

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

COMMISSION OFFICE
(213) 978-1300

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MAYOR

EXECUTIVE OFFICES

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

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INFORMATION
<http://plannig.lacity.org>

Decision Date: September 19, 2019

Appeal End Date: September 30, 2019

10859 Hartsook LLC (O/A)
Scott Yang
828 Pamela Place
Arcadia, CA 91006

Scott Yang (R)
Figure 8 Group Inc.
1311 E Las Tunas Drive
San Gabriel, CA 91776

Re: VTT-82358-SL
10859 Hartsook Street
North Hollywood - Valley Village Plan Area
Zone : RD1.5-1
D.M. : 171-B-173
C.D. : 2 – Krekorian
CEQA: ENV-2018-5260-CE
Legal Description: Lot: 20; TR 8275

In accordance with provisions of Section 17.03 A and 17.15 and 12.22 C.12 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to the State CEQA Guidelines, Section 15332, Class 32, and issues ENV-2018-5260-CE as the environmental clearance, and approves Vesting Tentative Tract No. 82358-SL, located at 10859 West Hartsook Street, for a maximum **five (5) small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on the Tract map stamp-dated August 23, 2019, in the North Hollywood - Valley Village Community Plan. The Advisory Agency approves a Zoning Administrator's Adjustment for a reduction in lot area for the fifth lot per LAMC Sections 17.03 A and 12.28 C. This unit density is based on the RD1.5-1 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.) For an appointment or if you have any questions, please call Public Counter staff at (213) 482-7077, (310) 231-2901 or (818) 374-5050. 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 or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213)808-8588.

1. 1. A 15-foot radius property line return or 10-foot by 10-foot property line cut corner be dedicated at intersection of Cleon Avenue and Hartsook Street, adjoining the tract.
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 Valley Engineering District Office.
4. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
5. That all pedestrian common access easements be shown on the final map.

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.

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated September 12, 2018, Log No. 104906 and attached to the case file for Tract No. VTT-82358-SL (TR 8275).

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

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

area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

- c. The submitted map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the RD1.5-1 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.
- d. 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.

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.

DEPARTMENT OF TRANSPORTATION

If you have any questions, you may contact Brandon Wilson at (818) 374-4691 or at Brandon.Wilson@lacity.org.

- 8. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. The applicant shall revise and resubmit the site plan after modifying the driveway apron to comply with Department of Transportation standards.
 - b. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and

Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320 Van Nuys, CA 91401.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

9. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 505.1 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.
 - 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. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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.

DEPARTMENT OF WATER AND POWER (LADWP)

10. That prior to the issuance of a grading or building permit, satisfactory arrangements shall be made with the Department of Water and Power for the following:

- a. The developer shall complete the following financial and engineering arrangements as a Condition of Map Clearance: Water main charges shall be paid.
- b. The developer shall complete the following financial and engineering arrangements as a Condition of Map Service (but not conditions of the map clearance): New services and meters shall be installed.
- c. LADWP can provide up to five meters in a manifold-setting if the lot is zoned for multiple-family residential. LADWP can provide a master meter if the number of meters required is greater than five.

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

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

11. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvements 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

Questions regarding the Wastewater Collection Systems Division of the Bureau of Sanitation clearance should be directed to Rafael Yanez, (323) 342-1563.

12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated March 1, 2019. 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 N. Figueroa St. Suite 400, Los Angeles, CA 90012-0328. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. 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.

A minimum of 3 trees (a minimum of 48-inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, and can be requested at planning.lacity.org.

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of five (5) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82358-SL shall not be issued until after the final map has been recorded.
 - c. That the subdivider shall comply with the North Hollywood Redevelopment Project prior to the issuance of a building or grading permit.
 - d. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - e. **Note to City Zoning Engineer and Plan Check.**
 - (i) The Advisory Agency approved an area adjustment pursuant to LAMC Section 17.03 A and 12.28 C.4 a **Zoning Administrator's Adjustment** to allow up to a 20 percent reduction in lot area for one lot in lieu of 1,500 square-feet of lot area required in the RD1.5 Zone after required dedication.
 - (ii) 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 Los Angeles Municipal Code (LAMC) Section 12.22 C,27: Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
Lot No.1	15' (south)	0' (north)	5' (east)	5' (west)
Lot No.2	5' (east)	5' (west)	0' (south)	0' (north)
Lot No.3	5' (east)	5' (west)	0' (south)	0' (north)
Lot No.4	5' (east)	5' (west)	0' (south)	0' (north)
Lot No.5	5' (east)	5' (west)	10' (south)	10' (north)

