

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

CITY PLANNING COMMISSION

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

June 28, 2019

Christopher B. Schwanitz (S)(O)
3400 Fletcher LLC/MacArtur Family Trust
10153 Riverside Drive, Unit 1000
Toluca Lake, CA 91602

Matthew Hayden (R)
Hayden Planning
10008 West National Boulevard, Unit 229
Los Angeles, CA 90034

Brandon M. Hahn (E)
Hahn and Associates, Inc
28368 Constellation Rd., Unit 300
Santa Clarita, CA 91355

RE: Vesting Tentative Tract No. 74749-SL
Incidental Case: DIR-2016-4767-CDO-ZBA
Address: 3400-3420 North Fletcher Drive, 3047-3059
West Avenue 34
Community Plan: Northeast Los Angeles
Community Design Overlay: Cypress Park and
Glassell Park
Zone: RD1.5-1-CDO, RD2-1-CDO
District Map: 154-5A215
Council District: 13 – O'Farrell
CEQA No.: ENV-2016-4768-CE
Legal Description: Lot 21-23 and 46-47, Tract TR
1983

LETTER OF CLARIFICATION

On February 1, 2019, the Deputy Advisory Agency approved Vesting Tentative Tract Map No. 74749-SL for a site located generally at 3400-3420 North Fletcher Drive. The tract map was approved for a maximum of eighteen (18) small lots in accordance with Los Angeles Municipal Code (LAMC) Section 12.22-C.27.

On June 4, 2019, the applicant's representative submitted a request for clarification regarding the setback matrix under the Note to City Zoning Engineer and Plan Check in Condition No. 17. As noted in the request, the setback matrix does not include Lot Nos. 8, 9, 17, and 18.

The tract map was approved for a maximum of eighteen (18) small lots and it was intended to include an approved setback matrix for all eighteen (18) small lots.

As such, the Note to City Zoning Engineer and Plan Check under Condition No. 17 (i) is hereby revised as follows:

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 maps 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 5 feet in width, pursuant to LAMC Section 12.22 C.27, effective on January 31, 2005.

- (i) The project shall comply with the minimum setback requirements as indicated in the table below:

Lot No.	Front Yard (S)	Side Yard (E)	Side Yard (W)	Rear Yard (N)	Lot No.	Front Yard (S)	Side Yard (E)	Side Yard (W)	Rear Yard (N)
1	8.0	0	12.0	5.0	10	8.0	0	0	10.0
2	8.0	0	0	5.0	11	8.0	0	0	10.0
3	8.0	5.0	0	5.0	12	8.0	5.0	0	18.25
4	10.0	0	12.0	8.0	13	12.0	0	5.0	8.0
5	10.0	0	0	8.0	14	12.0	0	0	8.0
6	10.0	5.0	0	8.0	15	12.0	0	0	8.0
7	8.0	0	5.0	10.0	16	12.0	0	0	8.0
8	8.0	0	0	10.0	17	12.0	0	0	8.0
9	8.0	0	0	10.0	18	12.0	5.0	0	8.0

All other terms and Conditions of VTT-74749-SL shall remain as originally granted.

VINCENT P. BERTONI, AICP
Advisory Agency



May Sirinopwongsagon
Deputy Advisory Agency
MS

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: February 1, 2019

Last Day to Appeal: February 11, 2019

Christopher B. Schwanitz (S)(O)
3400 Fletcher LLC/MacArtur Family Trust
10153 Riverside Drive, Unit 1000
Toluca Lake, CA 91602

Matthew Hayden (R)
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Brandon M. Hahn (E)
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RE: Vesting Tentative Tract No. 74749-SL
Incidental Case: DIR-2016-4767-CDO-
ZBA
Address: 3400-3420 North Fletcher
Drive, 3047-3059 West Avenue 34
Community Plan: Northeast Los Angeles
Community Design Overlay: Cypress
Park and Glassell Park
Zone: RD1.5-1-CDO, RD2-1-CDO
District Map: 154-5A215
Council District: 13 – O'Farrell
CEQA No.: ENV-2016-4768-CE
Legal Description: Lot 21-23 and 46-47,
Tract TR 1983

The Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32 In-Fill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. In accordance with provisions of Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 74749-SL for the merger of five (5) parcels and resubdivision for a **maximum of 18 small lots**, pursuant to the LAMC Section 12.22 C.27 (Ordinance No. 176,354), in conjunction with the construction of 18 small lot homes at a site located at 3400-3420 North Fletcher Drive and 3047-3059 West Avenue 34, as shown on **revised map stamp-dated June 9, 2017** in the Northeast Los Angeles Community Plan area. This unit density is based on the RD1.5 Zone and the RD2 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall 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 Ms. Julia Li by calling (213) 202-3484.

1. That a 3-foot wide strip of land be dedicated along Fletcher Drive adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of LA Mobility Plan. In addition, a 20-foot radius property line return or 15-foot by 15-foot property line cut corner be dedicated at intersection with Avenue 34.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the central Engineering District Office.
5. 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.
6. 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.
7. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

8. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Soils Report Approval Letter, Log No. 95626, dated November 23, 2016 and attached to the case file for Vesting Tentative Tract Map No. 74749-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- c. Show zone boundaries on the Map. Density shall comply within the requirement of the Zone. If dwelling unit cross zone boundaries, density shall count once for each zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- d. The submitted map does not comply with the maximum density (2,000 s.f. of lot area/dwelling unit) requirement of the **RD2-1-CDO** Zone (Existing Lot 23). Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
- e. Lots 1, 4 and 7 along Fletcher Drive and Lots 13 to 18 along Avenue 34 do not comply with the minimum 15 ft. front yard setback after required street dedication is taken as required for the **RD1.5-1-CDO/RD2-1-CDO** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- f. Lot 13 does not comply with the minimum 6 ft. side yard setback for a three-story building along Fletcher Drive as required for the **RD1.5-1-CDO** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- g. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- h. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

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

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit

requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

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

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

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

DEPARTMENT OF TRANSPORTATION

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. The project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509 You should advise any consultant representing you of this requirement as well.*

11. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the Subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - d. Site plans shall include all overhead utility lines adjacent to the site.
 - e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - 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. 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 STREET LIGHTING – SPECIFIC CONDITIONS

- 13. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

- 14. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated July 17, 2017. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

- 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 RECREATION AND PARKS

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

- 17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 18 small lots, subject to the approval of Case No. DIR-2016-4767-CDO-ZBA, per Condition No. 18.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 74749-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
- 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. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- g. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

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 maps 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 5 feet in width, pursuant to LAMC Section 12.22 C.27, effective on January 31, 2005.

- (i) The project shall comply with the minimum setback requirements as indicated in the table below:

Lot No.	Front Yard (S)	Side Yard (E)	Side Yard (W)	Rear Yard (N)	Lot No.	Front Yard (S)	Side Yard (E)	Side Yard (W)	Rear Yard (N)
1	8.0	0	12.0	5.0	10	8.0	0	0	10.0
2	8.0	0	0	5.0	11	8.0	0	0	10.0
3	8.0	5.0	0	5.0	12	8.0	5.0	0	18.25
4	10.0	0	12.0	8.0	13	12.0	0	5.0	8.0
5	10.0	0	0	8.0	14	12.0	0	0	8.0
6	10.0	5.0	0	8.0	15	12.0	0	0	8.0
7	8.0	0	5.0	10.0	16	12.0	0	0	8.0

- (ii) A minimum 16-foot wide, clear-to-sky, common access driveway shall be provided from the public street to each of the small lots.

18. Prior to the issuance of a building permit or the recordation of the final map, a copy of Case No. DIR-2016-4767-CDO-ZBA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. DIR-2016-4767-CDO-ZBA is not approved or is

modified by the Director, the subdivider shall submit a tract modification.

19. 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.

29. 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 Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 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 do the covenant and agreement.

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 12.22 A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate

System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting: Construct new street lights: two (2) on Fletcher Dr. and two (2) on Avenue 34

Notes:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Avenue 34 adjoining the subdivision by the construction of the

followings:

- (a) 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.
 - (b) Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
 - (c) Any necessary removal and reconstruction of existing improvements.
 - (d) The necessary transitions to join the existing improvements.
- (2) Improve Fletcher Drive being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvement.
 - (3) Improve the newly dedicated corner cut with concrete sidewalk.
 - (4) Construct the necessary on-site mainline 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 (LAMC).

