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CITY PLANNING**

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DEPUTY DIRECTOR

September 15, 2021

**Applicant/Owner**

Yaron Levy  
High Point Venture LLC  
1180 South Beverly Drive #301  
Los Angeles, CA 90035

**Representative**

Aaron Belliston  
BMR Enterprises  
5250 North Lankershim Boulevard, Suite 500  
Los Angeles, CA 91601

**RE:** Vesting Tentative Tract No. 73765-SL

CEQA: ENV-2015-4061-CE

Address: 1563-1565 South Hi Point Street

Community Plan: Wilshire

Council District: 10 – Ridley-Thomas

Zone: R3-1-O

Legal Description: Lot 26; Tract TR 3309

**EXTENSION OF TIME**

On December 28, 2016, the Advisory Agency approved Vesting Tentative Tract Map No. 73765-SL, located at 1563-1565 South Hi Point Street, for a maximum of 13 small lots, in conjunction with the construction of 13 small lot homes, at 1563-1565 South Hi Point Street within the Wilshire Community Plan. On April 3, 2018, the Advisory Agency approved a Modification of Vesting Tentative Tract Map No. 73765-SL-M1 for a maximum of 13 small lots to capture the removal of five California Sycamore trees and revise the improvement requirements along Hi Point Street. On September 9, 2021, the Applicant's Representative requested a time extension for the subject Vesting Tentative Tract Map and Modification.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Los Angeles Municipal Code Section 17.56 A.1, the Deputy Advisory Agency hereby grants a six-year extension for the recording of the final map for approved Vesting Tentative Tract Map No. 73765-SL-M1. Therefore, the new expiration date for Vesting Tentative Tract Map No. 73765-SL-M1 is **December 28, 2025.**

VINCENT P. BERTONI, AICP  
Director of Planning

Mindy Nguyen  
Deputy Advisory Agency  
VPB:MN:JC

cc: Councilmember Mark Ridley-Thomas

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<http://planning.lacity.org>

Decision Date: April 3, 2018

Appeal Period Ends: April 13, 2018

Amnon Ambar (A)(O)  
Wendy's NPRF, LLC  
1180 South Beverly Drive, Suite 301  
Los Angeles, CA 90035

Aaron Belliston (R)  
BMR Enterprises  
5405 Wilshire Boulevard, Suite 300  
Los Angeles, CA 90036

Anacal Engineering Company (E)  
1900 East La Palma Avenue  
Anaheim, CA 92805

RE: Vesting Tentative Tract Map No. 73765-SL-M1  
Address(s): 1563-1565 South Hi Point Street  
Planning Area: Wilshire  
Zone : R3-1-O  
D. M. : 129B173  
C. D. : 10  
CEQA : ENV-2015-4061-CE

In accordance with provision of Los Angeles Municipal Code (LAMC) Section 17.11 the Advisory Agency approved a **Modification** of Vesting Tentative Tract Map No. 73765-SL-M1, located at 1563-1565 South Hi Point Street, for a maximum of 13 small lots, in conjunction with the construction of 13 small lot homes, in the Wilshire Community Plan. This unit density is based on the [Q]R3-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

26. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

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

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

27. 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:

I. The removal of the five (5) Platanus Racemosa (California Sycamore) are permitted.

28. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

29. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. 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.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits

may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).

- e. If the City determines it necessary to protect the City's interests, 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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.

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

- (i) ~~Improve Hi Point Street and Pickford Street adjoining the subdivision by the construction of the following:~~
  - i. ~~Concrete curbs, concrete gutters, and 5-foot concrete sidewalks and landscaping of the parkway or 12-foot wide concrete sidewalks with tree wells.~~
  - ii. ~~Suitable surfacing to join the existing pavements and to complete 18-foot half roadways.~~
  - iii. ~~Any necessary removal and reconstruction of existing improvements.~~



~~iv. The necessary transitions to join the existing improvements.~~

Improve Hi Point Street adjoining the subdivision by the construction of the followings:

- i. A concrete curb, concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway or 12-foot wide concrete sidewalk with tree wells.
- ii. Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
- iii. Any necessary removal and reconstruction of existing improvements.
- iv. The necessary transitions to join the existing improvements.

Note: No widening is necessary along Pickford Street.