- f. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. 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.
 - i. A Community Maintenance Agreement shall be prepared, 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 party to the agreement and shall be subject to a proportionate share of the maintenance. The Community 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.
 - j. That 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.
17. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.
Applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole

discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

SF-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 Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-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. One on-site tree is proposed for removal. 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 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 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) Improvement Condition: Construct new street lights: one (1) on Cleon Avenue and one (1) on Hartsook 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a) Improve Hartsook Street by the removal of the existing sidewalk and construction of a new 5.5-foot wide concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements.
 - b) Improve Cleon Avenue adjoining the subdivision by the construction of a new full-width concrete sidewalk with tree wells or a 5-foot concrete sidewalk and Landscaping of the parkway, including any necessary removal and reconstruction of existing improvements, all satisfactory to the City Engineer.
 - c) Improve newly dedicated corner cuts with concrete sidewalks and reconstruction of the existing curb ramps.
 - d) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

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

FINDINGS OF FACT (CEQA)

The Deputy Advisory Agency has determined that based on the whole of the administrative record, Case No. ENV-2018-5260-CE, the Project is categorically exempt from California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, 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.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 82358-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.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The adopted North Hollywood-Valley Village Community Plan designates the southern portion of the property for Low Medium II Residential land use with the corresponding zone of RD2, RD1.5 and Height District 1. The property contains approximately 7,442 gross square feet of lot area. The subject site is also subject to the North Hollywood Redevelopment Project as amended by Ordinance No. 171,745 and adopted on October 2, 1997.

The development and subdivision is also supported by the North Hollywood-Valley Village Plan and Citywide General Plan Framework Element objectives and policies as follows:

North Hollywood-Valley Village

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.3: Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public services facilities and utilities will accommodate this development.

General Plan Framework

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

Policy 4-1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projection of housing needs (see Figure 4-1).

Policy 4.1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4-1.7 Establish incentives for the development of housing units appropriate for family with children and larger families.

The subdivision of land is regulated pursuant to Article 7 of the Los Angeles Municipal Code (LAMC). Specifically, Section 17.05 C requires that the vesting tentative tract map be designed in compliance with the zoning regulations applicable to the project site. The site is zoned RD1.5-1, which is consistent with the land use designation. The project site has approximately 7,382 net square feet of lot area, which would permit a maximum of 4 dwelling units (five with a Zoning Administrator's Adjustment). As shown on the tract map, the Project proposes to subdivide the project site into five small lots, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 C.27, which is consistent with the density permitted by the zone in conjunction with an Administrator's Adjustment granted.

In addition to Los Angeles Municipal Code (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 tract map was prepared by Hank Hsing-Lian Jong (License No. 45846) 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 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. The project site is zoned RD1.5 and as such would permit a maximum of 4 lots on the approximately 7,382 net square-foot site. As the map is proposed for a 5-lot small lot subdivision, it is consistent with the density permitted by the zone with a Zoning Administrator's Adjustment herewith. 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 Cleon Avenue and Hartsook Street, and dedication of the radius property line return at the corner, 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 2010. 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 is a 7,428 gross square foot (7,382 net square foot) rectangular parcel of land with an approximate 55-foot frontage along Hartsook Street and an approximate 135-foot frontage along Cleon Avenue. The site is developed with a single family dwelling and detached garage and is the proposed site for a lot small-lot subdivision. The project site is located within the 3.2 km from the Hollywood Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is located within a liquefaction zone and will be required to comply with all applicable regulations as it pertains to development within a liquefaction zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is outside the Flood Zone and is not subject to the Specific Plan for the Management of Flood Hazards.

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 per the Solid Report Approval Letter dated September 12, 2018, LOG# 104906. 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.