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

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

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

FINDINGS OF FACT (CEQA):

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that

the project is Categorically Exempt from the environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines.

The project is for the demolition of three (3) existing structures, including one commercial/retail building and two (2) single family dwellings and the construction of 18 new small lot homes in conjunction with the small lot subdivision of a 32,478 net square-foot site. As the construction of a new small lot subdivision, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption, Case No. ENV-2016-4768-CE.

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

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

The site is zoned RD1.5-1-CDO and RD2-1-CDO and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.82 acres. Lots adjacent to the subject site are developed with the following urban uses: school, multi-family dwellings, single family dwellings, retail, and restaurant uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. According to a letter dated September 17, 2018 and prepared by McKinley & Associates, a Consulting Arborist, there are three (3) street trees along Avenue 34 and three (3) street trees along Fletcher Drive. All six (6) street trees will be preserved. There are also five (5) Protected Trees which are proposed to be removed and 23 non-protected trees on-site (including 1 dead) and of those, 16 are proposed to be removed. The Protected Trees that will be removed will require a permit from the Urban Forestry Division and will be required to be replaced at a 4:1 ratio. The tree report has been reviewed and approved by the Urban Forestry Division. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of an 18-unit small lot subdivision will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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 previously discussed, the project proposes the demolition of three (3) existing structures, including one commercial/retail building and two (2) single family dwellings and the construction of 18 new small lot homes in an area zoned and designated for such development. The adjacent lots are developed with a school, multi-family dwellings, single family dwellings, retail, and restaurant uses, and the subject site is of a similar size and slope to nearby properties. Three (3)-story dwellings are not unusual for the vicinity of the subject site, and are similar in scope to other existing residential land uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject site is not located near State Route 27, therefore, there will not be any potential damage that would result from the project. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Vesting Tentative Tract Map No. 74749-SL, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

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

The project site is located within the Northeast Los Angeles Community Plan area, one of the 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the project site with a land use designation of Low Medium II Residential with the following corresponding zones: RD1.5, RD2, RW2 and RZ2.5. The site is zoned RD1.5-1-CDO and RD2-1-CDO, which is consistent with the land use designation. The site is within the Cypress Park and Glassell Park Community Design Overlay (CDO) and the East Los Angeles State Enterprise Zone. The site is in Height District 1, which restricts the height of development to 45 feet.

The project proposes to subdivide the site into 18 small lots for the construction of 18 small lot homes. The small lot homes are proposed to have three (3) stories, with a height of 37 feet, and range in size from 2,249 to 3,216 square feet of floor area. The applicant has filed incidental Case No. DIR-2016-4767-CDO-ZBA for the review of the small lot homes in compliance with the Cypress Park and Glassell Park CDO, as well as a Zone Boundary Adjustment pursuant to Section 12.30 of the Los Angeles Municipal Code (LAMC). This section of the LAMC authorizes the Director of Planning to make adjustments to, or Determinations of, Zone boundaries. Presently, the site is comprised of 13,018 net square feet of lot area that is zoned RD1.5 and 19,962 net square feet that is zoned RD2. The adjustment would result in a 12,031 square feet of lot area in the RD1.5 Zone and 20,448 square feet in the RD2 Zone. The adjustment would permit a maximum of eight (8)

dwelling units in the RD1.5 Zone and ten (10) dwelling units in the RD2 Zone. As shown on the tract map stamp dated June 9, 2017, the number of small lots proposed is consistent with the maximum permitted in each zone. The approval of the tract has been conditioned contingent upon the approval of the requested zone boundary adjustment.

