

**DEPARTMENT OF
CITY PLANNING**

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CITY PLANNING COMMISSION

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

September 5, 2019

BCG Lodi Homes, LLC (O)(S)
12304 North Nugent Drive
Granada Hills, CA 91334

Dana Sayles, AICP (R)
ThreeSixty
11287 West Washington Boulevard
Culver City, CA 90230

Forma Engineering (E)
400 San Fernando Mission Boulevard
San Fernando, CA 91340

RE: Vesting Tentative Tract No.: VTT-82120-SL
Incidental Case: ZA-2018-5064-ZAA;
ADM-2018-5065-SLD
Address: 1248-1254 North Lodi Place
Community Plan: Hollywood
Zone: R3-1XL
District Map: 144B189
Council District: 13 – O'Farrell
CEQA No.: ENV-2018-2138-CE
Legal Description: Lots 2-3; TR 1210

LETTER OF CORRECTION

On June 7, 2019, the Deputy Advisory Agency determined, based on the whole of the administrative record, that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 In-Fill Development Projects, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Vesting Tentative Tract Map No. 82120-SL, located at 1248-1254 North Lodi Place, for a maximum of **ten (10) small lots**, as shown on map stamp-dated **August 20, 2018**, in the Hollywood Community Plan in accordance with provisions of Section 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC).

On June 13, 2019, the applicant requested clarification regarding Condition No. 16.k., which refers to a future dedication along Douglas Street. In reviewing the condition, the Deputy Advisory Agency found that the provision to require notification regarding future dedication was in error in so much as the site is not located on Douglas Street and the Bureau of Engineering (BOE) has not recommended future dedication.

As such, Condition of Approval No. 16.k. is hereby corrected as follows, with deleted text shown in ~~strikeout~~:

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:

- k. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways,

monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. ~~The Maintenance Association shall include a notice of the potential future dedication of Douglas Street adjoining the southerly border of the subdivision.~~ The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

VINCENT P. BERTONI, AICP
Advisory Agency



MAY SIRINOPWONGSAGON
Deputy Advisory Agency

MS:TV

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: June 07, 2019

Last Day to Appeal: June 17, 2019

BCG Lodi Homes, LLC (O)(S)
12304 North Nugent Drive
Granada Hills, CA 91334

Dana Sayles, AICP (R)
ThreeSixty
11287 West Washington Boulevard
Culver City, CA 90230

Forma Engineering (E)
400 San Fernando Mission Boulevard
San Fernando, CA 91340

Re: Vesting Tentative Tract No. VTT-82120-SL
Address: 1248-1254 North Lodi Place
Related Case: ZA-2018-5064-ZAA; ADM-2018-
5065-SLD

Hollywood Plan Area
Zone : R3-1XL
D.M. : 144B189
C.D. : 13 – O'Farrell
CEQA : ENV-2018-2138-CE
Legal Description: Lots 2-3; TR 1210

The Advisory Agency determined, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2018-2138-CE, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class32 In-Fill Development) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historic resources applies. In accordance with provisions of Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 82120-SL, located at 1248-1254 North Lodi Place, for a **maximum of ten (10) small lots** pursuant to LAMC Section 12.22 C.27 (as amended by Ordinance No. 185,462), in conjunction with the construction of ten (10) small lot homes as shown on **map stamp-dated August 20, 2018** in the Hollywood Community Plan. This unit density is based on the R3-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian by calling (213) 202-3484.

1. That the proposed Vehicular Common Access Easement be clearly shown on the final map.
2. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only - **contact Laura Duong at (213) 482-0434** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

9. 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. The submitted Map does not comply with the required 20 ft. front yard setback along Lodi Place as required by the Building Line on the site. Revise the Map and the Setback Matrix to reflect the setback to comply with the front yard requirement or obtain approval from the Department of City Planning to build beyond the Building Line.

- c. No projections are allowed into the required setbacks unless the projections are allowed per Section 12.22C.20 of the LAMC. Any projections indicated in the dash line on the map not considered as allowable projections are required to comply with setback requirement or are required to obtain approval from City Planning.
- d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
- e. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

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.