The abutting property to the north is a shopping center in the C4-2D-CA Zone with a Ralphs grocery store as the anchor tenant. The properties to the south, across Hartsook Street, are zoned RD1.5-1 and improved with a single-story single-family dwelling and a triplex at the corner. The property to the southwest, across the intersection, is improved with a 10-unit apartment building in the [Q]R3-1 Zone. The abutting property to the east is zoned RD1.5-1 and improved with a single-story single-family dwelling. The property to the west, across Cleon Avenue, is zoned R3-1VL and improved three-story over basement garage, 27-unit apartment building.

The subject site is currently developed with and single-family dwelling fronting Hartsook Street and detached garage with access from Cleon Avenue. The proposed Project would demolish the existing structures. There are also two mature citrus trees, one small palm, and a Caesalpinia Mexican Tree proposed for removal to allow for the driveway curb cut and garage access. None are protected tree as stated in a letter from O'Spring Studio

(licensed landscape architect #5877) dated August 14, 2018. One of the citrus trees is located onsite and the other three are within the existing parkway along Cleon Avenue.

The Advisory Agency approves the subdivision of one lot into five (5) lots and also grants a Zoning Administrators Adjustment to allow a lot area of 1,441, in lieu of 1,500 per the RD1.5 Zone. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site is currently developed with a single-family dwelling with a detached garage. There is one tree on the project site and three trees within the public right-of-way adjacent to the project site along Cleon Avenue. All four trees are scheduled for removal to provide sidewalk and driveway access. One on-site tree will be replaced on a 1:1 basis and three street trees will be replaced as condition per the Urban Forestry Division. The landscape plan is proposing several trees throughout the subdivision as shown in the exhibits. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

As required by Los Angeles Municipal Code (LAMC) Section 12.03, the project site has a minimum of 20 feet of frontage along Hartsook Street and Cleon Avenue, which are public streets. The project site consists of a parcel identified as Lot No. 20 of Tract 8275 and is identified by the Assessor Parcel Map No. 2419-008-020. The project will provide a private easement for common access purposes within the subdivision to including 5-foot easements along the east and west property lines as shown on the tentative map. There is an existing 5-foot easement for pole lines, conduits pipe lines and individual purposes (recorded in Book 4784, Page 180 of official records, along the north property line, as identified on the tract map. Any other 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.

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.

ADJUSTMENT FINDINGS (Sections 17.03 A and 12.28 C.4)

- (i) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject property is a level, corner lot totaling approximately 7,382 net square feet. The property is located on the northeast corner of Hartsook Street and Cleon Avenue. The site is zoned RD1.5-1 and is designated for Low Medium II Residential land uses within the North Hollywood-Valley Village Community Plan area. The intent of the minimum lot area per dwelling unit or small lot to ensure that properties within a particular zone are allowed a set density. The project site would be allowed four (4) units on the site as a matter of right. The project is subject to the provisions of Los Angeles Municipal Code (LAMC) Section 12.09.1.B.4, therefore, the project would the adjustment allow 1,382 square feet of lot area for the fifth unit, in lieu of 1,500 square feet of lot area per dwelling unit required in the RD1.5 Zone (an approximate adjustment of 8 percent). Currently, the lot area is falls short 118 square feet.

It is impractical to strictly apply the lot area per dwelling unit regulation as the deviation requested is minimal and improvements within the adjacent public right-of-way are being met along the corner to create better pedestrian access and visibility to drivers. Notwithstanding the minor deviation, providing the fifth lot conforms to the intent of the minimum lot area per dwelling unit regulations and is consistent with the land use designation of the Low Medium II Residential.

- (j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The applicant is proposing the construction, use, and maintenance of five (5) three-story, individual small lots. Each unit is a three bedroom 3.5 bathrooms, with a height of approximately 35 feet.

A mix of low-density residential uses, including single family and multi-family residential structures, makes up the general character of the surrounding neighborhood to the east, south, and west in the RD1.5-1, [QJR3-1, and R3-1VL Zones. Adjacent properties to the north zoned C4-2D-CA and developed with a shopping center with the anchor store being a major chain grocery.

