

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
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VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

**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

January 8, 2020

Alex Goodson (A)(O)
Montgomery Burns Industries, LLC
6230 Wilshire Boulevard #1154
Los Angeles, CA 90048

Aaron Belliston (R)
BMR Enterprises
5250 Lankershim Boulevard Suite 500
North Hollywood, CA 91601

Vesting Tentative Map No.: VTT-82137-SL
2300 – 2310 South Thurman Avenue
West Adams-Baldwin Hills-Leimert Planning Area
Zone : RD1.5-1
D. M. : 123B173; 123B177
C. D. : 10
CEQA : ENV-2018-3032-CE
Legal Description: Lots 37, 38 & 39; Block 5;
Tract 6460

LETTER OF CORRECTION

On December 17, 2018, in accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.15, the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82137-SL, located at 2300-2310 South Thurman Avenue for a maximum of 12 small lot homes for the purposes of a Small Lot Subdivision

This letter corrects the error regarding the Bureau of Engineering Standard Condition in the Letter of Determination dated December 17, 2018. The correction does not result in a change to the project, any other conditions, or findings of the Letter of Determination.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

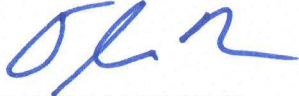
S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Improve Thurman Avenue being dedicated by reconstruction of the existing concrete sidewalk to provide a 5-foot concrete sidewalk and landscaping of the parkway or full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

This letter corrects the Bureau of Engineering Standard Condition of Vesting Tentative Tract Map No. VTT-82137-SL.

VINCENT P. BERTONI, AICP
Advisory Agency

A handwritten signature in blue ink, appearing to read 'ON', is positioned above the name Oliver Netburn.

OLIVER NETBURN
Deputy Advisory Agency

ON:MC

DEPARTMENT OF
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CAROLINE CHOE

RENEE DAKE WILSON

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

Decision Date: December 17, 2018

Appeal Period Ends: December 27, 2018

Alex Goodson (A)(O)
Montgomery Burns Industries, LLC
6230 Wilshire Boulevard #1154
Los Angeles, CA 90048

Aaron Belliston (R)
BMR Enterprises
5250 Lankershim Boulevard Suite 500
North Hollywood, CA 91601

Vesting Tentative Map No.: VTT-82137-SL
2300 – 2310 South Thurman Avenue
West Adams-Baldwin Hills-Leimert Planning Area
Zone : RD1.5-1
D. M. : 123B173; 123B177
C. D. : 10
CEQA : ENV-2018-3032-CE
Legal Description: Lots 37, 38 & 39; Block 5;
Tract 6460

In accordance with provisions of Los Angeles Municipal Code Section 17.15, the Advisory Agency approves a Vesting Tentative Tract Map No. 82137-SL, located at 2300-2310 South Thurman Avenue for a maximum of 12 small lot homes for the purposes of a Small Lot Subdivision as shown on the map stamp-dated May 24, 2018 in the West Adams - Baldwin Hills - Leimert Community Plan Area. (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 for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (818) 374-5050 and (310) 231-2598. The Advisory Agency's consideration 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

1. That a 3-foot wide strip of land be dedicated along Thurman Avenue adjoining the tract to complete a 33-foot wide public street right-of-way in accordance with Collector Street Standards of the LA Mobility Plan.
2. 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.
3. 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.

4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. 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.
7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.
9. That any fee deficit under Work Order No. EXT00793 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

10. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.
11. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Tract Map recorded with the County Recorder shall contain the following statement; "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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."

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

12. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
13. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
14. Lots 1 and 12 do not comply with the minimum 15 ft. front yard setback along Thurman Avenue after required street dedication is taken as required for the RD1.5-1 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.
15. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

This property is located in a Liquefaction Zone.

This property is located in a Methane Zone.

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.

DEPARTMENT OF TRANSPORTATION

16. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation.
17. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
18. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
19. A parking area and driveway plan 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 201 N. Figueroa Street, Room 550. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

20. Access for Fire Department apparatus and personnel to and into all structures shall be required.
21. 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.

22. 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.
23. 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.
24. 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.
25. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
26. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
27. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
28. Submit plot plans indicating access road and turning area for Fire Department approval.
29. 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.
30. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
31. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
32. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
33. Any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
34. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
35. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
36. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
37. Site plans shall include all overhead utility lines adjacent to the site.
38. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
39. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

40. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

41. 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.