Guest parking will be required for small lot subdivision of 8 or more dwellings. The number of guest parking shall be required per the Advisory Agency's determination and shall be satisfied at the time of Plan Check.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

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

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 N. Figueroa Street, 3rd floor. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

- 11. Submit plot plans for Fire Department approval and review prior to recordation of this Parcel Map Action. In addition, the following items shall be satisfied:

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. One or more Knox Boxes will be required to be installed for LAFD access to project location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
- c. 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.
- d. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- e. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- f. 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.
- g. Site plans shall include all overhead utility lines adjacent to the site.
- h. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- i. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

DEPARTMENT OF WATER AND POWER

12. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF SANITATION

13. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no problems to their structure or potential maintenance problems, as stated in the memo dated September 28, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(d).)

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles

14. That the Park Fee paid to the Department of Recreation and Parks be calculated as a

Subdivision (Quimby in-lieu) fee.

INFORMATION TECHNOLOGY AGENCY

15. 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 CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals are conducted at the Metro, West Los Angeles, or Valley Development Services Centers, unless otherwise indicated.

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 ten (10) small lots homes.
 - b. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2018-5065-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. 82120 in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit. 4
 - c. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 82120-SL shall not be issued until after the final map has been recorded.
 - d. Provide a minimum of two covered off-street parking spaces per dwelling unit.
 - e. Provide a minimum of 0.25 off-street guest parking spaces per dwelling unit. Guest parking spaces shall be readily available to all guests and be accessible from a Common Access Driveway or Common Access Walkaway.
 - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable materials.
 - g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
 - h. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, vinyl, wood, or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - i. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - j. 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.

- k. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall include a notice of the potential future dedication of Douglas Street adjoining the southerly border of the subdivision. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- l. 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.
- m. 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.

- n. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map’s setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27:
 - (i) The project shall comply with the setbacks as indicated in the table below:

SETBACK MATRIX				
Lot	North	East	South	West
1	5'	3"	8'	20'
2	5'	3"	8'	3"
3	5'	3"	8'	3"
4	5'	3"	8'	3"
5	5'	7.6'	8'	3"
6	8'	7.6'	5'	3"
7	8'	3"	5'	3"
8	8'	3"	5'	3"
9	8'	3"	5'	3"
10	8'	3"	5'	20'

The final map shall be revised to indicate that the 20-foot setback established by the Building Line shall be observed for Lot Nos. 1 and 10 as established pursuant to Ordinance No. 53,459 unless an Adjustment is granted by the Zoning

Administrator pursuant to LAMC Section 12.28.

- (ii) The width of the common access driveway shall be a minimum of 16 feet and shall remain clear to the sky.

17. That prior to the issuance of the building permit or the recordation of the final map, a copy of Case No. ZA-2018-5064-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2018-5064-ZAA is not approved, the final map shall be revised to comply with the setback matrix in Condition No. 16-m(i).

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:

- (a) 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.
- (b) All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1
- (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
 - (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
 - (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
 - (i) That one-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 one-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 one-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 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) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Lodi Pl.

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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Lodi Place adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway; or a 12-foot full width concrete sidewalk with tree wells.
 - 2) Suitable surfacing to join the existing pavements and to complete a 18-

foot wide 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 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 Municipal Code, 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 Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Deputy Advisory Agency has determined that based on the whole of the administrative record, Case No. ENV-2018-2138-CE, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Advisory Agency has determined that the project is Categorical Exempt from the environmental review pursuant to Section 15332 of the CEQA State Guidelines.

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

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;

- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project involves the demolition of two (2) single-family dwellings and the construction, use, and maintenance of ten (10) three-story small lot homes with a total of 20 residential vehicular parking spaces and two guest parking spaces. The project would require the removal of eleven (11) non-protected trees.

The project site is a level, rectangular-shaped, 13,500 square-foot site with 100 feet of frontage along the eastern side of Lodi Place and has a depth of 135 feet. The site is located within the Hollywood Community Plan area, and has a land use designation of Medium Residential and is zoned R3-1XL. The project site is not located within a specific plan, historic preservation plan, nor is it listed in the Los Angeles Historic Resources Inventory. The project site is within a designated Transit Priority Area in the City of Los Angeles (ZI-2452).