The proposed small-lot development has been designed to conform to the height, floor area, open space, landscaping and yard requirements of the zone which will ensure that it is compatible with the character of the area. The reduced lot area to permit one of the additional dwelling units would not result in any significant impacts on adjacent properties. Additionally, conditions have been imposed so that the project's location in size, height, operations and other significant features do not burden the neighboring properties. Therefore, as conditioned, the proposed project as a whole will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

As stated in the previous findings the North Hollywood-Valley Village Community Plan would allow for the site to subdivide into four unit or lot after the required dedication, allowing one unit per 1,500 square feet of lot area in the RD1.5 Zone. The subject site is approximately 8 percent short of the area necessary for a fifth lot or dwelling unit. The project's size, use, and height are consistent with the RD1.5 Zone and land use designation. By granting the adjustment, the proposed project will and does adhere to the purpose, intent, and provisions of both the General Plan and the Community Plan.

The proposed project will be replacing one (1) dwelling unit with five (5) new three bedroom, 3.5-bath units and will introduce a new housing typology to the area that corresponds to what is allowable and envisioned by the Community Plan. Each dwelling has a two-car garage with direct access from the west frontage. The proposed project will help to achieve the objectives of the Community Plan area by maintaining Low Medium II Residential character of the neighborhood.

Three of the structure are designed with individual balconies on the third floor and all five have a small green space along the front doors accessed by a pedestrian path from Hartsook Street. Additionally, there are setbacks from the south and north elevations which create some usable open space at-grade for future homeowners. The shade trees proposed along Hartsook Street will help to decrease heat along this south facing elevation and cool the structure when temperatures are high. The elevations include

articulation, which is further enforced by the use of wood veneer siding, cantilever awnings, open metal railing, and different colors stucco.

Allowing the additional unit provides housing near public transit, retail, restaurants, medical and dental services, as well as the cultural amenities of North Hollywood. As conditioned, the project substantially conforms to the purpose, intent, and provisions of the General Plan and Community Plan. As conditioned, the project conforms to the purpose, intent, and provisions of the General Plan and Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tract No. 82358-SL.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS TRACT:

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

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](tel:(213)482-7077)


San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Rm 251
Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

***Please note the cashiers at the public counters close at 3:30 PM.**
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.

VINCENT P. BERTONI, AICP
Director of Planning


LAURA FRAZIN STEELE
Deputy Advisory Agency

ML:LFS:SH:DS:mkc

OWNER:
10859 HARTSOOK, LLC
C/O SCOTT YANG
1311 LAS TUNAS DRIVE.,
SAN GABRIEL, CA 91776

PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588
FAX: 626-263-3599

NOTES:
ZONE: RD1.5-1 (PRESENT)
ZONE: RD1.5-1 (PROPOSED)
NO. OF EX. BUILDINGS: 2
NO. OF PROP. BUILDING: 5
NO. OF EXISTING LOTS: 1
NO. OF PROPOSED LOTS: 5
NO. OF PROP. PARKING: 10 GARAGE PARKINGS
APN # 2419-008-020

AREA OF PROPERTY: GROSS AREA - 7,428 SQ. FT. (0.17 ACRES)
NET AREA (AFTER DEDICATION) - 7,382 SQ. FT. (0.17 ACRES)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
NO HAZARDOUS CONDITIONS EXIST ON SITE.

UTILITY SERVICES:
WATER - CITY OF LOS ANGELES
SEWER - CITY OF LOS ANGELES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - CITY OF LOS ANGELES
TELEPHONE - AT&T
SCHOOL - LOS ANGELES SCHOOL DISTRICT
FIRE - CITY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - CITY OF LOS ANGELES

BENCHMARK:
CITY BENCHMARK 08-01380
WIRE SPK IN N CURB HESBY ST 2FT E OF
BC RET OF VINELAND AVE
ELEV 608.752

SURVEY WAS CONDUCTED BY AL THELWELL (LS 6999) ON 06/25/2018

NOTES:
-ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.
-SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE,
PURSUANT ORDINANCE NO. 176,354.
-CITY SEWER IS AVAILABLE
-SITE DRAINAGE WILL BE DISCHARGED TO HARTSOOK AVE.

EASEMENT NOTES:

Ⓐ EXISTING 5' WIDE EASEMENT FOR POLE LINES, CONDUITS
PIPE LINES AND INCIDENTAL PURPOSES RECORDED IN
BOOK 4784, PAGE 180, OF OFFICIAL RECORDS.

Ⓑ PROPOSED 5' PUBLIC UTILITY EASEMENT.