STREET LIGHTING

42. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, 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.

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

BUREAU OF SANITATION

43. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. 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.

INFORMATION TECHNOLOGY AGENCY

44. 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 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

45. 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

46. 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.

DEPARTMENT OF CITY PLANNING- SITE SPECIFIC CONDITIONS

47. 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 12 small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in VTT-82137-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
 - d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, wood, or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - 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. 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.
 - i. Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following setbacks and common access easement as it applies to this subdivision and the proposed development on the site:

1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	Side Yard 1	Side Yard 2	Rear
1	15' (West)	5'	8'	0' (East)
2	8' (South)	0'	0'	5' (North)
3	8' (South)	0'	0'	5' (North)
4	8' (South)	0'	0'	5' (North)
5	8' (South)	0'	0'	5' (North)
6	8' (South)	10'	0'	5' (North)
7	8' (North)	0'	10'	5' (South)
8	8' (North)	0'	0'	5' (South)
9	8' (North)	0'	0'	5' (South)
10	8' (North)	0'	0'	5' (South)
11	8' (North)	0'	0'	5' (South)
12	15' (West)	5'	8'	0' (East)

Minor deviations to the 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 front, side, and rear yards of the subdivision measure less than five (5) feet in width.

48. The project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the approved Administrative Clearance, **Case No. ADM-2018-3033-SLD**, or any subsequent approval by the Director of Planning which demonstrates compliance with the City Planning Commission's Small Lot Design Standards.
49. Prior to the clearance of any map conditions, the applicant shall provide a revised map that shows the pedestrian common access easements along the northern and southern property lines, and not within the vehicular common access easement.
50. Prior to the clearance of any map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
51. **Tenant Relocation.** That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
52. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - a. Defend 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.
 - b. 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 judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. 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 (b).
 - d. 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 (b).

- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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 that 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. Actions include 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-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 Division of Land 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 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. 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 and shall include the following features. The landscape plan shall identify tree replacement on a 4:1 basis by a minimum of 24-inch box, or as required by the Board of Public Works.

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.

SL-3. Small Lot Map Standard

1. **A Common Access Driveway** (easement) shall be provided with a minimum width of 16 feet that is clear to sky.
2. **A Common Access Walkway** (easement) shall provide pedestrian access from a public street to the subdivision and Primary Entryway of each unit. The common access walkway must be a minimum of three (3) feet in width and remain unobstructed and open to the sky.
3. **A Utility Easement** shall be provided per Department of Water and Power or similar agency requirements.
4. **A Maintenance Agreement** 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 agreement and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement 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.
5. **Automobile Guest Parking** shall be provided at a ratio of 0.25 spaces per dwelling unit. Guest parking shall be readily available to all guests and be accessible from a Common Access Driveway or Common Access Walkway. Where the total number of required spaces includes a fraction, the provisions of LAMC Section 12.21-A,4(k) shall govern.
6. **All Trash Pick-Up** and recycling pick-up shall be conducted on-site. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.

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 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 street, 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) Construct new street light: one (1) on Thurman Avenue. If street widening per BOE improvement conditions, relocate and upgrade street light; one (1) on Thurman Avenue.
 - (d) 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 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 (213-485-5675) 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 2010.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Thurman Avenue adjoining the subdivision by the construction of the followings:

Improve Thurman Avenue being by reconstruction of the existing concrete sidewalk to provide a 5-foot concrete sidewalk and landscaping of the parkway or full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

 - 1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway or 12-foot full width concrete sidewalk with tree wells.
 - 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.
 - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTE: 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 density.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05N.

The final map must record 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 Department of City Planning, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designate the subject project as categorically exempt under Article III, Section 1, Class 32.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 82137-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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps.

The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The request is for a Vesting Tentative Tract Map to allow for the subdivision of three (3) lots into 12 Small Lots.

The project site is comprised of three (3) rectangular parcels totaling 18,176 square feet of lot area. The site is currently improved with five (5) one-story multi-family residences that were built in 1938, 1940, 1947, and associated garages, therefore demolition of the existing

buildings is proposed. 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. The subject site is not subject to any Specific Plans.

