

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
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**CITY OF LOS ANGELES
CALIFORNIA**



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MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

November 6, 2023

Owner/Applicant

Douglas 10, LLC
4210 Riverwalk Parkway, Ste. 270
Riverside, CA 92505

Representative

Dovi Levin
FMB Development
5900 Wilshire Blvd. Ste. 2125
LA, 90036

RE: Vesting Tentative Tract Map No. 78277-SL-M1

Related Cases: None

Address: 1316-1322 1/2 N Douglas Street
Community Plan: Silver Lake - Echo Park - Elysian Valley Plan

Council District: 13 - Hugo Soto-Martinez

Existing Zone: RD1.5-1VL

CEQA: ENV-2017-5175-CE

EXTENSION OF TIME

On May 13, 2019, in accordance with provisions of LAMC 17.03, 17.15 & Sect. 12.22.C.27, the Advisor Agency approved Vesting Tentative Tract Map No. 78277-SL for the development of ten (10) small lots, located at 1316-1322 1/2 North Douglas Street as shown on map stamped and dated 03-06-2019 in the Silver Lake - Echo Park - Elysian Valley Community Plan.

On December 23, 2020 a modification to adjust the property lines and the setback dimensions in the setback matrix in condition No. 17 K under the DCP site specific conditions was granted, and as a consequence both the LADBS and Fire Dept. conditions, Nos. 6 and 8 were modified accordingly.

On April 14, 2021 a Letter of Correction was issued after it was brought to the attention of the DCP that the setbacks for lots 6 & 7 contained errors and were incorrectly shown in the setback matrix in Conditions No. 17 K.

Pursuant to LAMC Section 17.07 A.1, the initial life of the parcel map approval is three years. Absent an allowable extension of time or tolling, the subdivider shall record the final map within this period, or in this instance, by May 12, 2022.

On November 6, 2023, the Subdivider's Representative, Jake Van Daele of P. Joseph Development Corporation provided written correspondence to City Planning along with documentation regarding the map's eligibility for tolling under the development moratorium provisions of the Subdivision map Act (see correspondence attached as Exhibit 1), pursuant to Government Code Sections 66463.5(d)(1)-(2). Specifically, this correspondence cites evidence of Los Angeles Department of Water and Power

(LADWP), a public agency, delays in the issuance of clearance related to item S-1(c) between July 7, 2020, through October 24, 2023.

Additionally, delays were also based on the corrections for the recordation of easements for the project's water & power systems and clearance items needed for the final map; and LADWP's inaction in providing those clearances upon request of the developer, which have resulted in delays in the recordation of the final map.

Based on the DAA's review of the documentation and evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium tolling applies to the map entitlement, approved under VTT-72877-SL-M1. Specifically, the provisions set forth in Government Code Section 66452.6(f)(1) related to the Bureau of Engineering's Conditions of Approval no. S-1(c) (LADWP).

Therefore, the Vesting Tentative Tract map approval shall be tolled for a period of 1217 days (extended from the date of the VTT's original approval expiration date to account for the time attributable to the public agency's delays as outlined above which resulted in a delay in the clearing and processing of the subject condition required for final map recordation. The 1217 days tolling period is calculated from a start date of 7/7/2020 the date of submission to the Real Estate Group with LAWDP through the present since LADWP has not yet provided approval of the same.

Therefore, the new expiration date of the subject map is **September 20, 2026**.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
CG:MP:NR

cc: Councilmember Hugo Soto-Martinez
Encls.: Exhibit A - LAWDP Filing

Exhibit B - Email correspondences from LADWP
Exhibit C - Email correspondence from B Permit section to
LDG.
Exhibit D - Map Sheet Tracking System Status Report

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DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

April 14, 2021

Stephen King (A)
P. Joseph Development
4210 Riverwalk Parkway, Suite 270
Riverside, CA 92505

SGGP 1300 Douglas, LLC (O)
4210 Riverwalk Parkway, Suite 270
Riverside, CA 92505

J. J. Baljet (S)
Hanh and Associates
28368 Constellation Road, Unit 300
Santa Clarita, CA 91355

Re: Vesting Tentative Tract No. VTT-78277-SL-M1
Address: 1316 – 1322 ½ North Douglas Street
Silver Lake – Echo Park – Elysian Valley Plan
Area
Zone : RD1.5- 1VL
D.M. : 139-5A211
C.D. : 13 – O'Farrell
CEQA: ENV-2017-5175-CE
Legal Description: Lots 18-19; Melton Heights
Tract

LETTER OF CORRECTION

On May 13, 2019, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03, 17.15, and Section 12.22 C.27, the Advisory Agency approved Vesting Tentative Tract Map No. 78277-SL, located at 1316-1322 ½ North Douglas Street, for a maximum of ten (10) small lots, as shown on map stamp-dated March 6, 2019, in conjunction with the construction of ten (10) small lot homes, in the Silver Lake – Echo Park – Elysian Valley Community Plan.

On December 23, 2020, in accordance with the provisions of LAMC Sections 17.03 and 17.11, the Advisory Agency approved a Modified Map stamp-dated September 2, 2020, and a Modification to the setback matrix in Condition No. 17.k. under the Department of City Planning – Site Specific Conditions due to minor revisions to the site layout for each of the ten (10) small lot homes. Additionally, the Department of Building and Safety-Zoning and the Fire Department conditions were modified in response to comment letters for the modification request. Therefore, Condition Nos. 6 and 8 were also modified.

