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CITY PLANNING

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Decision Date: June 6, 2018

Appeal Period Ends: June 18, 2018

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Vesting Tentative Map No.: VTT-74364-SL  
Related Case: ZA 2017-1189-ZV  
1444 South Hi Point Street  
Wilshire Planning Area  
Zones : [Q]R3-1-O  
D. M. : 129B173  
C. D. : 10  
CEQA : ENV-2016-3868-CE  
Legal Description: FR Lot 9; Tract 3909

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approve a Tentative Tract Map No. VTT-74364-SL, located at 1444 South Hi Point Street for a maximum of five (5) small lots for the purposes of a Small Lot Subdivision as shown on map stamp-dated October 11, 2016 in the Wilshire Community Plan. This unit density is based on the [Q]R3-1-O 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 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 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**

1. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.

2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
5. That any fee deficit under Work Order No. EXT00718 expediting project be paid.

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

6. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.
7. 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**

8. 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.
9. 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.
10. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

Notes: There is a 15-foot Building Line along Hi Point Street on this Subdivision.

There are [Q] conditions at this subject site. Comply with the [Q] conditions at the time of Plan Check.

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.

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. End stall condition for the guest parking stalls might be required. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

#### **DEPARTMENT OF TRANSPORTATION**

11. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation.

#### **FIRE DEPARTMENT**

12. Prior to recordation of the final map, satisfactory arrangements shall be made with the Fire Department.

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

13. 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**

14. 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**

15. 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**

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

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

17. That the Quimby Fee be based on the R3 Zone.

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

18. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

**Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

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

19. 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 VTT-74364-SL shall not be issued until after the final map has been recorded.
  - c. 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.
  - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - e. That the subdivider 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.
  - f. 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.
  - g. 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.
  - h. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
  - i. 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 (East)	Side Yard (West)	Rear
1	16'	8'	15'	5'
2	16'	8'	8'	5'
3	16'	8'	8'	5'
4	16'	8'	8'	5'
5	16'	5.67'	8'	5'

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.

- 2) The Advisory Agency has approved a minimum 16-foot wide common access strip for the approved subdivision.
20. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
21. **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.
22. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
- 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.
  - 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.
  - 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 be 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.

**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 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of 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) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Hi Point Street.
  - (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 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Hi Point Street adjoining the subdivision by the construction of the followings:
    - 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)**

Based on the whole of the administrative record, the project is exempt from California Environmental Quality Act (CEQA) pursuant to Article 19, Class 32 of the CEQA Guidelines, 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 Map No. 74364-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 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 project site is comprised of one (1) rectangular parcel that measures 8,501 square feet of lot area. The site is currently improved with two one-story single-family residences and garage that was built in 1921 and 1926, therefore demolition of the existing buildings is proposed. The subject site is not subject to any Specific Plans. Surrounding land uses consist of single-family and multi-family residential uses. The abutting properties to the north consists of a multi-family use in the [Q]R3-1-O zone. The abutting property to the south is improved with a multi-family use in the [Q]R3-1-O Zone. The property to the east is improved with a multi-family residential use in the [Q]R3-1-O Zone. The property to the west across Hi Point Street is improved with a single-family residential use in the [Q]R3-1-O Zone. The site is located .54 kilometers from the Newport - Inglewood Fault. The site is not located within a landslide or liquefaction area; however, the site is located in a Methane Zone.

The Vesting Tentative Tract Map describes and demonstrates a land use consistent with the site's Medium Residential land use designation within the Wilshire Community Plan and with the corresponding zones. The subdivision of the subject parcel 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."

The design and layout of the preliminary 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, 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.

The Wilshire Community Plan designates the property for Medium Residential land uses with the corresponding zone of R3. The request is to allow for the subdivision of one (1) lot into five (5) Small Lots.

The applicant is also requesting a Variance to permit 255 square-feet of the rooftop open space to be counted towards the required open space as otherwise prohibited by Ordinance No. 168,193, and, a Variance to permit a 39 feet building height in lieu of the otherwise required 35 feet height as required by Ordinance No. 168,193 as per related case ZA-2017-1189-ZV. 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 two (2) one-story single-family residential uses and an associated garage. The proposed project to subdivide one (1) parcel into five (5) 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 R3 Zone.