The project site is located within an urbanized area of the City, in which the site was previously developed with a use that is similar in use and scale with the surrounding area. The surrounding areas are developed with one- to three-story residential buildings. The site was previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study and was determined to not have any significant impacts to traffic.

The project will not result in significant impacts related to air quality because it falls below interim air threshold established by DCP staff. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the subdivision and the construction of ten (10) small lot homes on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the construction and subdivision of ten (10) small lot homes on a 13,500 square-foot site in an area zoned and designated for such development.

Lots adjacent to the subject site are developed with single- and multi-family residential uses that range from one- to three-story buildings. The project proposes a Floor Area Ratio (FAR) of 1.27:1 on a site that is permitted to have a maximum FAR of 3:1. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, 19 miles from the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. In an email correspondence dated April 16, 2019, the Office of Historic Resources (OHR) concurred with the findings of the Historical Resources Assessment Report for the project, as well as the peer review of the report that was completed. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 82120-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish the 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 subdivision of land is regulated pursuant to Article 7 of the 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 project site is located within the Hollywood Community Plan, which designates the site with a Medium Residential land use. The land use designation lists the R3 Zone as its corresponding zone. The project site is zoned R3-1XL, which is consistent with the land use designation. There is a 20-foot building line, established pursuant to Ordinance No. 53,459. The site is not located within a specific plan area or other overlay. The proposed project consists of demolition of two (2) existing single-family dwellings and the construction, use, and maintenance of ten (3) three-story small lot homes on a 13,500 square-foot site which would permit a maximum of 18 dwelling units. As shown on the tract map, the project proposes the merger and resubdivision of two (2) lots into ten (10) small lots for the construction, use, and maintenance of ten (10) small lot homes, which will have a height of 36 feet. As Height District 1-XL permits a maximum height of 30 feet and the lots are subject to a 20-foot building line, the applicant has requested an adjustment to permit a maximum height of 36 feet and a reduced front yard setback of 14 feet under Case No. ZA-2018-5064-ZAA. As conditioned herein, the tract map and the small lot homes would be required to comply with regulations of the Zoning Code if the requested adjustments are not approved as part of Case No. ZA-2018-5064-ZAA.

In addition to LAMC Section 17.05 C, LAMC Section 17.06 B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The tract map was prepared by Lawrence Wilson, License No. 6712, 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. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, 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. As the project site is zoned R3-1XL, a maximum of 16 dwelling units on the approximately 13,500 square-foot site. As the map is proposed for a maximum of ten (10) small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access to each of the required parking spaces, as well as to the guest parking spaces.

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 Lodi Place, 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. The Bureau of Street Lighting has recommended that no street lighting improvements are required if there is no street widening; otherwise, the existing conduit should be removed and reinstalled behind the new curb and gutter. 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 and adjacent properties to the south and west are zoned R3-1XL and consist of single and multi-family residential dwellings. The adjacent properties to the north and east are zoned R3-1 and also consist of single and multi-family residential dwellings. The Project proposes to construct ten (10) new small lot homes which will be three (3) stories and will provide two (2) covered parking spaces each and provide two (2) additional guest parking spaces. As proposed, the use is consistent with the existing development and the zone.

The project site is not located in a Methane Zone, Landslide Zone, Liquefaction Zone, Hazardous Waste Zone, and is located 1.63 km from the Hollywood Fault. The Grading Division of the Department of Building and Safety concluded on September 17, 2018 that a geology and soils report is not required prior to planning approval of the Tract Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Therefore, the site is physically suitable for the proposed project.

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

The project site consists of two parcels located on the easterly side of Lodi Place. The lot has a width of approximately 60 feet and a depth of 135 feet, for a total lot size of 13,500 square feet. The site, as well as surrounding areas, are zoned and designated for medium residential land uses. As discussed in Finding (a), the proposed density of the small lot subdivision is below the maximum density that would be permitted by the zone. The Department of Building and Safety, Grading Division has reviewed the project and determined that the site is physically suitable for the proposed type of development. 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. Therefore, the site is physically suitable for the proposed density of 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 and surrounding areas are developed with existing single- and multi-family residential uses. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. The Director of Planning has determined that the project is categorically exempt from the environmental review pursuant to Article 19, Section 15332 of the CEQA State Guidelines and no substantial environmental damage would be caused through the proposed improvements.