Ⓒ PROPOSED 10' PUBLIC UTILITY EASEMENT.

VESTING TENTATIVE TRACT NO.82358

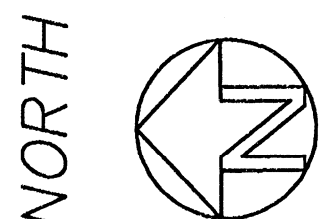
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 20 OF TRACT NO. 8275

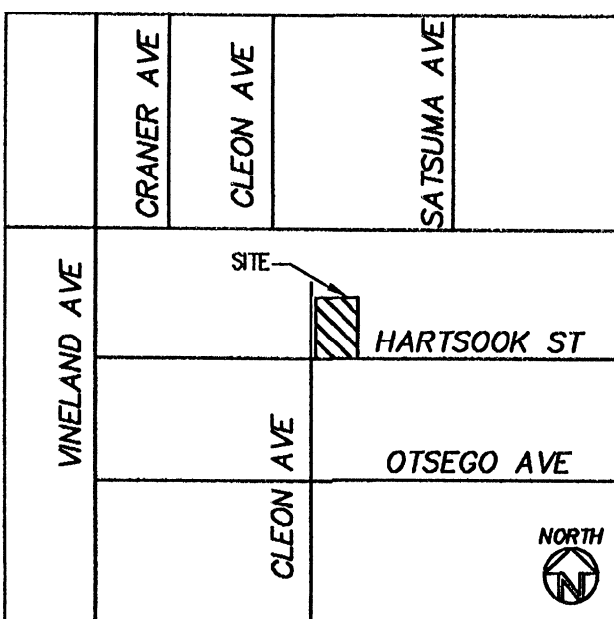
AS PER MAP RECORDED IN BOOK 93 PAGE 85 OF MAPS,

IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR SMALL LOT SUBDIVISION PURPOSES