Surrounding land uses consist of single- and multi-family residential uses. The property to the north is improved with a two-story multi-family residential use in the RD1.5-1 zone. The properties to the east are improved with one-story and two-story multi-family residential uses in the RD1.5-1 Zone. The property to the south is improved with a one-story residential use in the RD1.5-1 Zone. The property to the west across Thurman Avenue is improved with a one-story single-family residential use in the RD2-1 Zone. The site is located 1.011 kilometers from the Newport - Inglewood Fault Zone (Onshore) Fault. The site is not located within a landslide or a Special Grading Area; however, the site is located in a Methane Zone and a liquefaction area.

The Vesting Tentative Tract Map describes and demonstrates a land use consistent with the site's Low Medium II Residential land use designation within the West Adams - Baldwin Hills - Leimert Community Plan and with the corresponding zones. The subdivision of the subject parcels also proposes the use of the subsequent parcels for small lot residential uses.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Section 17.03 of the Los Angeles Municipal Code as well as with the intent and purpose of the General Plan.

(b) **THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

The design and layout of the vesting tentative tract map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Bureau of Engineering, Building and Safety, Department of Recreation and Parks, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval.

Section 12.22-C,27 of the LAMC (as amended by Ordinance No. 185,462, which became effective on April 18, 2018) details requirements for small lot subdivisions. The amended ordinance requires all small lot subdivision maps to comply with the established Small Lot Map Standards, as well as compliance with established design standards. The conditions incorporated herein will ensure that the project adhere to the standards set forth by the ordinance and requires the development to include a minimum of two (2) covered off-street

parking spaces per dwelling unit, three (3) off-street guest parking spaces and common access walkway for pedestrian access from a public street to the primary entryway of each unit.

The West Adams - Baldwin Hills - Leimert Community Plan designates the property for Low Medium II Residential land uses with the corresponding zone of RD1.5-1. The request is to allow for the subdivision of three (3) lots into 12 Small Lots.

The design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project site is currently improved with five (5) one-story multi-family residences that were built in 1938, 1940, 1947, and associated garages, therefore demolition of the existing buildings is proposed. The proposed project to allow for the subdivision of three (3) lots into 12 Small Lots for single-family uses in a neighborhood that has a mix of single- and multi-family uses is consistent with the density and height district of the RD1.5-1 Zone.

The property to the north is improved with a two-story multi-family residential uses in the RD1.5-1 Zone. The properties to the east are improved with one-story and two-story multi-family residential uses in the RD1.5-1 Zone. The property to the south is improved with a one-story residential use in the RD1.5-1 Zone. The property to the west across Thurman Avenue is improved with a one-story single-family residential use in the RD2-1 Zone. The site is located 1.011 kilometers from the Newport - Inglewood Fault Zone (Onshore) Fault. The site is not located within a landslide or a Special Grading Area; however, the site is located in a Methane Zone and a liquefaction area. The site is not subject to any Specific Plans and is not identified as having hazardous waste or past remediation. The site is located in an area determined to be outside of the floodplain.

The request will result in the subdivision of three (3) lots into 12 Small Lots, and the subsequent construction, use, and maintenance of 12 single-family residences. As requested, the site is physically suitable for the proposed type of development.

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

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The West Adams - Baldwin Hills - Leimert Community Plan designates the site for Low Medium II Residential land uses. The site is zoned RD1.5-1, and is consistent with the range of zones under the corresponding land use designation. The project proposes single-family, small lot uses. The request is for the subdivision of three (3) lots into 12 Small Lots, and the subsequent use of the subject site for single family, small lot uses, would be allowed on the project site.

The proposed project would provide an appropriate transitional development between the residential uses to the north, south, east, and west. The project site is currently improved with five (5) one-story multi-family residences that were built in 1938, 1940, 1947, and associated garages, therefore demolition of the existing buildings is proposed. Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and zone of the site. The proposed project will comply with all LAMC requirements with the approval of this request. Therefore, the project site is physically

suitable for the proposed type of development.

- (e) THE DESIGN OF THE SUBDIVISION AND 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, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat. The subject request is for an approval of a Vesting Tentative Tract Map to permit the subdivision of three (3) lots into 12 Small Lots. The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located in flood hazard area, nor is it located on a site having unsuitable soil conditions. Although the subject site is located within a methane zone, the project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The subject site is located in a zone designated for residential uses and proposes the subsequent use of the site for residential uses.

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, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was prepared for the proposed project, which indicated that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains a legally recorded lot as identified by the Assessor Parcel Record and Assessor Parcel Maps – Map Nos. 5064023018, 5064023017 and 5064023016. The site is surrounded by residential properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or

provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL 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.