The project site is 1.54 kilometers from the Newport - Inglewood Fault. The site is located within a Methane Zone. The site is not within a Hillside Area, a Very High Fire Severity Zone, the Bureau of Engineering's Special Grading Area, landslide- or liquefaction area, nor is the site located in a tsunami-inundation zone, or a flood zone. The site is not identified as having hazardous waste or past remediation. The site is located in Flood Zone X, areas determined to be outside 0.2% annual chance floodplain.

The request will result in the subdivision of one (1) lot into five (5) Small Lots. Additionally, the applicant is requesting a Variance to permit 255 square-feet of the rooftop open space to be counted towards the required open space as otherwise prohibited by Ordinance No. 168,193, and, a Variance to permit a 39 feet building height in lieu of the otherwise required 35 feet height as required by Ordinance No. 168,193 and pursuant to L.A.M.C. (Case No. 2017-1189-ZV). 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 Wilshire Community Plan designates the site for Medium Residential land uses. The site is zoned [Q]R3-1-O, and is consistent with the range of zones under the corresponding land use designation. The project proposes single-family, small lot uses. The request to subdivide of one (1) lot into five (5) 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 site is currently improved with two one-story single-family residences and garage that was built in 1921 and 1926, therefore demolition of the existing buildings is proposed. The proposed project will comply with all LAMC requirements with the approval of a Variance to permit 255 square-feet of the rooftop open space to be counted towards the required open space as otherwise prohibited by Ordinance No. 168,193, and, a Variance to permit a 39 feet building height in lieu of the

otherwise required 35 feet height as required by Ordinance No. 168,193. 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 one (1) lot into five (5) Small Lots, and the related Zoning Administrator case (Case No. ZA-2017-1189-ZV) for a Variance to permit 255 square-feet of the rooftop open space to be counted towards the required open space as otherwise prohibited by Ordinance No. 168,193, and, a Variance to permit a 39 feet building height in lieu of the otherwise required 35 feet height as required by Ordinance No. 168,193. 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 No. 5068017036. 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 tentative and final maps for Vesting Tentative Tract Map No. 74364-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency



FERNANDO TOVAR  
Deputy Advisory Agency

FT: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 **Central 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. 2<sup>nd</sup> 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 NO. 74364

FOR SMALL LOT SUBDIVISION PURPOSES

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

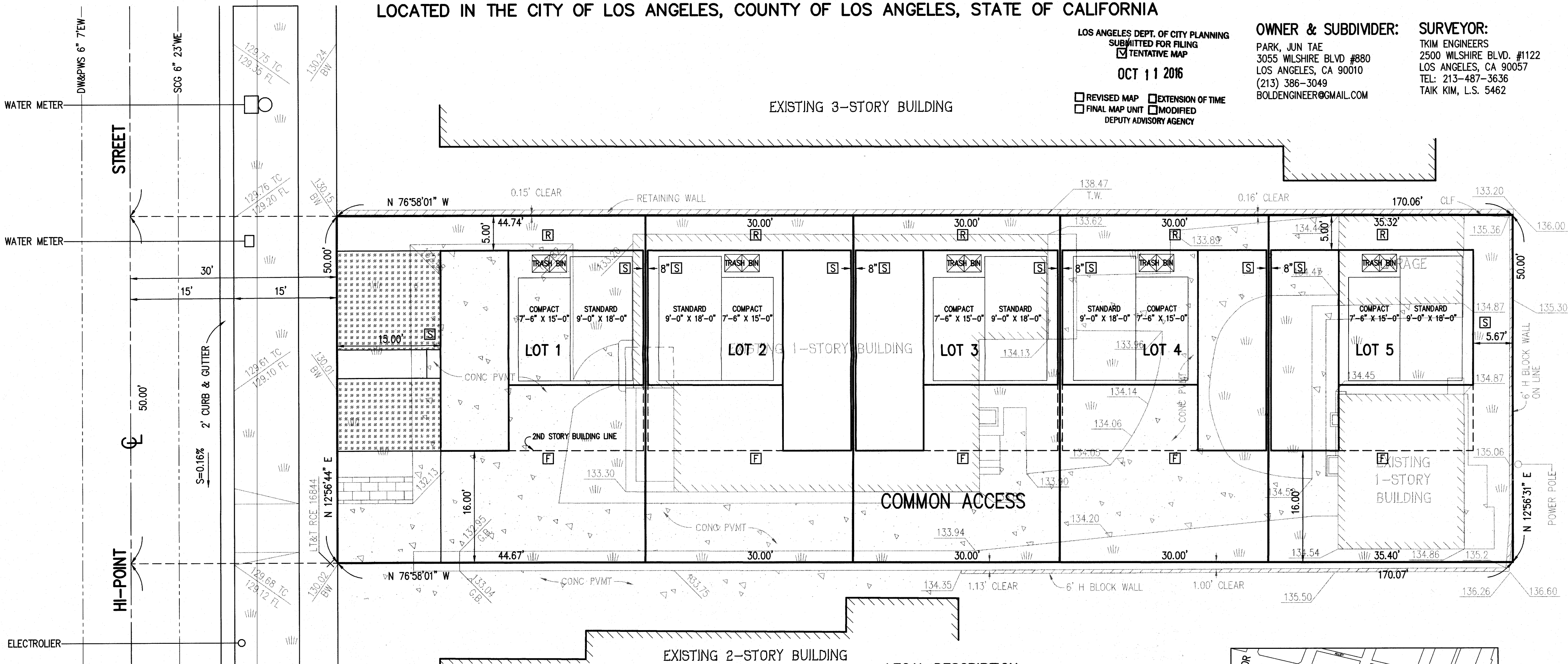
LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP

OCT 11 2016

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

OWNER & SUBDIVIDER:  
PARK, JUN TAE  
3055 WILSHIRE BLVD #880  
LOS ANGELES, CA 90010  
(213) 386-3049  
BOLDENGINEER@GMAIL.COM

SURVEYOR:  
TKIM ENGINEERS  
2500 WILSHIRE BLVD. #1122  
LOS ANGELES, CA 90057  
TEL: 213-487-3636  
TAIK KIM, L.S. 5462



## GENERAL NOTES:

- PROPOSED 5 LOTS SMALL LOT SUBDIVISION  
PARKING: 10 SPACES
- STREET ADDRESS IS 1444 HI POINT STREET  
LOS ANGELES, CA 90035
- EXISTING ZONE: [Q] R3-1-0  
PROPOSED ZONE: [Q] R3-1-0
- COMMUNITY PLAN AREA: WILSHIRE
- TB GUIDE: 633-A4
- DISTRICT MAP: 129B173
- APN: 5068017036
- ALL UTILITIES ARE AVAILABLE.
- THERE ARE NO OAK, CALIFORNIA SYCAMORE,  
CALIFORNIA BAY AND BLACK WALNUT TREES  
ON SITE
- THERE ARE NO POTENTIAL DANGEROUS AREAS.

## 11. AREA

NET: 8,503.28 SQ. FT. (0.195 ACRES)

GROSS: 10,003.284 (0.230 ACRES)

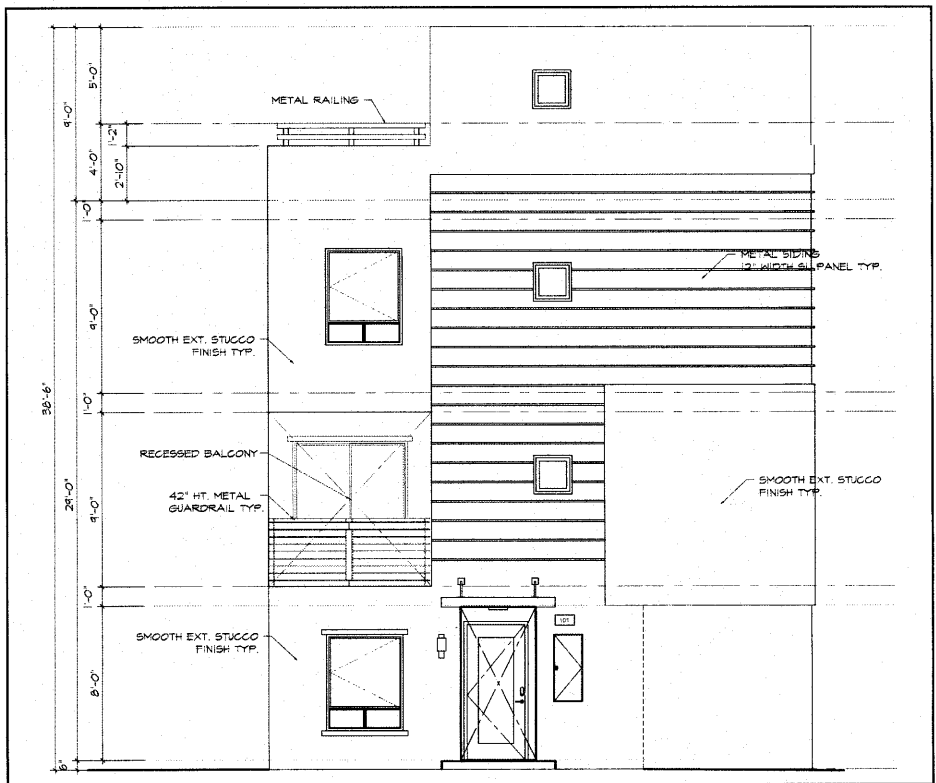
- EXISTING BUILDING TO BE DEMOLISHED
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE  
[Q] R 3-1 ZONE, PURSUANT TO ORDINANCE  
NO. 176354.