Subsequent to the issuance of the Letter of Modification, it was brought to our attention that the dimensions for the West setback for Lots 6 and 7 contained typographic errors as they were incorrectly shown in the setback matrix in Condition No. 17.k. This Letter of Correction serves to correct the dimensions in the setback matrix in Condition No. 17.k.

consistent with the approved Modified Map stamp-dated September 2, 2020. Therefore, the correction to the Letter of Modification dated December 23, 2020 shall be as follows:

Delete Condition No. 17.k., which reads:

17. 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:

- k. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27 as adopted pursuant to Ordinance No. 176,354:

- a. Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	<i>Front (W)</i> West	<i>Rear (E)</i> East	<i>Side (N)</i> North	<i>Side (S)</i> South
1	8'-0"	0' 0.33' -0"	8'-0"	5'-0"
2	0' 0.33' -0"	0' 0.33' -0"	8'-0"	5'-0"
3	0' 0.33' -0"	0' 0.33' -0"	8'-0"	5'-0"
4	0' 0.33' -0"	0' 0.33' -0"	8'-0"	5'-0"
5	0' 0.33' -0"	5'-0"	0' 8' -0"	5'-0"
6	0' 0.33' -0"	0' 0.33' -0"	5'-0"	8'-0"
7	0' 8' -0"	0' 0.33' -0"	5'-0"	8'-0"
8	0' 0.33' -0"	0' 0.33' -0"	5'-0"	8'-0"
9	0' 0.33' -0"	0' 0.33' -0"	5'-0"	8'-0"
10	0' 0.33' -0"	5'-0"	5'-0"	0' 8' -0"

- b. The common access easement may have a minimum width of 16 feet clear to the sky.

Add a new Condition No. 17.k. to read:

17. 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:

- l. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map.

Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27 as adopted pursuant to Ordinance No. 176,354:

c. Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	<i>Front (W)</i> West	<i>Rear (E)</i> East	<i>Side (N)</i> North	<i>Side (S)</i> South
1	8'-0"	0' 0.33' -0"	8'-0"	5'-0"
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9	0' 0.33' -0"	0' 0.33' -0"	5'-0"	8'-0"
10	0' 0.33' -0"	5'-0"	5'-0"	0' 8' -0"

d. The common access easement may have a minimum width of 16 feet clear to the sky.

All other conditions shall remain unchanged.

If you have any questions, please call Deborah Kahen at (213) 978-1202.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen

Deborah Kahen, AICP
Deputy Advisory Agency

DK:GG:MA

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VACANT
DEPUTY DIRECTOR

LETTER OF MODIFICATION

Decision Date: December 23, 2020

Last Day to Appeal: January 04, 2021

Stephen King (A)
P. Joseph Development
4210 Riverwalk Parkway, Suite 270
Riverside, CA 92505

SGGP 1300 Douglas, LLC (O)
4210 Riverwalk Parkway, Suite 270
Riverside, CA 92505

J. J. Baljet (S)
Hanh and Associates
28368 Constellation Road, Unit 300
Santa Clarita, CA 91355

Re: Vesting Tentative Tract No. VTT-78277-SL-M1
Address: 1316-1322 ½ North Douglas Street
Silver Lake – Echo Park – Elysian Valley Plan Area
Zone : RD1.5- 1VL
D.M. : 139-5A211
C.D. : 13 – O'Farrell
CEQA : ENV-2017-5175-CE
Legal Description: Lots 18-19; Melton Heights
Tract

On May 13, 2019, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03, 17.15, and Section 12.22 C.27, the Advisory Agency approved Vesting Tentative Tract Map No. 78277-SL, located at 1316-1322 ½ North Douglas Street, for a maximum of ten (10) small lots, as shown on map stamp-dated March 6, 2019, in conjunction with the construction of ten (10) small lot homes, in the Silver Lake – Echo Park – Elysian Valley Community Plan.

On September 2, 2020, the applicant filed a **Modification** to adjust the property lines and modify the setback dimensions in the setback matrix in Condition No. 17.k. under the Department of City Planning – Site Specific Conditions. The modification is being requested as a result of minor revisions to the site layout for each of the ten (10) small lot homes.

In accordance with the provisions of Sections 17.03 and 17.11 of the Los Angeles Municipal Code, the Advisory Agency considered and hereby approves a Modified Map stamp-dated September 2, 2020, and a **Modification** request to modify the setback matrix in Condition No. 17.k.

The Advisory Agency, therefore, modifies the setback dimensions in the setback matrix in Condition No. 17.k. as delineated by this letter. Additionally, comment letters were received in response to the modification request. The Bureau of Engineering, Building and Safety-Grading, Building and Safety-Zoning, the Fire Department, Department of Water and Power, and the Bureau of Sanitation submitted comments. The Bureau of Engineering, Building and Safety-Grading, and the Bureau of Sanitation did not submit additional conditions or modify their existing conditions for the Modified Map stamp-dated September 2, 2020; however, Building and Safety-

Zoning modified their existing conditions and the Fire Department submitted additional conditions. Therefore, Condition Nos. 6 and 8 have also been modified.

Deleted text is shown below in ~~italicized strikethrough~~ and added text is **underlined and bolded**.

Note on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

MODIFY DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITION 17.k.

17. 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:

k. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27 as adopted pursuant to Ordinance No. 176,354:

a. Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	<i>Front (W)</i> <u>West</u>	<i>Rear (E)</i> <u>East</u>	<i>Side (N)</i> <u>North</u>	<i>Side (S)</i> <u>South</u>
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10	0' <u>0.33'</u> -0"	5'-0"	5'-0"	0' <u>8'</u> -0"

b. The common access easement may have a minimum width of 16 feet clear to the sky.