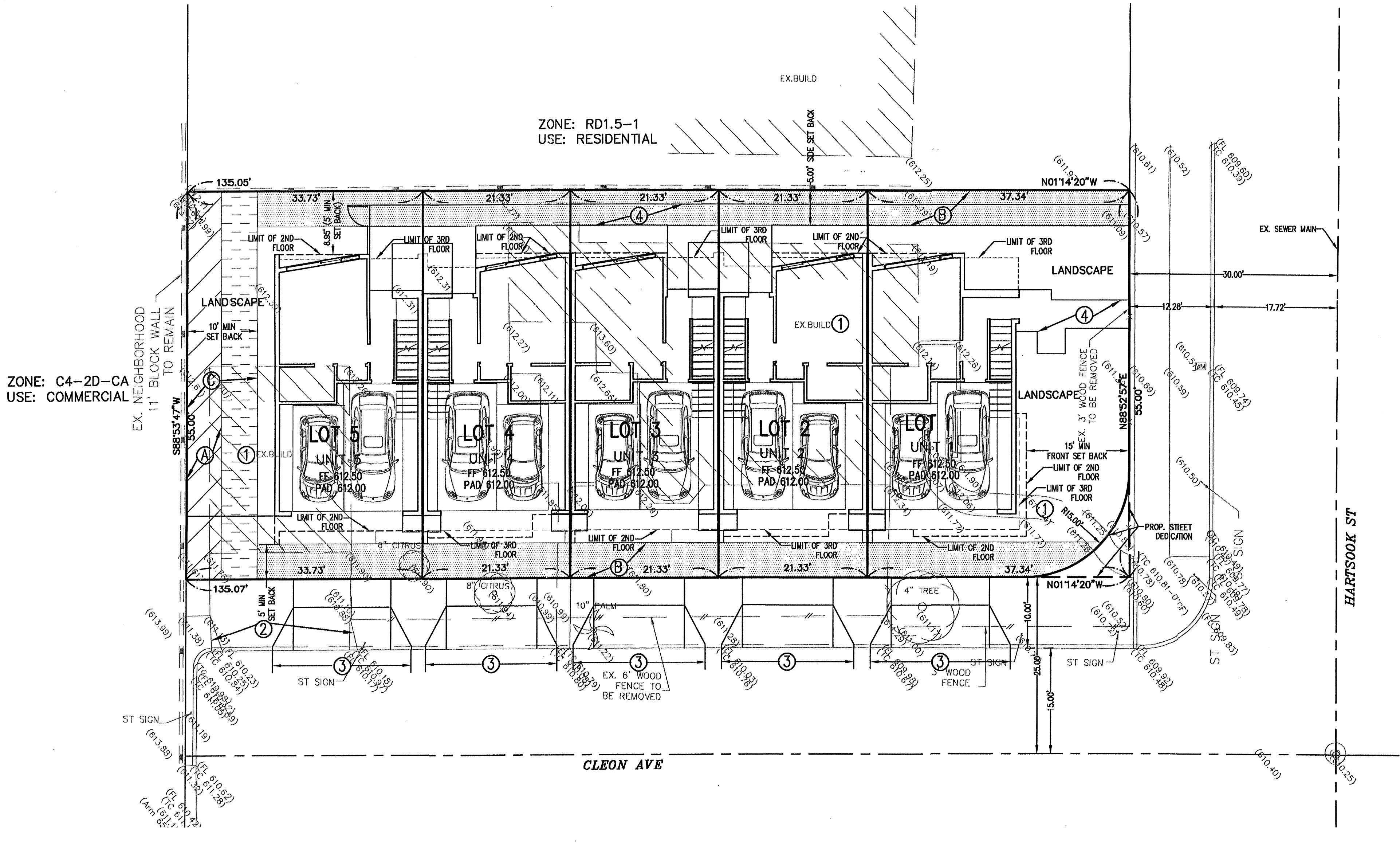


SCALE : 1"=10'



VICINITY MAP

SETBACK MATRIX				
	FRONT	REAR	SIDE 1	SIDE 2
LOT 1	15' (SOUTH)	0' (NORTH)	5' (EAST)	5' (WEST)
LOT 2	5' (EAST)	5' (WEST)	0' (SOUTH)	0' (NORTH)
LOT 3	5' (EAST)	5' (WEST)	0' (SOUTH)	0' (NORTH)
LOT 4	5' (EAST)	5' (WEST)	0' (SOUTH)	0' (NORTH)
LOT 5	5' (EAST)	5' (WEST)	0' (SOUTH)	10' (NORTH)



LEGEND:

- EXISTING STRUCTURES
- PROPOSED PVC DRAIN PIPE
- PROPOSED SEWER
- EXISTING CONTOURS
- EXISTING ELEVATION
- NEW STRUCTURES
- DRAINAGE PATTERN
- PROPOSED CATCH BASIN
- EXISTING FIRE HYDRANT
- FD MONUMENT
- WOOD FENCE
- CHAIN LINK FENCE
- TREE

CBW.....CONC. BLOCK WALL
C&G.....CURB AND GUTTER
D/A.....DRIVEWAY APRON
DWY.....DRIVEWAY
FL.....FLOW LINE
GM.....GAS METER
EX.....EXISTING
SDMH.....STORM DRAIN MAN HOLE
SMH.....SEWER MANHOLE
S/W.....SIDEWALK
SD.....STORM DRAIN
TBR.....TO BE REMOVED
TC.....TOP OF CURB
TS.....TRAFFIC SIGNAL PULLBOX
UB.....UTILITY BOX
WM.....WATER METER
INV.....INVERT ELEVATION

FS.....FINISH SURFACE
TC.....TOP OF CURB
FL.....FLOW LINE
FG.....FINISH GRADE
FS.....FINISH SURFACE
FF.....FINISH FLOOR
TC.....TOP OF CURB
HP.....HIGH POINT
TW.....TOP OF WALL

REVISIONS	
DATE	NO

PROPERTY OWNER:
10859 HARTSOOK, LLC
C/O SCOTT YANG
1311 E. LAS TUNAS DRIVE
SAN GABRIEL, CA 91776

MAP PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
Tel (626) 263-3588 • Fax (626) 263-3599
EMAIL: MAIL @ EGL88.COM



PROJECT/SITE ADDRESS:
10859 HARTSOOK ST.,
N. HOLLYWOOD, CA 91601
APN: 2419-008-020

Date 08/10/2018
Scale 1" = 10'
Drawn SW
Job 18-177-002
Sheet 1 OF 1

REVISED MA
AUG 23 2018
CITY PLANNING
VALLEY OFFICE