With approval of the Zone Boundary Adjustment, the project will be consistent with the adopted zones, their lot area requirements, and density limitations. The project will provide much needed new home ownership opportunities within the Northeast Los Angeles Community Plan area.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD1.5-1-CDO and RD2-1-CDO. In conjunction with the subdivision, the applicant has requested an adjustment to the zone boundaries pursuant to Case No. DIR-2016-4767-CDO-ZBA. With the approval of the adjustment, the RD1.5 Zone would permit a maximum of eight dwelling units and the RD2 Zone would permit a maximum of 10 dwelling units. As the map is proposed for an 18 small lot subdivision, with eight (8) small lots in the RD1.5 Zone and ten (10) small lots in the RD2 Zone, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and improvements to the public right-of-way along Fletcher Drive and Avenue 34, 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 the installation of street lights along both street frontages. 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 PROPOSED TYPE OF DEVELOPMENT.

The project site is an irregularly shaped, 32,478 net square-foot site and is developed with three (3) existing structures, including one commercial/retail building and two (2) single-family dwellings, which will be demolished as part of the development of the proposed project. The project site is located within the Hollywood Fault Zone and is located within

the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, but is located within the BOE Special Grading Area. The development of the small lot homes will be required to comply with existing Building Code requirements related to development within a fault zone and within a special grading area.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Grading Division of the Department of Building and Safety concluded on November 23, 2016, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. The Applicant shall comply with any requirements of the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit. 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 five (5) parcels with frontage along Fletcher Drive and Avenue 34. The street frontage along Fletcher Drive measures approximately 240 feet and the street frontage along Avenue 34 measures approximately 152 feet. The project site is zoned RD1.5-1-CDO and RD2-1-CDO and has requested an adjustment to the zone boundary per incidental Case No. DIR-2016-4767-CDO-ZBA. As discussed in Finding (a), the adjustment would permit a maximum density of eight (8) dwelling units in the RD1.5 Zone and ten (10) dwelling units in the RD2 Zone. As such, the use and density is consistent with the land use designation of Low Medium II Residential and the Zones. The adjacent properties across Fletcher Drive are zoned RD1.5-1-CDO and consist of multi-family residential uses. The adjacent properties to the east are zoned RD2-1-CDO and are developed with multi-family and single family residential uses. Properties across Avenue 34 are zoned PF-1-CDO and are developed with an elementary school.

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. Therefore, the site is physically suitable for the proposed density 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.

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 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 AND THE PROPOSED IMPROVEMENTS ARE 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 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.

While the proposed 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 proposed 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. 74749-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



May Sirinopwongsagon
Deputy Advisory Agency
VPB:JC:MS:NS



Jane J. Choi, AICP
Senior City Planner

Note:

If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

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.

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

VESTING TENTATIVE TRACT NO.74749

FOR SMALL LOT SUBDIVISION PURPOSES
PER ORDINANCE 176354

BEING A SUBDIVISION OF LOTS 21, 22, 23, 46 & 47 OF TRACT NO.1983, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 134 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Date of Plan: June 6, 2017

Date of Field Survey: November 4, 2016

Address: 3400 Fletcher Drive, Los Angeles, CA 90065

Assessor's Parcel Number: 5458-023-001, 002, 026 & 027

Thomas Guide Page: 594-G-1/594-G-2

Area: 35,723 square feet, 0.82 acres — gross
33,310 square feet, 0.76 acres — existing net (gross less existing roadway easement)
32,478 square feet, 0.75 acres — proposed net (existing net less proposed roadway easement)

Existing/Proposed Zoning: RD1.5-1-CDO(APN:5458-023-001) and RD2-1-CDO(APN:5458-023-002, 026& 027)