MODIFY DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION CONDITIONS 6.a. through e.

6. ~~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:~~

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on September 2, 2020 by the Department of City Planning. The site is designated as being in a RD1.5-1VL Zone. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

- a. Show all street dedication 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 dedication. Front ~~and side~~ yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- ~~b. The submitted map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the RD1.5-1VL Zone. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.~~
- ~~e.~~ **b.** Lots 1 and 6 do not comply with the minimum 15 ft. front yard setback along Douglas Street after required street dedication is taken as required for the RD1.5-1VL Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- ~~d.~~ **c.** Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- ~~e.~~ **d.** Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

This property is in the RD Zone within the Hillside Area and may require to comply with the Hillside Ordinance (Section 12.21A.17 LAMC).

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

The 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.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

MODIFY AND ADD FIRE DEPARTMENT CONDITIONS 8.a. through k.

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 call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

8. ~~*That the project be subject to any recommendations from the Fire Department.*~~ **Submit plot plans for Fire Department approval and review prior to recordation of Small Lot subdivision.**
 - a. **Access for Fire Department apparatus and personnel to and into all structures shall be required.**
 - b. **Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.**
 - c. **One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).**
 - d. **The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.**
 - e. **No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.**
 - f. **The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within**

300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

- g. Site plans shall include all overhead utility lines adjacent to the site.
- h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- i. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- j. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- k. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code:

 - (i) Mitigating measures shall be considered. These measures shall include, but not be limited to the following: boxed-in eaves; single pane, double thickness (minimum 1/8" thickness) or insulated windows; non-wood siding, exposed wooden members shall be two inches nominal thickness; and noncombustible finishes.
 - (ii) Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be considered as a buffer between the brush and the proposed project.
 - (iii) All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd., Room 451, Van Nuys 91401 (800) 994-4444.
 - (iv) All structures shall have noncombustible roofs. (Non-wood)
 - (v) The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
 - (vi) Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.
 - (vii) For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 x 21.

All other language is to remain unchanged.

VINCENT P. BERTONI, AICP

Advisory Agency



KEVIN GOLDEN
Deputy Advisory Agency

KG:DL:MA

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:

Downtown
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
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Forms are also available on-line at <http://planning.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.

DATE OF PLAN: JULY 16, 2020

DATE OF FIELD SURVEY: SEPTEMBER 15, 2017

ADDRESS: 1316 & 1322 DOUGLAS STREET, LOS ANGELES, CA 90026

ASSESSOR'S PARCEL NUMBER: 5406-011-016 & 5406-011-017

THOMAS GUIDE PAGE: 634-F-1

TOTAL GROSS AREA: 17,987 SQUARE FEET, 0.41 ACRES

NET AREA: 15,000 SQUARE FEET, 0.34 ACRES

EXISTING/PROPOSED ZONING: RD1.5-1VL

COMMUNITY PLAN: SILVER LAKE - ECHO PARK - ELYSIAN VALLEY

SPECIFIC PLAN AREA: NONE

CENSUS TRACT NO: 1973.00

MAP SHEET: 139-5A211

BENCH MARK: THE ELEVATION OF 459.36 ON BENCH MARK NO. 12-19341 (WIRE SPK N CURB SUNSET BLVD; N RDWY; 49.1FT W/O DOUGLAS ST) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1610F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1VL ZONE, PURSUANT TO LOS ANGELES MUNICIPAL CODE §12.22 A27
- BOUNDARY SHOWN HEREON IS RECORD DATA PER MELTON HEIGHTS TRACT, M.B. 9, PG. 107
- EXISTING SITE IMPROVEMENTS TBR
- PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE
- THERE ARE NO PROTECTED TREES ON THE SITE. EXISTING TREES TBR
- FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A 10 LOT SMALL LOT SUBDIVISION COMPRISED OF 10 SINGLE-FAMILY DWELLINGS (3-STORY) WITH 20 GARAGE PARKING SPACES.
- DRIVEWAY TRASH COLLECTION.
- SEWERS ARE IN AND AVAILABLE
- UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
- LOCATED IN A HILLSIDE AREA
- SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)

Owner:

Douglas 10, LLC
4210 Riverwalk Parkway, Suite 270
Riverside, CA 92505
(951) 774-0000 ext. 1000

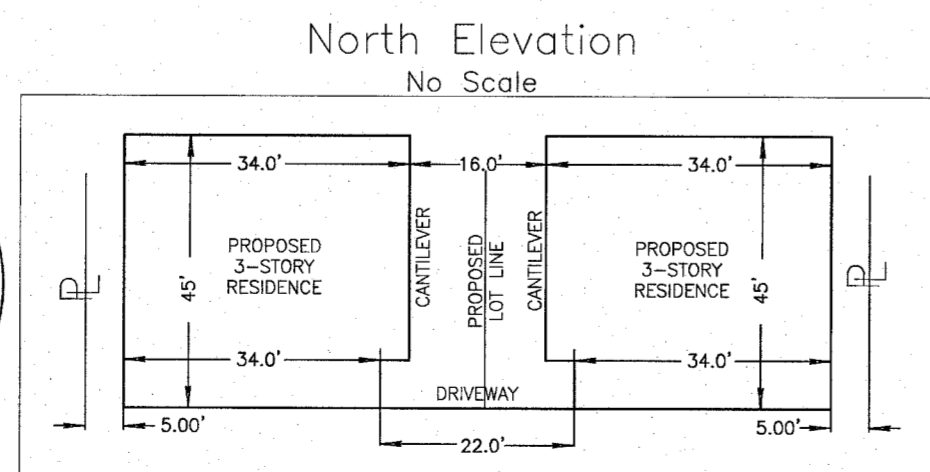
Subdivider:

P. Joseph Development
c/o Stephen King
4210 Riverwalk Parkway, Suite 270
Riverside, CA 92505
(951) 774-0000 ext. 1000

Prepared By:

Hahn and Associates, Inc.
28368 Constellation Rd. Unit 300
Santa Clarita, CA 91355
(661) 775-9500

H H N
AND ASSOCIATES, INC.