#### 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.

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

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

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

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

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

#### **FINDINGS OF FACT (CEQA)**

The Department of City Planning, on November 16, 2016, under Case No. Case. No. ENV-2015-4061-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the

data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. 73765-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The subject property is located within the adopted the Wilshire Community Plan which designates the subject property for Medium Residential land uses, corresponding to the R3 zone. The property contains 18,358 square feet of lot area and is zoned [Q]R3-1-O which would allow for a density of 22 dwelling units with a maximum height of 35 feet. The Advisory Agency has approved 13 dwelling units with a maximum height of 35 feet. The applicant has requested a modification of the Advisory Agency's approval to 1) remove the improvement requirements along Pickford Street; 2) allow the removal of five (5) Platanus Racemosa (California Sycamore) and six (6) street trees, and 3) modify Condition No. 26

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B and 12.22-C,27 of the Los Angeles Municipal Code.

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

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

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a tentative map.

The design and layout of the modified tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. The Bureau of Engineering and Bureau of Street Lighting have reviewed the requested modification to the approved Vesting Tentative Tract Map. Both the Bureau of Engineering and Bureau of Street Lighting provided comments that have been included as conditions of approval. In addition, the project will be required to comply with providing necessary public access to the on-site easements.

The adopted Wilshire Community Plan which designates the subject property for Medium Residential land uses, corresponding to the R3 zone. The project site is zoned [Q]R3-1-O, consistent with the range of zones permitted on the site, per the community plan. The [Q]R3-1-O Zone permits dwelling units at a density of one dwelling unit per 800 square feet of lot area. The project provides a net lot area of 18,358 square feet which would allow for the development of 22 dwelling units. The project was approved for a maximum of 13 dwelling units.

The applicant has submitted a Protected Tree Report, dated October 20, 2015 (and updated April 27, 2017), which describes the property as having a total of 24 non-protected trees and five (5) palms, including five (5) *Platanus Racemosa* (California Sycamore). The five (5) *Platanus Racemosa* (California Sycamore) are not native to the site and come from nursery stock and are therefore not protected trees. The project, as proposed, would require the removal of all 29 trees, including the five (5) *Platanus Racemosa* (California Sycamore).

Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plans.

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

The subject site is a flat parcel containing 18,358 square feet of land in the Mid-City neighborhood of Wilshire Community Plan Area. A mix of low- and low-medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood. The properties to the north are zoned [Q]R3-1-O and are developed with a one-story single-family homes. Properties to the east, across Hi Point Street, are zoned [Q]R3-1-O and are developed with single-family homes and multi-story apartment buildings further to the north. Properties to the south, across Pickford Street, and to the west are zoned R1-1-O and are developed with one- and two-story single-family homes.

The proposed project is considered an infill development in a neighborhood that is developed with similar housing typologies and the construction of 13 dwelling units is consistent with the density of the [Q]R3-1-O Zone. The project site is 1.3 kilometers from the Newport-Inglewood Fault and is located within a Methane Zone. The project will

comply with all construction requirements found in the City of Los Angeles Building Code, Chapter 71, for projects within a Methane Zone. The property contains a 15-foot Building Line which will not be affected.

The site is not in a landslide area, a liquefaction area, a preliminary fault rupture study area, a tsunami-inundation zone, a flood-prone area, or a High Wind Velocity Area.

In addition, the Department of City Planning, on November 16, 2016, under Case No. Case. No. ENV-2015-4061-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

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

The adopted Wilshire Community Plan which designates the subject property for Medium Residential land uses, corresponding to the R3 zone. The project site is zoned [Q]R3-1-O, consistent with the range of zones permitted on the site. The [Q]R3-1-O Zone permits dwelling units at a density of one dwelling unit per 800 square feet of lot area. The project provides a net lot area of 18,358 square feet which would allow for the development of 22 dwelling units. The project was approved for a maximum of 13 dwelling units. The applicant has requested a modification of the Advisory Agency's approval to 1) remove the improvement requirements along Pickford Street; 2) allow the removal of five (5) Platanus Racemosa (California Sycamore) and six (6) street trees, and 3) modify Condition No. 26

A mix of low- and low-medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood. The properties to the north are zoned [Q]R3-1-O and are developed with a one-story single-family homes. Properties to the east, across Hi Point Street, are zoned [Q]R3-1-O and are developed with single-family homes and multi-story apartment buildings further to the north. Properties to the south, across Pickford Street, and to the west are zoned R1-1-O and are developed with one-and two-story single-family homes.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is not in a toxic waste area, very high fire hazard severity zone, landslide area, a liquefaction area, a preliminary fault rupture study area, or a High Wind Velocity Area. The project site is 1.3 kilometers from the Newport-Inglewood Fault and is located within a Methane Zone. The project will comply with all construction requirements found in the City of Los Angeles Building Code, Chapter 71, for projects within a Methane Zone.



The subject site is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone. The project has been approved contingent upon compliance with any requirements of the Department of Building and Safety, Grading Division.