- THE SITE IS NOT IN THE HILLSIDE AREA.

- PROJECT IS ZONE X AS SHOWN ON FIRM MAP  
NUMBER

06037C1615F DATED SEPTEMBER 26, 2008.

- COUNCIL DISTRICT: 10



## LEGAL DESCRIPTION

THE SOUTHERLY 50 FEET OF THE NORTHERLY 100 FEET OF LOT 9 OF  
TRACT NO. 3909, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44, PAGE 82 OF  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## LEGEND

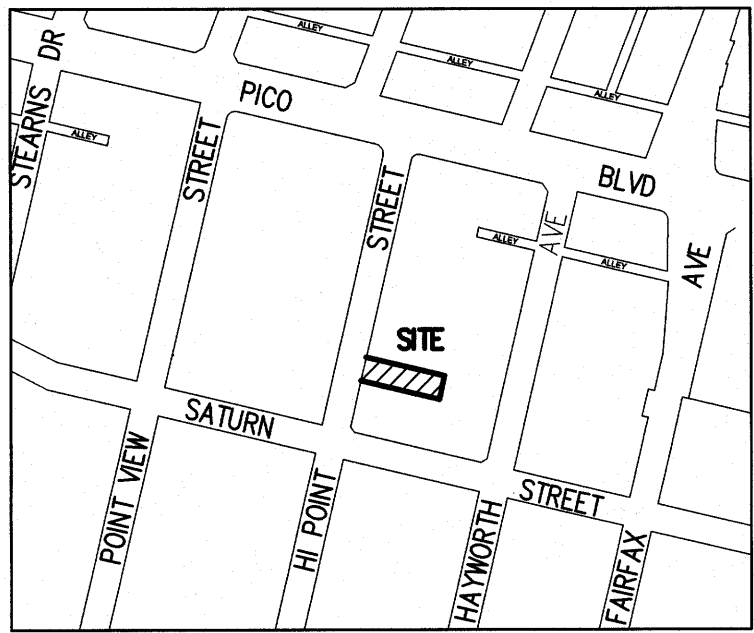
CL CENTERLINE  
BW BACK WALK  
FL FLOWLINE  
TC TOP OF CURB  
WM WATER METER  
LANDSCAPING

SCALE: 1"=10'

## SET BACK MATRIX

LOT	FRONT	REAR	EAST SIDE	WEST SIDE	APPROX. LOT AREA
1	16'	5'	8"	15"	2,235 SF
2	16'	5'	8"	8"	1,500 SF
3	16'	5'	8"	8"	1,500 SF
4	16'	5'	8"	8"	1,500 SF
5	16'	5'	5.67'	8"	1,768 SF

F INDICATES PROPOSED FRONT YARD  
R INDICATES PROPOSED REAR YARD  
S INDICATES PROPOSED SIDE YARD



VICINITY MAP  
N.T.S.

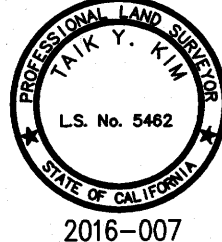
NORTH



VESTING TENTATIVE TRACT NO. 74364  
SMALL LOT SUBDIVISION PURPOSES  
1444 HI POINT ST. LOS ANGELES, CA 90035

TKIM ENGINEERS

2500 WILSHIRE BLVD. #1122  
LOS ANGELES, CA 90057  
TEL: (213) 487-3636  
FAX: (213) 487-3666  
OCTOBER 6, 2016



2016-007