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

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

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Lodi Street, which is a public street. The project site consists of two (2) parcels identified as Lot No. 2 and 3 of TR 1210 and is identified by the Assessor Parcel Map No. #5534-004-003 and -004. While the project will provide a private easement for common/vehicular access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. 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 No. 82120-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



May Sirinopwongsagon
Deputy Advisory Agency



Christina Toy-Lee
Senior City Planner

VPB:CTL:MS:TV

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
Figuroa Plaza
201 North Figuroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

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

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

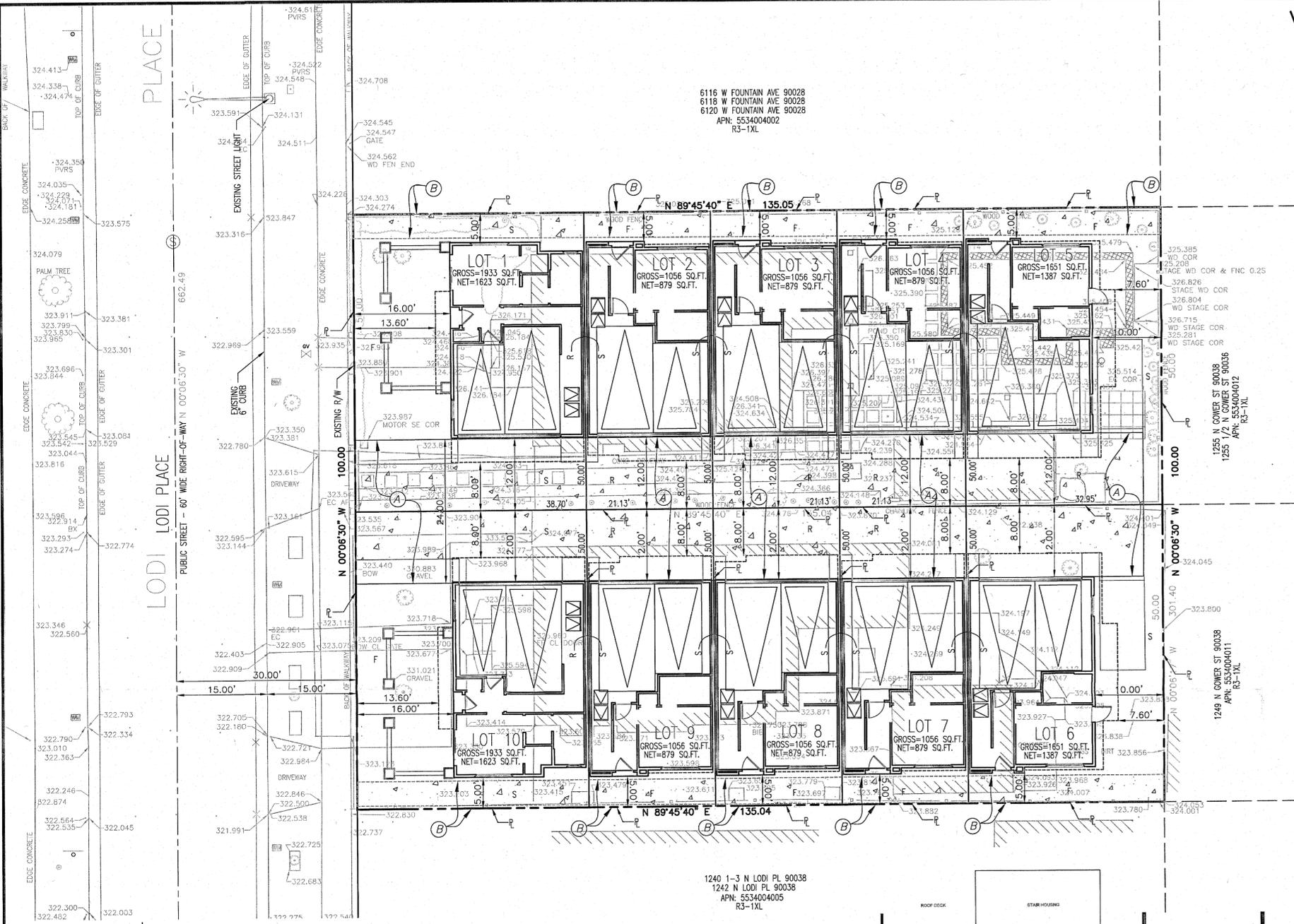
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VESTING TENTATIVE TRACT MAP 82120