In addition, the proposed 13-unit small lot development complies with all L.A.M.C. requirements for density, parking, and yards. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

The Department of City Planning, on November 16, 2016, under Case No. Case. No. ENV-2015-4061-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

Furthermore, the project site, as well as the surrounding area are highly developed, located in Downtown Los Angeles, and does not provide a natural habitat for fish or wildlife.

Therefore, in light of the whole record, the proposed project would not cause substantial impacts on the environment.

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

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

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the project is categorically exempt under Class 32, which indicated that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

According to the Bureau of Sanitation, there are easements on the project site. The applicant will be required to provide public access to the easements. As such, the project has been conditioned to provide a revised map reflecting all on-site easements. The project site contains a legally recorded lot as identified by Assessor Parcel Nos. 5068-016-026 and 5068-016-027. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map.

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

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

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

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

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

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73765-SL. All other conditions of VTT-73765-SL shall remain the same.

Vincent P. Bertoni, AICP  
Advisory Agency



NICHOLAS HENDRICKS  
Deputy Advisory Agency

NH:ON:bk

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

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
[\(213\) 482-7077](tel:(213)482-7077)

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

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

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

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

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

**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

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JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

Decision Date: December 28, 2016

Appeal Period Ends: January 9, 2017

11500 National I, LLC. (A)(O)  
1180 South Beverly Drive, Suite 301  
Los Angeles, CA 90035

Aaron Belliston (R)  
5405 Wilshire Blvd. Suite 300  
Los Angeles, CA 90036

David C. Queyrel (E)  
Anacal Engineering Co.  
1900 East La Palma Avenue, #202  
Anaheim, CA 92805

RE: Vesting Tentative Tract Map No. 73765-SL  
Address(s): 1563-1565 South Hi Point Street  
Planning Area: Wilshire  
Zone : R3-1-O  
D. M. : 129B173  
C. D. : 10  
CEQA : ENV-2015-4061-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15, and Section 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 73765-SL, located at 1563-1565 South Hi Point Street, for a maximum of 13 small lots, in conjunction with the construction of 13 small lot homes, in the Wilshire Community Plan. This unit density is based on the R3-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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



**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*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 or by calling (213) 202-3484.*

1. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
5. That any fee deficit under Work Order No. EXT00644 expediting this project be paid.
6. That vesting tentative tract map No.73767 be Received and Filed prior to recordation of this final map. Applicant shall request with a letter to the Advisory Agency to terminate the vesting tentative tract No.73767.

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

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

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

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

*Building and Safety approvals are conducted by appointment only. Contact Eric Wong at (213) 482-6876 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.*

8. 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 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.
  - c. Lots 7-13 do not comply with the minimum 15-foot front yard setback along Pickford Street after required street dedication is taken as required for the **[Q]R3-1-O 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.

Notes:

No building or structure in subject property shall exceed a 35-foot building height per [Q] condition.

Trash/Recycle enclosure to be approved by Advisory Agency.

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

This property is located in a Methane Zone.

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

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.

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

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

**DEPARTMENT OF TRANSPORTATION**

*Please contact DOT at (213)482-7023 for any questions regarding the following.*

9. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
10. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
11. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.

**FIRE DEPARTMENT**

*The applicant is 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) 482-6504. You should advise any consultant representing you of this requirement as well.*

12. Access for Fire Department apparatus and personnel to and into all structures shall be required.
13. 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.
14. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
15. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
16. Submit plot plans indicating access road and turning area for Fire Department approval.
17. 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.
18. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
19. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

20. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. (213) 241-3417, and the principals or designees of

Crescent Heights Boulevard Elementary and Los Angeles Center for Enriched Studies (LACES) Magnet. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

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

*Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.*

21. 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**

22. Prior to the recordation of the final map of 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**

23. Satisfactory arrangements shall be made with the Department of Public Works and the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

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

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

25. That the Quimby fee be based on the R3 Zone.

#### **BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

26. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City



has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

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

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

27. 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 **13** small lot homes.
- b. Provide a minimum of two covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
- c. For the purposes of this subdivision, for Lots 8, 10 and 12, the rear lot line shall be designated as the southern lot line which abuts Pickford Street.

For all other lots, the lot line which abuts a public right-of-way shall be designated as the front lot line, consistent with the provisions of the Los Angeles Municipal Code.