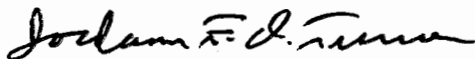
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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 preliminary and final maps for Vesting Tentative Tract Map No. 82137-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



JORDANN TURNER
Deputy Advisory Agency

JT:ON:MC:bk

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 **South Los Angeles 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 Los Angeles
 Figueroa Plaza
 201 North Figueroa St, 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 Blvd. 2nd Floor
 Los Angeles, CA. 90025
 (310) 231-2598

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (310) 231-2598 or (818) 374-5050.

VESTING TENTATIVE TRACT MAP NO. 82137
FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP

MAY 24 2018

REVISOR MAP EXTENSION OF TIME
FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

SETBACK MATRIX				
LOT	FRONT	REAR	SIDE 1 (EAST)	SIDE 2 (WEST)
1	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0"	12'-0"
2	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0"	0'-0"
3	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0"	0'-0"
4	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0"	0'-0"
5	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0"	0'-0"
6	5'-0" (SOUTH)	5'-0" (NORTH)	10'-0"	0'-0"
7	5'-0" (NORTH)	5'-0" (SOUTH)	10'-0"	0'-0"
8	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0"	0'-0"
9	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0"	0'-0"
10	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0"	0'-0"
11	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0"	0'-0"
12	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0"	12'-0"

OWNER:
MONTGOMERY BURNS INDUSTRIES, LLC
6230 WILSHIRE BLVD. #1154
LOS ANGELES, CA 90048
TEL: 310-720-9487

SUBDIVIDER
GOODSON REAL ESTATE CO.
6230 WILSHIRE BLVD. #1154
LOS ANGELES, CA 90048
TEL: 310-720-9487

CIVIL ENGINEER
MO SAHEBI, PE 33508
PLANEX ASSOCIATES INC.
1330 OLYMPIC BLVD.,
SANTA MONICA, CA 90404
TEL: 310-864-9311

SUMMARY:
PROPOSED NUMBER OF LOTS: 12
NUMBER OF RESIDENCE PARKING PROVIDED: 24
NUMBER OF GUEST PARKING PROVIDED: 3
EXISTING NUMBER OF UNITS: 8
EXISTING NUMBER OF STRUCTURES TO BE REMOVED: 5
MAXIMUM BUILDING HEIGHT: 45 FT.
APN(S): 5084-023-018, 5084-023-017, AND 5084-023-018

SITE GROSS AREA = 21,857 S.F.
SITE NET AREA = 18,100 S.F.

EXISTING AND PROPOSED ZONING: RD1.5-1
EXISTING AND PROPOSED LAND USE: LOW MEDIUM II RESIDENTIAL

LEGAL DESCRIPTION:
LOT 37, 38, AND 39 IN BLOCK 5 OF TRACT 8480, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 86 PAGE 25, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

VESTING TENTATIVE TRACT MAP NO. 82137
2300, 2304, & 2310 THURMAN AVENUE, LOS ANGELES, CA 90016

NO. REVISION

PREPARED BY:

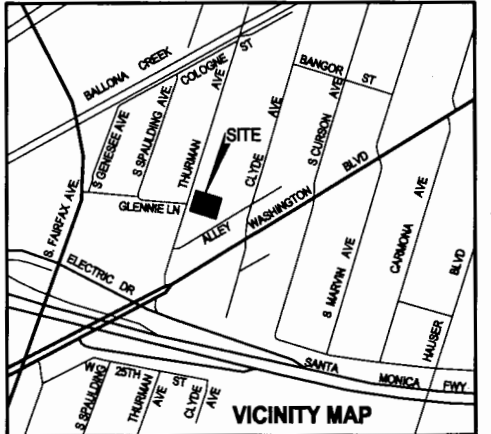
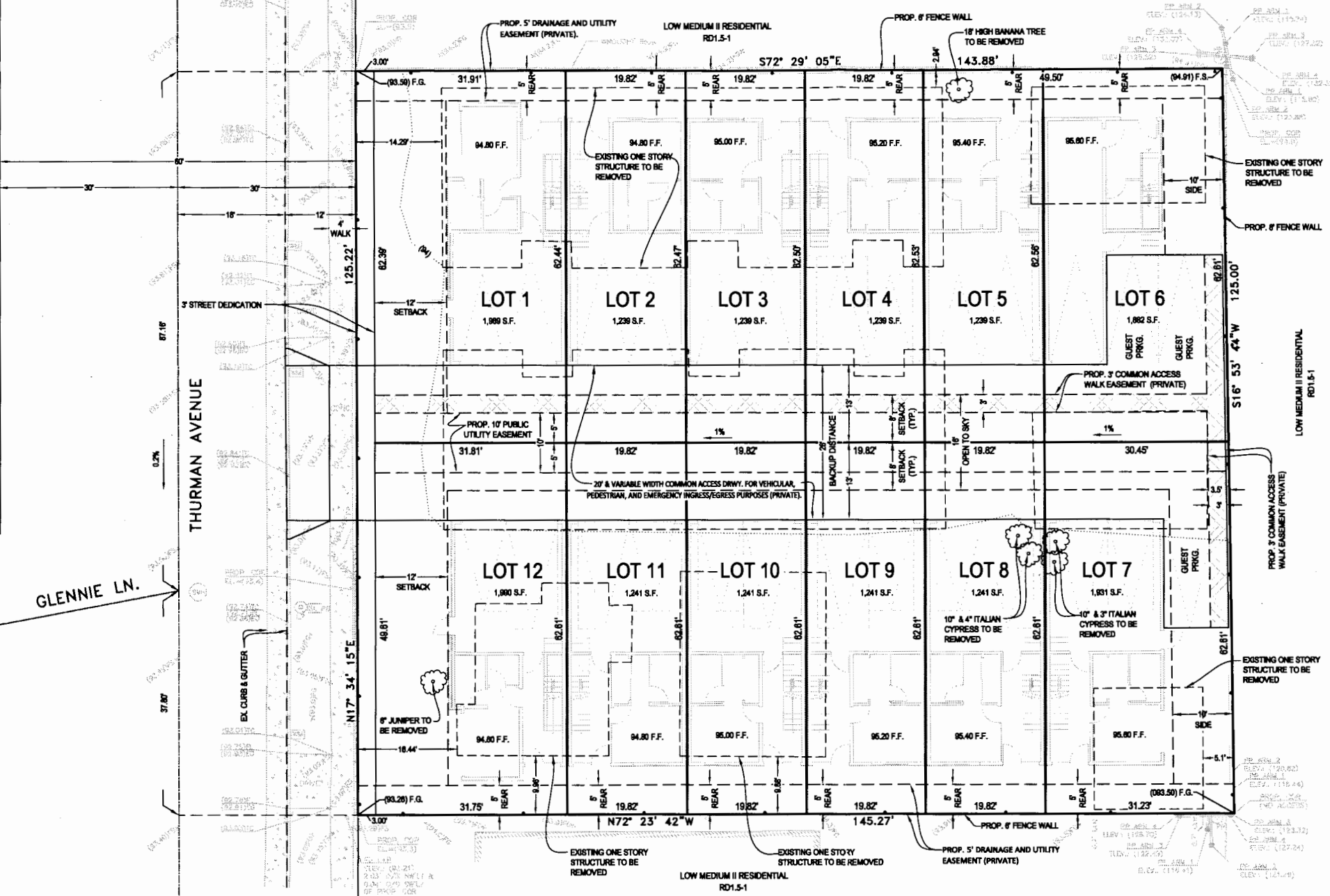
REGISTERED PROFESSIONAL ENGINEER
MO SAHEBI
NO. 33508
CIVIL
STATE OF CALIFORNIA

PLANEX
Associates

1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL: (310) 864-9311
FAX: (310) 428-4762

SHEET 1 OF 1

PFN: 1712-448



LEGEND:
INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP
E.L. ELEVATION
E.P. EDGE OF PAVEMENT
EX. EXISTING
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
G.B. GRADE BREAK
T.P. TOP OF PAVEMENT
PROP. PROPOSED
PRVT. PRIVATE

SCALE: 1" = 10'
DATE: MAY 3, 2018

- NOTES:
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 178,354.
 - THERE ARE NO WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
 - CITY SEWER IS AVAILABLE.
 - SITE DRAINAGE WILL BE CONDUCTED TO THURMAN AVENUE.
 - THERE ARE NO WELLS ON THE PROPERTY.
 - THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS ON THIS SITE EXCEPT THE PROPERTY IS WITHIN METHANE BUFFER ZONE, AND LIQUEFACTION ZONE PER LA CITY ZIMAS.
 - PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
 - ALL TRASH PICK UP WILL BE CONDUCTED ON SITE, INDIVIDUALLY AT EACH UNIT.