSESSOR PARCEL NUMBERS:
4302-00-003 & 4302-020-006

ZONING INFORMATION:
EXISTING: RD1.5-1
PROPOSED: RD1.5-1

SITE ADDRESS:
1904 S PREUSS ROAD
1906 S PREUSS ROAD
LOS ANGELES, CA 90034

THOMAS GUIDE:
PAGE 632, GRID H5

OWNERS:
RISA DAUER AND MARC DAUER
2313 DUXBURY CIRCLE
LOS ANGELES, CA 90034
310-753-2311

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 44 OF TRACT NO. 1250, BOOK 18, PAGES 46 AND 47 OF MAPS

AND THE NORTHERLY 2.21 FEE OF LOT 45 OF TRACT NO. 1250, BOOK 18, PAGES 46 AND 47 OF MAPS

APN: 4302-020-006

AND LOT 24 OF TRACT NO 12110, BOOK 227, PAGES 38 THROUGH 42, INCLUSIVE, OF MAPS

APN: 4302-020-003

NOTES:
1. EXISTING USE: SINGLE FAMILY HOUSES
2. PROPOSED DEVELOPMENT: 12 LOT – SMALL LOT SUBDIVISION
3. AREA: GROSS=17,142 SF (0.3935 ACRES)
   NET=16,339 SF (0.3751 ACRES)
4. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5–1 ZONE, PURSUANT TO ORDINANCE NO. 185,462.
5. TREES:
   NO PROTECTED ONSITE TREES ON SITE. THE FOLLOWING TREES ARE NOT FOUND ONSITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA); (B) SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE (PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA); (E) MEXICANA ELDERBERRY (SAMBUCUS MEXICANA) AND (F) TOYON (HETEROMELLES ARBUTIFOLIA) SHRUBS.

   THIRTEEN NON–PROTECTED SIGNIFICANT TREES TO BE REMOVED; SEE TREE TABLE HEREON.
6. EXISTING UTILITIES:
   8" SEWER MAIN LINE IN PREUSS ROAD
   8" SEWER MAIN IN THE ALLEY
   6" WATER MAIN LINE IN PREUSS ROAD
   3" GAS MAIN LINE IN PREUSS ROAD
7. DRAINAGE:
   THE ENTIRE SITE DRAINS TO THE ALLEY VIA SURFACE FLOW.
8. FLOOD ZONE: X
   FEMA PANEL: 06037C1595G
9. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THIS PROPOSED DEVELOPMENT.
10. THE PROPERTY IS LOCATED IN A FAULT ZONE.
11. THE PROPERTY IS LOCATED IN A METHANE BUFFER ZONE
12. THERE ARE EXISTING SINGLE FAMILY HOMES ON SITE.
13. 23'–4" VEHICULAR BACKUP SPACE IS PROVIDED.
13. DISTRICT MAP NO. 126B169
14. WEST ADAMS PLANNING AREA
15. TRASH WILL BE COLLECTED ADJACENT TO THE ALLEY ON LOT 7 SIDE YARD
16. THE PROJECT INCLUDES THE PROVISION OF 24 AUTOMOBILE PARKING SPACES, ALLOWABLE PURSUANT TO LAMC 12.21.A.4, PERMITTING THE REPLACEMENT OF 3 AUTOMOBILE PARKING SPACES WITH 12 BICYCLE SPACES.

PREPARED FOR:
RISA DAUER AND MARC DAUER
2313 DUXBURY CIRCLE
LOS ANGELES, CA 90034
310-753-2311

VESTING TENTATIVE MAP
TRACT 84089
1904 & 1906 PREUSS ROAD
LOS ANGELES, CA 90034

DEVELOPER'S ENGINEER:
FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, 2ND FLOOR, SAN FERNANDO, CA 91340
Phone: (818) 832-1710 • Fax: (818) 832-1740
SHEREE SORIN L.S. 7295 DATE 2024-03-07

LICENSED LAND SURVEYOR SHEREE SORIN No. 7295 STATE OF CALIFORNIA

No.	DATE	REVISION

DESIGNER: CK
CHECKED BY: W.M.W.
DATE: 3/20/2024
SHEET 1 OF 1