- d. Prior to issuance of a certificate of occupancy, a minimum six-foot-high fence or wall, which may include masonry, shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. 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.
- i. A Community Maintenance Agreement shall be created, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the Agreement. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

- j. 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.
- k. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following setbacks and common access easement as it applies to this subdivision and the proposed development on the site:

1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	North	South	East	West
1	5'	10'	0'	25'-2"
2	5'	10'	0'	0'
3	5'	10'	0'	0'
4	5'	10'	0'	0'
5	5'	10'	0'	0'
6	5'	10'	15'	0'
7	10'	5'	0'	5'
8	10'	5'	0'	0'
9	10'	5'	0'	0'
10	10'	5'	0'	0'
11	10'	5'	0'	0'
12	10'	5'	0'	0'
13	10'	5'	15'	0'

Minor deviations to the approved setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the front, side, and rear yards of the subdivision measure less than five (5) feet in width.

- 2) The Advisory Agency has approved a minimum 20-foot wide common access strip for the approved subdivision.
28. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
29. Indemnification and reimbursement of litigation costs. The applicant shall do all of the following:
- Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to in whole or in part, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - Reimburse the City for any and all costs incurred in defense of an action related to or arising out of 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.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. 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).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. 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. Actions 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.

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner

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

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - (e) That drainage matters be taken care of satisfactory to the City Engineer.
  - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - (g) That any required slope easements be dedicated by the final map.
  - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
  - (i) That 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 percent.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.



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

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Construct new street light: one (1) on Pickford Street.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) Improve Hi Point Street and Pickford Street adjoining the subdivision by the construction of the following:
  - i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks and landscaping of the parkway.
  - ii. Suitable surfacing to join the existing pavements and to complete 18-foot half roadways.
  - iii. Any necessary removal and reconstruction of existing improvements.
  - iv. The necessary transitions to join the existing improvements.
- (j) 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.

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

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

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

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

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

**FINDINGS OF FACT (CEQA)**

The Department of City Planning, on November 16, 2016, under Case No. Case. No. ENV-2015-4061-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

**FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. 73765-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

The subject property is located within the adopted the Wilshire Community Plan which designates the subject property for Medium Residential land uses, corresponding to the R3 zone. The property contains 18,358 square feet of lot area and is zoned [Q]R3-1-O which would allow for a density of 22 dwelling units with a maximum height of 35 feet. The applicant has proposed 13 dwelling units with a maximum height of 35 feet.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan, which includes Urban Form and Neighborhood Design (Chapter 5 of the General Plan Framework Element). The project's density, height, setbacks, and massing are consistent with the site's existing zoning regulations, the Small Lot Ordinance, and Chapter 5 of the General Plan Framework Element.

The Wilshire Community Plan, a part of the Land Use Element of the City's General Plan, states the following goal relevant to the current project:

Goal 1: Provide a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Wilshire community.

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.

Policy 1-1.1: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish quality of life.

Policy 1-1.3: Provide for adequate Multiple Family residential development.

Objective 1-4: Provide affordable housing and increased accessibility to more population segments, especially students, the handicapped and senior citizens.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policy 1-4.2: Ensure that new housing opportunities minimize displacement of residents.

The subdivision protects surrounding stable single-family and low-density residential neighborhoods from encroachment by higher density residential uses by allowing for the development of 13 dwelling units on a lot designated and zoned for multi-family uses with a maximum density of 22 dwelling units.

With only the demolition of two (2) single-family dwellings, the project increases the housing stock, promoting greater individual choice in housing while minimizing

displacement of residents.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

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

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a tentative map.

The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the originally-submitted map. The Bureaus of Engineering and Sanitation found that as shown, the originally submitted map contained errors and/or issues. In response to these comments, the applicant prepared a revised map for review and comment. The Bureau of Engineering provided comments that have been included as conditions of approval. In addition, the project will be required to comply with providing necessary public access to the on-site easements.

The adopted Wilshire Community Plan which designates the subject property for Medium Residential land uses, corresponding to the R3 zone. The project site is zoned [Q]R3-1-O, consistent with the range of zones permitted on the site, per the community plan. The [Q]R3-1-O Zone permits dwelling units at a density of one dwelling unit per 800 square feet of lot area. The project provides a net lot area of 18,358 square feet which would allow for the development of 22 dwelling units. The project has been conditioned for a maximum of 13 dwelling units.

The project site is subject to Ordinance No. 168,193 which imposes numerous conditions for any proposed development. Specifically, while not the only applicable condition,

Condition No. 10 requires open space per each dwelling unit. Typically small lot subdivisions do not require open space, however in this case, because the "Q" Condition is not specific to the type of dwelling unit, the proposed small lot subdivision would be required to provide open space in the quantity and a manner as proscribed in the "Q" Condition.