IN THE CITY OF LOS ANGELES
10 LOT SMALL LOT SUBDIVISION
COUNCIL DISTRICT # 13

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
AUG 20 2018
REVISED MAP EXTENSION OF TIME
FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

A SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1XL ZONE, PURSUANT TO ORDINANCE NO. 176,354



LOT	SETBACK MATRIX			
	NORTH	SOUTH	EAST	WEST
1	5'(S)	8'(S)	3'(R)	16'(F)
2	5'(F)	8'(R)	3'(S)	3'(S)
3	5'(F)	8'(R)	3'(S)	3'(S)
4	5'(F)	8'(R)	3'(S)	3'(S)
5	5'(F)	8'(R)	10'(S)	3'(S)
6	8'(R)	5'(F)	10'(S)	3'(S)
7	8'(R)	5'(F)	3'(S)	3'(S)
8	8'(R)	5'(F)	3'(S)	3'(S)
9	8'(R)	5'(F)	3'(S)	3'(S)
10	8'(S)	5'(S)	3'(R)	16'(F)

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

EASEMENTS:

- (A) PROPOSED VARIABLE WIDTH PRIVATE RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, EMERGENCY ACCESS, UTILITIES, INFRASTRUCTURE, CROSS LOT DRAINAGE AND COMMON LANDSCAPING PURPOSES.
- PROPOSED VARIABLE WIDTH EMERGENCY SERVICE EASEMENT.
- (B) PROPOSED 4' PEDESTRIAN ACCESS, PRIVATE UTILITY AND CROSS LOT DRAINAGE EASEMENT.

LEGAL DESCRIPTION:

LOTS 2 AND 3 IN BLOCK E OF TRACT NO. 1210, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 134 AND 135 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NUMBERS:
5534-004-003,
5534-004-004

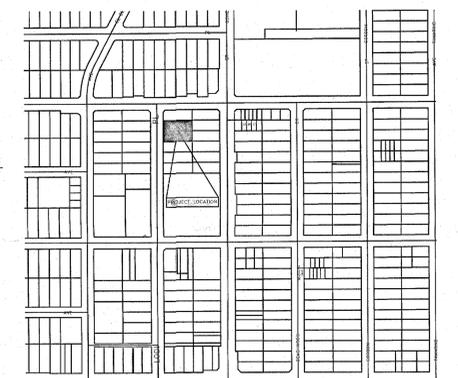
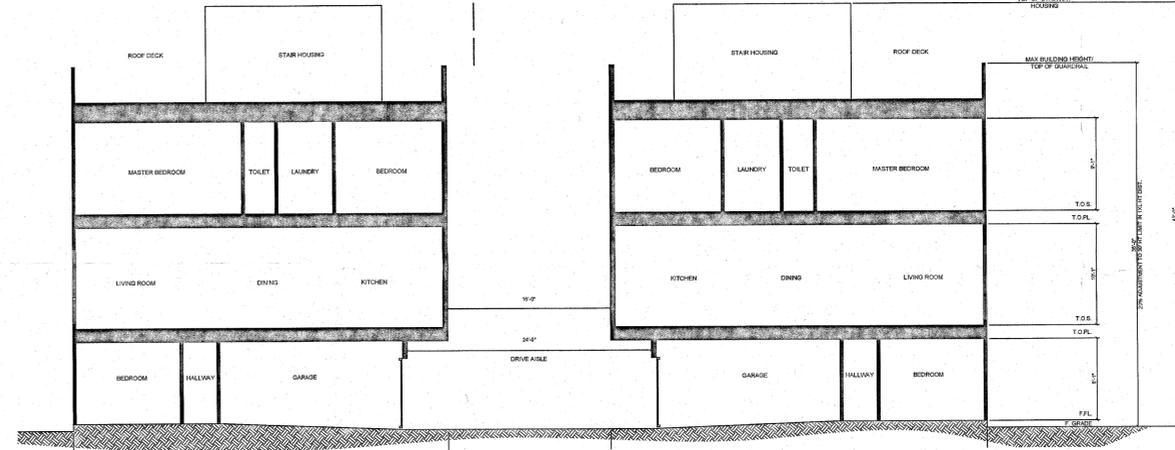
SITE ADDRESS:
1248 & 1254 LODI PLACE
LOS ANGELES, CA. 90038
THOMAS GUIDE:
PAGE 593-F5
OWNER:
BCG Lodi Homes LLC