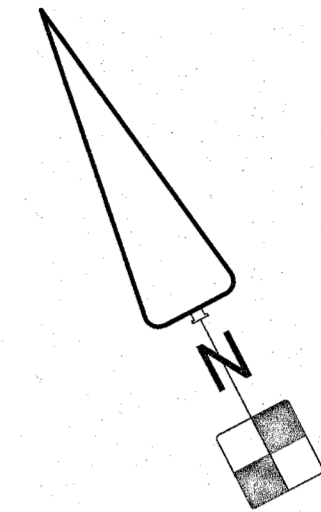


MODIFICATION OF VESTING TENTATIVE TRACT NO.78277-SL-M1

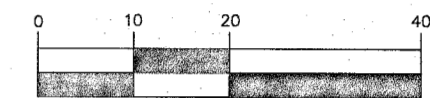
FOR SMALL LOT SUBDIVISION PURPOSES
PER ORDINANCE 176354

BEING A SUBDIVISION OF LOTS 18 & 19 OF MELTON HEIGHTS TRACT,
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 107 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
SEP 2 2020
REVISED MAP
FINAL MAP UNIT
EXTENSION OF TIME
MODIFIED
DEPUTY ADVISORY AGENCY



GRAPHIC SCALE

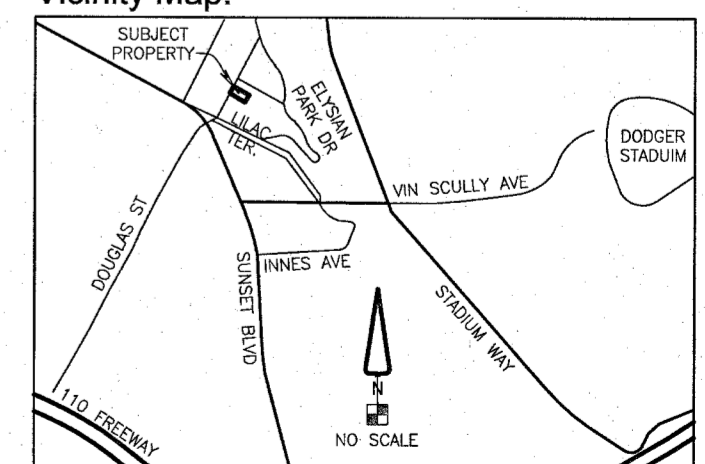


(IN FEET)
1 inch = 20 ft.

Legend:

- ac = asphalt concrete
- conc. = concrete
- fl = flowline
- fs = finish surface
- gv = gas valve
- pp = power pole
- ss = street sign
- TBR = to be removed
- tc = top of curb
- wm = water meter
- P = property line
- C = centerline
- RW = right of way
- S = buried sewer
- W = buried water
- G = buried gas
- OW = overhead wire
- = refers to driving lane and direction of traffic
- TBR = proposed trash location
- E = proposed entry
- [] = proposed garage parking

Vicinity Map:



[] = PROPOSED RECIPROCAL PEDESTRIAN
WALKWAY EASEMENT AREA

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN
VACANT

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: May 13, 2019

Last Day to Appeal: May 23, 2019

Christopher Schwanitz (S)(O)
SGGP 1300 Douglas, LLC
10153 Riverside Dr
Toluca Lake, CA 91602

Matthew Hayden (R)
Hayden Planning
10008 National Blvd
Los Angeles, CA 90034

Brandon M. Hahn (S)
Hanh and Associates, Inc
28368 Constellation Road, Unit 300
Santa Clarita, CA 91355

Re: Vesting Tentative Tract No. VTT-78277-SL
Address: 1316-1322 ½ North Douglas Street
Silver Lake-Echo Park–Elysian Valley Plan Area
Zone : RD1.5- 1VL
D.M. : 139-5A211
C.D. : 13 – O'Farrell
CEQA : ENV-2017-5175-CE
Legal Description: Lots 18-19; Melton Heights
Tract

The Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Article III, Section 15332 (Class32 In-Fill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. In accordance with provisions of Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 78277-SL, located at 1316-1322 ½ North Douglas Street, for a **maximum of ten (10) small lots** pursuant to LAMC Section 12.22 C.27 (Ordinance No. 176,354), in conjunction with the construction of ten (10) small lot homes as shown on revised map stamp-dated March 6, 2019 in the Silver Lake-Echo Park–Elysian Valley Community Plan. This unit density is based on the RD1.5-1VL Zone. (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:

Note on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

1. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central District Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th 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.

5. 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 Inter-Departmental Letter dated December 27, 2017, Log No. 101020 and attached to the case file for Tract No. 78277-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only - contact Eric Wong at (213) 482-6876 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

6. 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 dedication 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 dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - b. The submitted map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the RD1.5-1VL Zone. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.

- c. Lots 1 and 6 do not comply with the minimum 15 ft. front yard setback along Douglas Street after required street dedication is taken as required for the RD1.5-1VL Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- e. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

This property is in the RD Zone within the Hillside Area and may require to comply with the Hillside Ordinance (Section 12.21A.17 LAMC).