Community Plan: Northeast Los Angeles

Specific Plan Area: None

Census Tract No: 1864.01

Map Sheet: 154-5A215

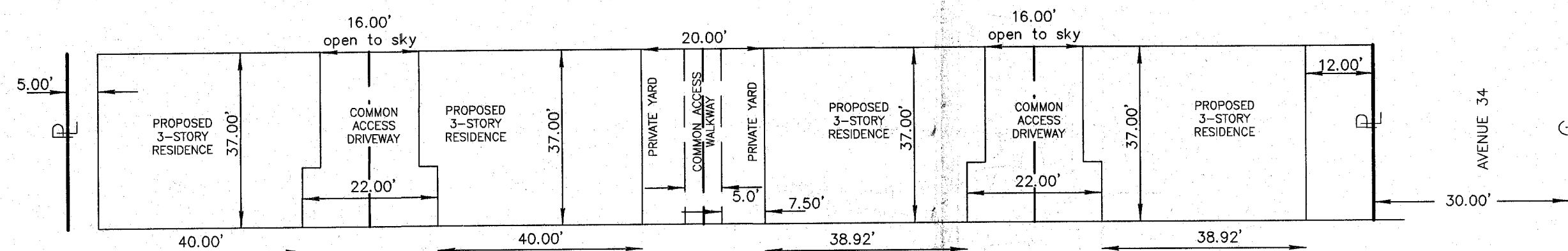
Bench Mark: The elevation of 429.84 on Benchmark No. 12-26290 (cut spk E'y curb Avenue 33 ; 30ft S'y of Fletcher Dr ; N'y end cb) NAVD 1988 datum, 2000 adjustment, as shown in City of Los Angeles Navigate L.A. database was used as elevation datum for this survey.

Flood Zone: This property lies within zone "X" as shown on Firm Map number 06037C1626F dated September 26, 2008. Areas determined to be outside the 0.2% annual chance floodplain.

Note:

- Small Lot single family subdivision in the RD2-1-CDO and RD1.5-1-CDO zones, pursuant to Los Angeles Municipal Code §12.22 A27
- Boundary shown hereon is per field measurements
- Existing site improvements TBR
- Proposed structures shown hereon are approximate
- There are no protected trees on the site. Existing trees TBR
- For the construction, use and maintenance of a 18 Lot Small Lot Subdivision comprised of 18 single-family dwellings with 36 garage parking spaces and 3 guest parking spaces.
- Central community trash collection.
- Sewers are in and available
- Utility information shown hereon is per record data and is only as accurate as said data.
- Not in a Hillside Grading Area
- Special Grading Area (BOE Basic Grid Map A-13372)
- Not in a Geologic/Flood/Special Hazard Area

Northwest Elevation
No Scale



Owners:

c/o 3400 Fletcher, LLC
10153 Riverside Drive, Suite 1000
Toluca Lake, CA 91602
(310)401-0115

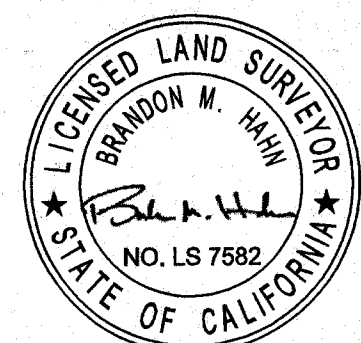
Prepared By:

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

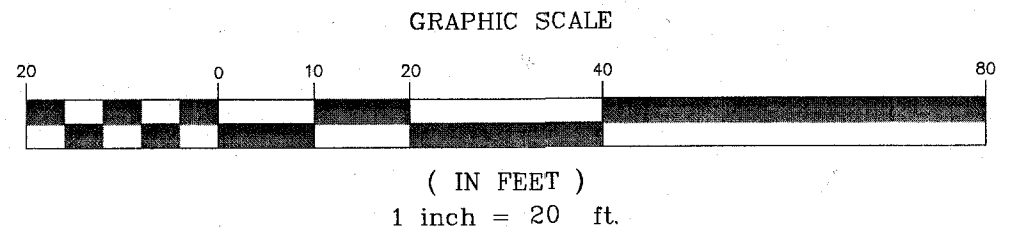
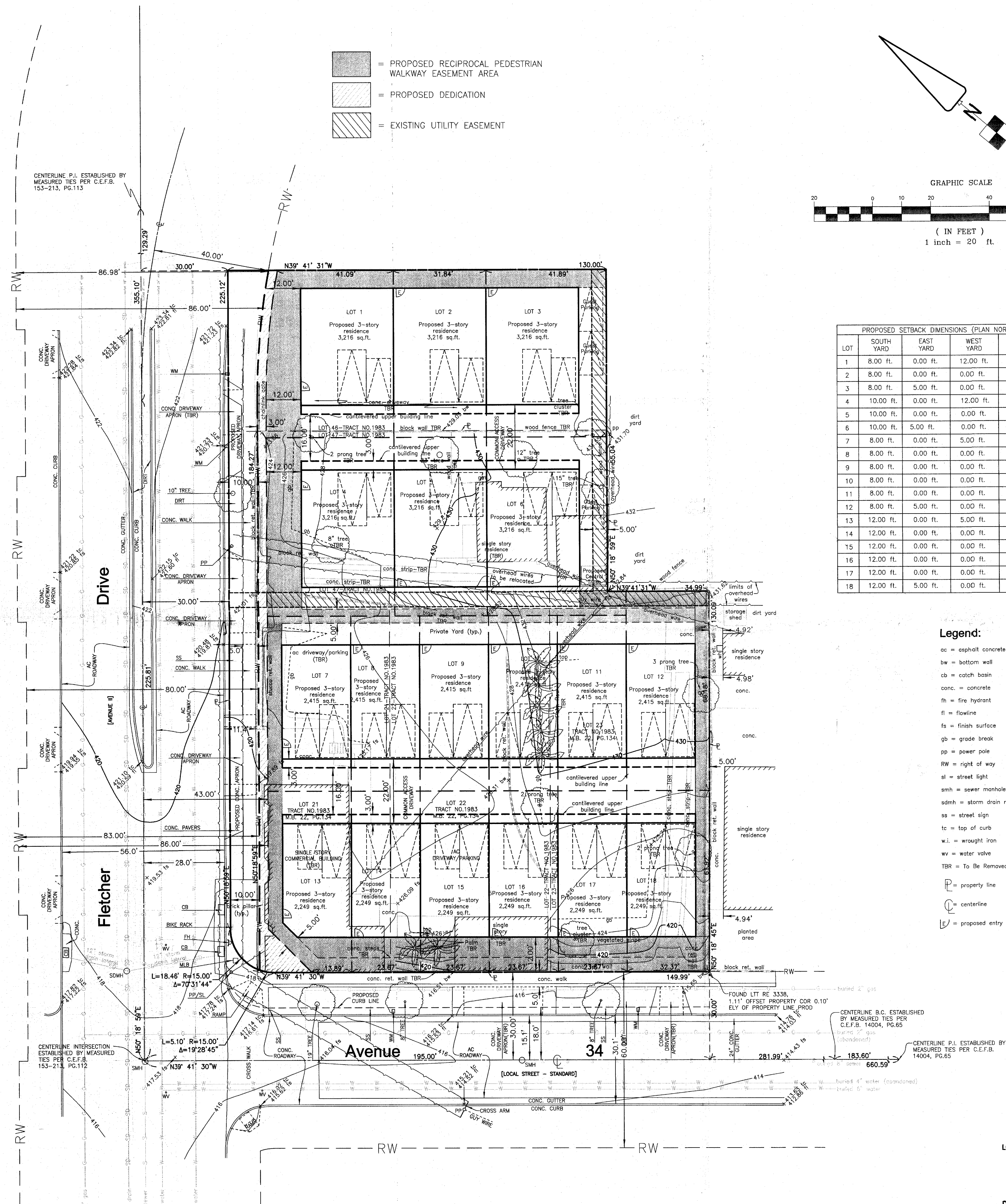
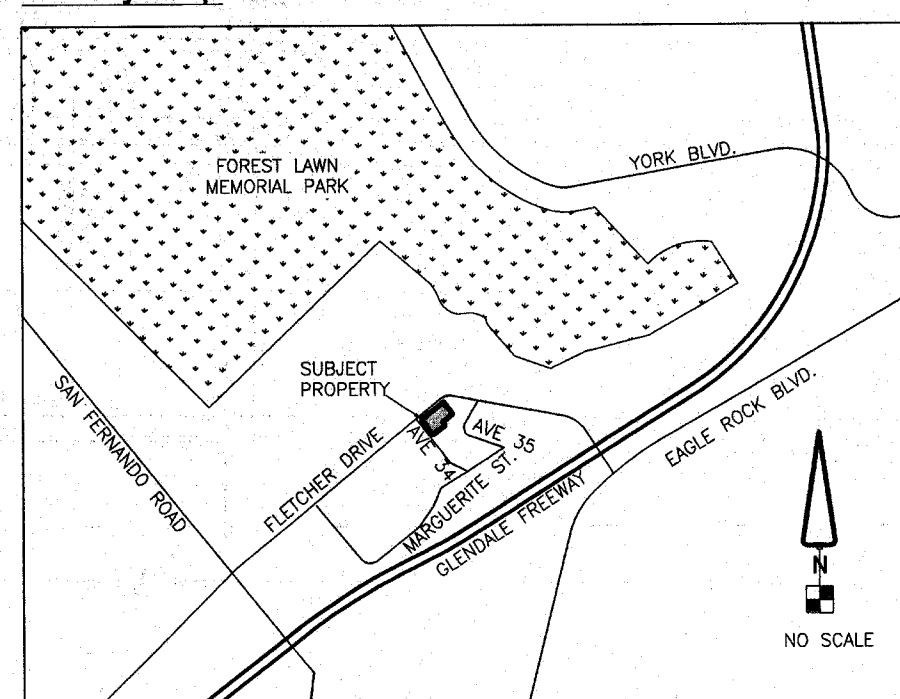
Subdivider:

Chris Schwanitz
10153 Riverside Drive, Suite 1000
Toluca Lake, CA 91602
(310)401-0115

H H N
AND ASSOCIATES, INC.



Vicinity Map



LOT	SOUTH YARD	EAST YARD	WEST YARD	NORTH YARD	PROPOSED NET AREA
1	8.00 ft.	0.00 ft.	12.00 ft.	5.00 ft.	2,451 sq.ft.
2	8.00 ft.	0.00 ft.	0.00 ft.	5.00 ft.	1,824 sq.ft.
3	8.00 ft.	5.00 ft.	0.00 ft.	5.00 ft.	2,368 sq.ft.
4	10.00 ft.	0.00 ft.	12.00 ft.	8.00 ft.	2,674 sq.ft.
5	10.00 ft.	0.00 ft.	0.00 ft.	8.00 ft.	1,942 sq.ft.
6	10.00 ft.	5.00 ft.	0.00 ft.	8.00 ft.	2,573 sq.ft.
7	8.00 ft.	0.00 ft.	5.00 ft.	10.00 ft.	1,717 sq.ft.
8	8.00 ft.	0.00 ft.	0.00 ft.	10.00 ft.	1,418 sq.ft.
9	8.00 ft.	0.00 ft.	0.00 ft.	10.00 ft.	1,418 sq.ft.
10	8.00 ft.	0.00 ft.	0.00 ft.	10.00 ft.	1,418 sq.ft.
11	8.00 ft.	0.00 ft.	0.00 ft.	10.00 ft.	1,418 sq.ft.
12	8.00 ft.	5.00 ft.	0.00 ft.	18.25 ft.	1,956 sq.ft.
13	12.00 ft.	0.00 ft.	5.00 ft.	8.00 ft.	1,662 sq.ft.
14	12.00 ft.	0.00 ft.	0.00 ft.	8.00 ft.	1,465 sq.ft.
15	12.00 ft.	0.00 ft.	0.00 ft.	8.00 ft.	1,465 sq.ft.
16	12.00 ft.	0.00 ft.	0.00 ft.	8.00 ft.	1,465 sq.ft.
17	12.00 ft.	0.00 ft.	0.00 ft.	8.00 ft.	1,465 sq.ft.
18	12.00 ft.	5.00 ft.	0.00 ft.	8.00 ft.	1,775 sq.ft.

Legend:

- ac = asphalt concrete
- bw = bottom wall
- cb = catch basin
- conc. = concrete
- fh = fire hydrant
- fl = flowing
- fs = finish surface
- gb = grade break
- pp = power pole
- RW = right of way
- sl = street light
- smh = storm drain manhole
- ss = street sign
- tc = top of curb
- w.i. = wrought iron
- wv = water valve
- TBR = To Be Removed
- P = property line
- C = centerline
- E = proposed entry

VTT-74749

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

JUN 09 2017

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