ZONING INFORMATION:

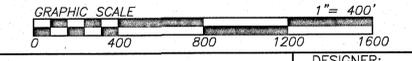
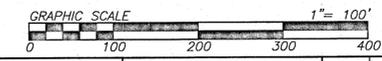
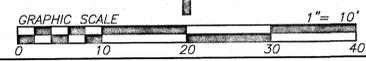
EXISTING: R3-1XL
PROPOSED: R3-1XL

NOTES:

1. EXISTING USE: S.F.D.
2. PROPOSED DEVELOPMENT: 10 LOT - SMALL LOT SUBDIVISION
30' MAXIMUM BUILDING HEIGHT; 36' MAXIMUM BUILDING HEIGHT WITH ADJUSTMENTS
10 UNITS
UNITS 1, 5, 6 & 10 - 7,700 SF
UNITS 2, 3, 4, 7, 8, & 9 - 12,420 SF
3. AREA: GROSS (TO STREET @) = 16,503 SF (0.379 ACRES)
NET = 13,504 SF (0.310 ACRES)
4. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1XL ZONE, PURSUANT TO ORDINANCE NO. 176,354.
5. TREES: THERE ARE NO PROTECTED TREES ONSITE.
6. EXISTING UTILITIES:
8" SEWER MAIN LINE IN LODI PL
4" WATER MAIN LINE IN LODI PL
7. DRAINAGE: THE ENTIRE SITE DRAINS TO LODI PL VIA SURFACE FLOW.
8. FLOOD ZONE: C
FEMA PANEL: 0601370046C
9. THIS PROJECT IS NOT LOCATED IN AN EARTHQUAKE-INDUCED LIQUEFACTION AREA.
10. THERE ARE NO UNKNOWN POTENTIALLY DANGEROUS AREAS W/IN PROPOSED DEVELOPMENT.
11. ALL EXISTING STRUCTURES WILL BE DEMOLISHED.
12. 24' VEHICULAR BACKUP SPACE IS PROVIDED.
13. DISTRICT MAP NO. 144B189
14. HOLLYWOOD COMMUNITY PLANNING AREA
15. TRASH WILL BE COLLECTED ON SITE WITH PRIVATE TRASH COLLECTION.
16. 20 TOTAL VEHICLE PARKING SPACES.
17. REQUEST FOR A 20% DEVIATION IN PERMITTED HEIGHT FROM 30 TO 36 FEET.
18. REQUEST FOR A 20% RELIEF FROM REQUIRED FRONT YARD FROM 20 FEET TO 16 FEET.



VICINITY MAP



PREPARED FOR:
BCG Lodi Homes LLC
12034 Nugent Drive
Granada Hills, CA 91344

VESTING TENTATIVE MAP
TRACT 82120
1248 & 1254 LODI PLACE
LOS ANGELES, CA 90038

DEVELOPER'S ENGINEER:
FORMA ENGINEERING INC.
400 San Fernando Mission Blvd, San Fernando, CA 91340
Phone: (818) 832-1710 • Fax: (818) 832-1740
Danny T. Davis P.L.S. 7586 DATE



No.	DATE	REVISION

DESIGNER: J.H.
CHECKED BY: W.M.W.
DATE: 7/23/2018
SHEET 1 OF 1