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

The 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.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

DEPARTMENT OF TRANSPORTATION

- 7. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

8. That the project be subject to any recommendations from the Fire Department.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

9. That the project be subject to any recommendations from the Los Angeles Unified School District.

DEPARTMENT OF WATER AND POWER

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, CA 90051-5700 or (213)367-1120.

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) where applicable.

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/or potential problems to their structure or potential maintenance problem, as stated in the memo dated July 2, 2018. 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 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.

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. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for tree removal permit information. CEQA document must address protected tree removals.

16. 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 (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. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

17. 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 ten (10) small lot homes.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 78277-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two covered off-street parking spaces per dwelling unit.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- e. 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.
- f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- h. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall include a notice of the potential future dedication of Douglas Street adjoining the southerly border of the subdivision. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- j. 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.

- k. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27 as adopted pursuant to Ordinance No. 176,354:

- a. Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front (W)	Rear (E)	Side (N)	Side (S)
1	8'-0"	0'-0"	8'-0"	5'-0"
2	0'-0"	0'-0"	8'-0"	5'-0"

3	0'-0"	0'-0"	8'-0"	5'-0"
4	0'-0"	0'-0"	8'-0"	5'-0"
5	0'-0"	5'-0"	0'-0"	5'-0"
6	8'-0"	0'-0"	5'-0"	8'-0"
7	0'-0"	0'-0"	5'-0"	8'-0"
8	0'-0"	0'-0"	5'-0"	8'-0"
9	0'-0"	0'-0"	5'-0"	8'-0"
10	0'-0"	5'-0"	5'-0"	0'-0"

- b. The common access easement may have a minimum width of 16 feet clear to the sky.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. 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 Center 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.

SL-2. 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 grading or building permits before the recordation of the final map. 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.

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.

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 comply 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 1990.
- 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 Traffic 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 be either constructed prior to recordation of the final map or that the construction be 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. Construct one (1) new street light on Douglas Street.

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 Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Douglas Street adjoining the subdivision by the construction of the followings:
 - (1) A concrete curb, a concrete gutter, and a 12-foot full-width concrete sidewalk with tree wells or 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.

- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract 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 Los Angeles Municipal Code (LAMC), 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 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 Deputy Advisory Agency has determined that based on the whole of the administrative record, Case No. ENV-2017-5175-CE, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Advisory Agency has determined that the project is Categorical Exempt from the environmental review pursuant to Section 15332 of the CEQA State Guidelines.

The project is for a Vesting Tentative Tract Map for a Small Lot Subdivision to create 10 small lots and the removal of three (3) non-protected trees on a now vacant approximately 15,000 net square-foot site in the RD1.5-1VL Zone for the construction, use, and maintenance of ten (10) small lot homes and 20 vehicular garage parking spaces.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;

- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) The project site has no value as habitat for endangered, rare or threatened species;
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site can be adequately served by all required utilities and public services.

The site is zoned RD1.5-1VL and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.34 acres. Lots adjacent to the subject site are developed with the following urban uses: residential land uses varying from single family to duplexes and multifamily housing. The site was previously disturbed and surrounded by development and therefore is not, and has no value as a habitat for endangered, rare, or threatened species. There are zero protected trees on the site, as identified in the Tree Certification Letter prepared by McKinley & Associates on July 24, 2018. Three trees are proposed to be removed from the subject site: an 9 inch Jacaranda Street Tree, a 18 inch Italian Cypress and a 10 inch Avocado Tree which if removed will be replaced to the satisfaction of the Urban Forestry Division. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study, therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the small lot subdivision and construction of 10 three-story Small Lot Homes will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

The project meets all of the Criteria for the Class 32 Exemption. As shown in the case file, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations. There is not a succession of known projects of the same type and in the same place as the subject project. The project would remove two (2) structures totaling three (3) dwelling units and remove three (3) non-protected trees on an approximately 15,000 net square-foot site for construction, use, and maintenance of ten (10) three-story Small Lot Homes in the RD1.5-1VL Zone. All adjacent lots are developed with single-, two-, and multi-family housing, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.78:1 on a site that is permitted to have a maximum FAR of 3:1. A small lot subdivision of three-story Small Lot Homes is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-

family residential developments in the area. As the project has not requested any deviations for the Zoning Code, the project is anticipated to be in consistent with future development in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. Proximity of Proposed Project to this location is 18 miles therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 78277-SL 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 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 Plan establishes goals, objectives, and policies for future development 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 subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.03 requires that the Tract Map be designed in compliance with the zoning regulations applicable to the project site. The project site is located within the Silver Lake-Echo Park Elysian Valley Community Plan, which designates the site with a Low Medium II Residential Land Use designation. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 Zones as the corresponding zones. The Project Site is zoned RD1.5-1VL, which is consistent with the land use designation. The project site has approximately 15,000 net square feet of lot area, which would permit a maximum of 10 dwelling units. As shown on the Vesting Tentative Map, the project proposes to subdivide the project site into 10 small lots, pursuant to Small Lot Ordinance No. 176,354 which is consistent with the maximum permitted density. The site is not located within a specific plan area or other overlay zone.

In addition to LAMC Section 17.05 C, LAMC Section 17.06 B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The Vesting Tentative Tract Map was prepared by Hahn and Associates, Inc., Brandon M. Hahn, License No. 7582, and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication,

and improvements of the tract map. The tract map indicates the tract 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. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C,27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C,27 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 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 RD1.5-1VL, the zone would permit a maximum of 10 dwellings on the approximately 15,000 net square-foot site. As the map is proposed for a small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

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. The Bureau of Engineering has recommended improvements to the public right-of-way along Douglas Street, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. The Bureau of Street Lighting has requested that one new street light be installed on Douglas Street. 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 project site consists of two contiguous lots totaling approximately 17,987 gross square feet (0.41 acres) in area. The site is currently vacant and has a 100 feet of frontage along the easterly side of Douglas Street. The site is zoned RD1.5-1VL and is located within the Silver Lake - Echo Park - Elysian Valley Community Plan, which designates the site for Low Medium II Residential land uses. The site is not located within a Specific Plan area but is located within the Hillside Area, Transit Oriented Communities (TOC) Tier 1, and BOE Special Grading Area. The project site is located within 1.3 km (0.8 miles) from the Upper Elysian Park, but is not located within the Alquist-Priolo Fault Zone. The property is not located within a liquefaction zone, earthquake induced landslide, or fault-rupture hazard zone; and, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Furthermore, the site is not located within

a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation 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 tract 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. The subdivider shall make suitable arrangements to assure compliance with all the requirements and conditions contained in Soils and Geology Report letter dated December 27, 2017, Log No. 101020. 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.

Adjacent properties to the north, south, east and west are all zoned RD1.5-1VL and developed with single- or multiple-family dwellings. The project site, which is comprised of two parcels, consists of approximately 17,987 gross square feet of land and is undeveloped. The Project proposes to construct ten, three-story Small Lot Homes on a 15,000 net square-foot site. As proposed, the density is consistent with the zone and land use designation, which would permit a maximum of ten dwelling units. The applicant has not requested any deviations from the Zoning Code, including height, as such it is anticipated that the proposed small lot homes would be in compliance with the requirements of the LAMC as determined by the Department of Building and Safety. Furthermore, 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, as well as the surrounding area, are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Any demolition, grading, and construction will be conducted per the requirements of the Los Angeles Municipal Code and associated permits needed to perform such work. These permits also restrict work hours to mitigate noise pollution.

- (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 Douglas Street, which is a public street. The project site consists of a parcel identified as Lots 18 and 19 of the Melton Heights Tract and is identified by the Assessor Parcel Map No. 5406-011-017. While the project will provide a private easement for common/vehicular access purposes within the subdivision, 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 parcel 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.

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 Tract No. 78277-SL.

VINCENT P. BERTONI, AICP
Advisory Agency


MAY SIRINOPWONGSAGON
Deputy Advisory Agency
JANE J. CHOI, AICP
Senior City Planner

VPB:MS:JC:CD

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:

Downtown
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
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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.

DATE OF PLAN: MARCH 4, 2019
DATE OF FIELD SURVEY: SEPTEMBER 15, 2017
ADDRESS: 1320 & 1322 DOUGLAS STREET, LOS ANGELES, CA 90026
ASSESSOR'S PARCEL NUMBER: 5406-011-016 & 5406-011-017
THOMAS GUIDE PAGE: 634-F-1
TOTAL GROSS AREA: 17,987 SQUARE FEET, 0.41 ACRES
NET AREA: 15,000 SQUARE FEET, 0.34 ACRES
EXISTING/PROPOSED ZONING: RD1.5-1VL
COMMUNITY PLAN: SILVER LAKE - ECHO PARK - ELYSIAN VALLEY
SPECIFIC PLAN AREA: NONE
CENSUS TRACT NO: 1973.00
MAP SHEET: 139-5A211

BENCH MARK: THE ELEVATION OF 459.36 ON BENCH MARK NO. 12-19341 (WIRE SPK N CURB SUNSET BLVD; N RDWY; 49.1FT W/O DOUGLAS ST) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1610F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- NOTE:
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1VL ZONE, PURSUANT TO LOS ANGELES MUNICIPAL CODE §12.22 A27
 - BOUNDARY SHOWN HEREON IS RECORD DATA PER MELTON HEIGHTS TRACT, M.B. 9, PG. 107
 - EXISTING SITE IMPROVEMENTS TBR
 - PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE
 - THERE ARE NO PROTECTED TREES ON THE SITE. EXISTING TREES TBR
 - FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A 10 LOT SMALL LOT SUBDIVISION COMPRISED OF 10 SINGLE-FAMILY DWELLINGS (3-STORY) WITH 20 GARAGE PARKING SPACES.
 - DRIVEWAY TRASH COLLECTION.
 - SEWERS ARE IN AND AVAILABLE
 - UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
 - LOCATED IN A HILLSIDE AREA
 - SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)

Owner:

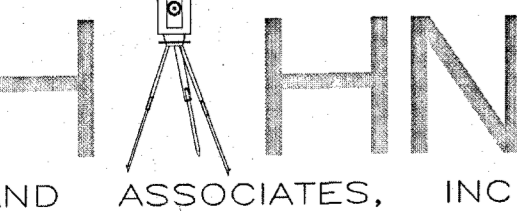
SGGP 1300 Douglas, LLC
10153 Riverside Drive, Suite 1000
Toluca Lake, CA 91602
(310)401-0115

Subdivider:

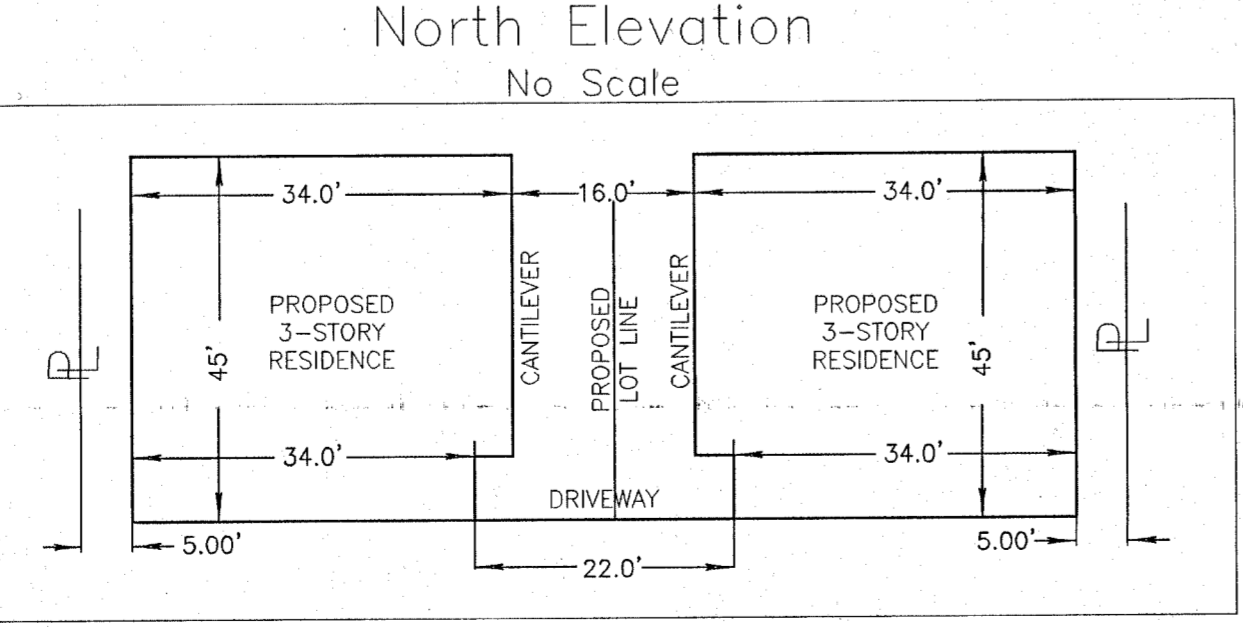
Linda Mejia
8006 Via Verona
Burbank, CA 91504
(818) 419-4492

Prepared By:

Hahn and Associates, Inc.
28368 Constellation Rd. Unit 300
Santa Clarita, CA 91355
(661) 775-9500



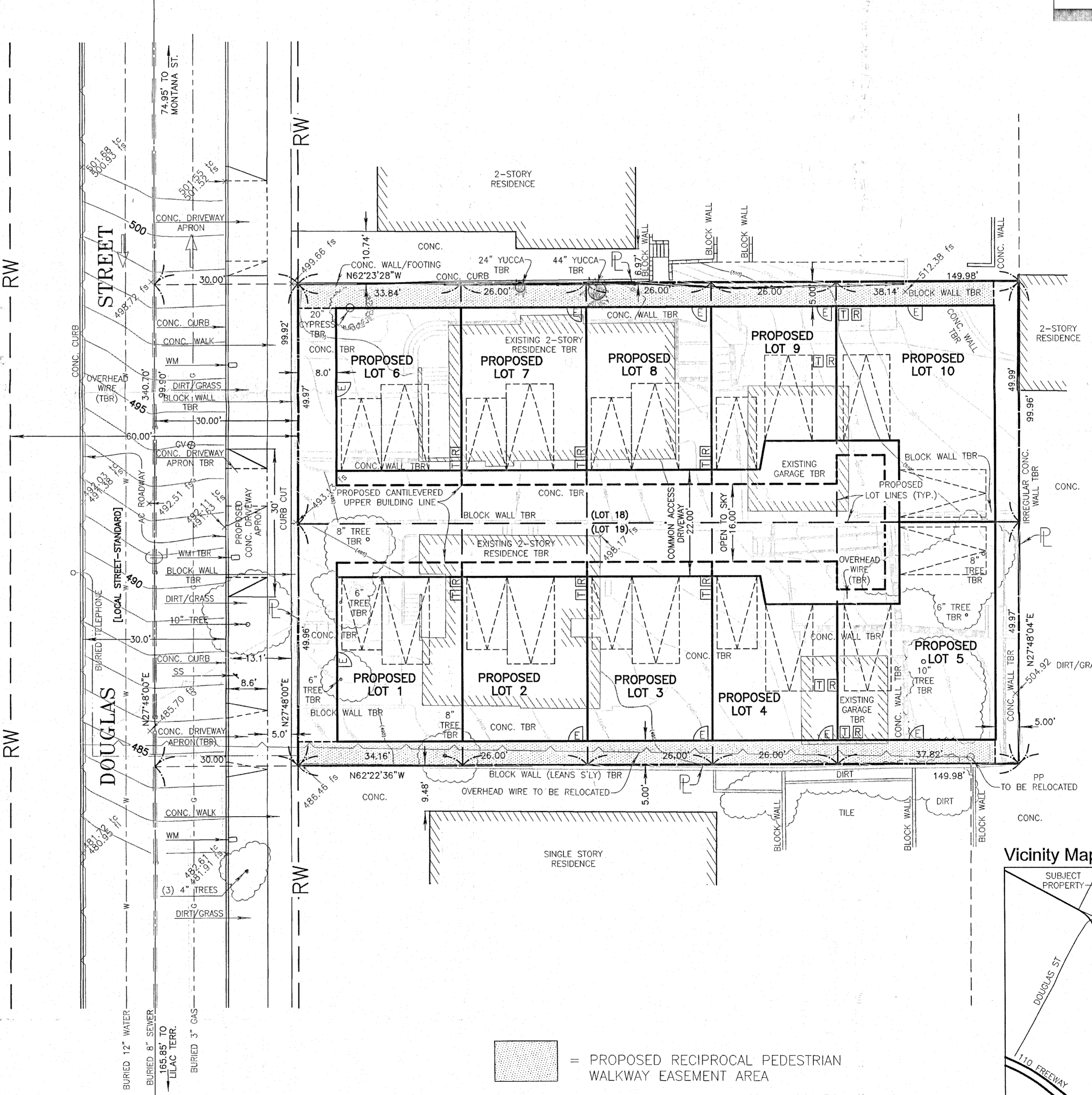
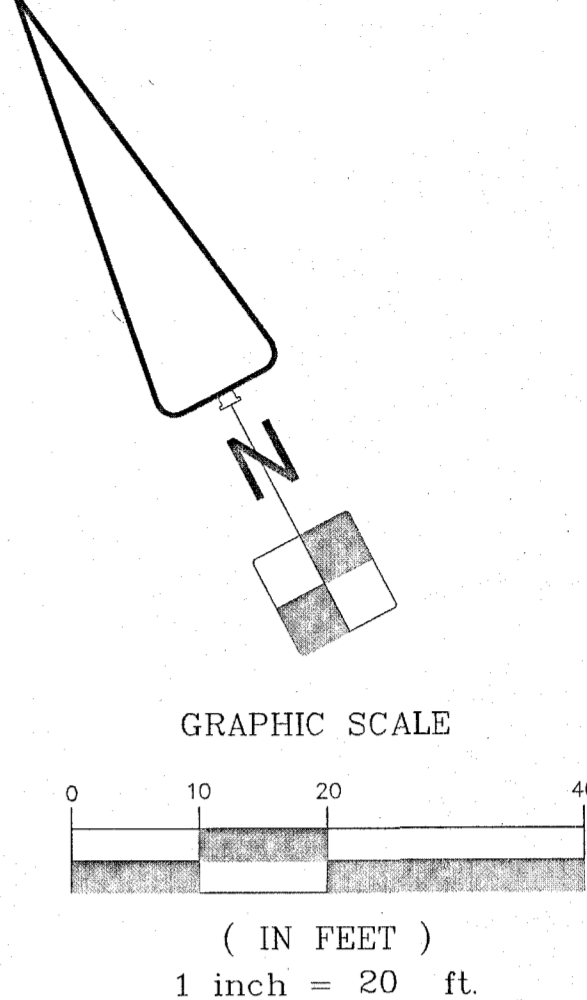
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TRACT MAP
MAR 06 2019
☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY



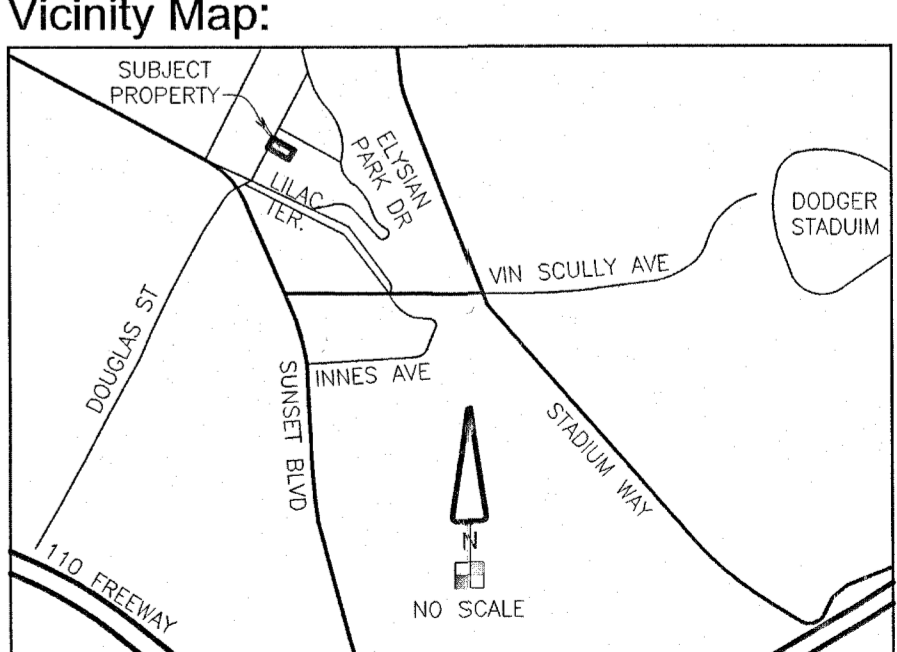
VESTING TENTATIVE TRACT NO.78277

FOR SMALL LOT SUBDIVISION PURPOSES
PER ORDINANCE 176354

BEING A SUBDIVISION OF LOTS 18 & 19 OF MELTON HEIGHTS TRACT,
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 107 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



- Legend:
- ac = asphalt concrete
 - conc. = concrete
 - fl = flowline
 - fs = finish surface
 - gv = gas valve
 - pp = power pole
 - ss = street sign
 - TBR = to be removed
 - tc = top of curb
 - wm = water meter
 - P = property line
 - C = centerline
 - RW = right of way
 - S = buried sewer
 - W = buried water
 - G = buried gas
 - = overhead wire
 - = refers to driving lane and direction of traffic
 - TBR = proposed trash location
 - E = proposed entry
 - M = proposed garage parking



PROPOSED RECIPROCAL PEDESTRIAN WALKWAY EASEMENT AREA