As such, the applicant has proposed 1,112 square feet of open space within Lot 1, at the northwest corner of the subject property. In addition, the applicant has proposed open space on Lots 8, 10 and 12. In order to provide the open space on Lots 8, 10 and 12, staff is recommending that the lot line abutting Pickford Street be designated as the rear lot line for Lots 8, 10 and 12, therefore allowing a fence or wall with a minimum height of 48 inches (48") as proscribed in the "Q" Condition.

Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plans.

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

The subject site is a flat parcel containing 18,358 square feet of land in the Mid-City neighborhood of Wilshire Community Plan Area. A mix of low- and low-medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood. The properties to the north are zoned [Q]R3-1-O and are developed with a one-story single-family homes. Properties to the east, across Hi Point Street, are zoned [Q]R3-1-O and are developed with single-family homes and multi-story apartment buildings further to the north. Properties to the south, across Pickford Street, and to the west are zoned R1-1-O and are developed with one- and two-story single-family homes.

The proposed project is considered an infill development in a neighborhood that is developed with similar housing typologies and the construction of 13 dwelling units is consistent with the density of the [Q]R3-1-O Zone. The project site is 1.3 kilometers from the Newport-Inglewood Fault and is located within a Methane Zone. The project will comply with all construction requirements found in the City of Los Angeles Building Code, Chapter 71, for projects within a Methane Zone. The property contains a 15-foot Building Line which will not be affected.

The site is not in a landslide area, a liquefaction area, a preliminary fault rupture study area, a tsunami-inundation zone, a flood-prone area, or a High Wind Velocity Area.

In addition, the Department of City Planning, on November 16, 2016, under Case No. Case. No. ENV-2015-4061-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended



to promote infill development within urbanized areas.

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

The adopted Wilshire Community Plan which designates the subject property for Medium Residential land uses, corresponding to the R3 zone. The project site is zoned [Q]R3-1-O, consistent with the range of zones permitted on the site. The [Q]R3-1-O Zone permits dwelling units at a density of one dwelling unit per 800 square feet of lot area. The project provides a net lot area of 18,358 square feet which would allow for the development of 22 dwelling units. The project has been conditioned for a maximum of 13 dwelling units.

A mix of low- and low-medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood. The properties to the north are zoned [Q]R3-1-O and are developed with a one-story single-family homes. Properties to the east, across Hi Point Street, are zoned [Q]R3-1-O and are developed with single-family homes and multi-story apartment buildings further to the north. Properties to the south, across Pickford Street, and to the west are zoned R1-1-O and are developed with one-and two-story single-family homes.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is not in a toxic waste area, very high fire hazard severity zone, landslide area, a liquefaction area, a preliminary fault rupture study area, or a High Wind Velocity Area. The project site is 1.3 kilometers from the Newport-Inglewood Fault and is located within a Methane Zone. The project will comply with all construction requirements found in the City of Los Angeles Building Code, Chapter 71, for projects within a Methane Zone.

The subject site is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone. The project has been approved contingent upon compliance with any requirements of the Department of Building and Safety, Grading Division.

In addition, the proposed 13-unit small lot development complies with all L.A.M.C. requirements for density, parking, and yards. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

The Department of City Planning, on November 16, 2016, under Case No. Case. No. ENV-2015-4061-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a

proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

Furthermore, the project site, as well as the surrounding area are highly developed, located in Downtown Los Angeles, and does not provide a natural habitat for fish or wildlife.

Therefore, in light of the whole record, the proposed project would not cause substantial impacts on the environment.

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

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

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the project is categorically exempt under Class 32, which indicated that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

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

According to the Bureau of Sanitation, there are easements on the project site. The applicant will be required to provide public access to the easements. As such, the project has been conditioned to provide a revised map reflecting all on-site easements. The project site contains a legally recorded lot as identified by Assessor Parcel Nos. 5068-016-026 and 5068-016-027. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map.

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

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

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

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

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

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73765-SL.

Vincent P. Bertoni, AICP  
Advisory Agency



NICHOLAS HENDRICKS  
Deputy Advisory Agency

NH:ON:bk



## LEGEND

⊕	FIRE HYDRANT
—	EDGE PAVEMENT
⊕	WATER VALVE
⊕	METER, PULL BOX
⊕	SIGN
—	CONCRETE
—	BLOCK WALL
—	WOOD FENCE
—	CHAINLINK FENCE
(00)	EXISTING GRADE
AC	ASPHALT PAVEMENT
BS	BOTTOM OF STEP
BW	BACK OF WALK
CB	CATCH BASIN
CO	CLEAN OUT
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
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FT	FOUNTAIN
FW	FRONT OF WALK
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GI	GRATE INLET
GM	GAS METER
L	LOT LINE
NG	NATURAL GROUND
NO	NUMBER
PA	PLANTER AREA
PB	PULL BOX
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
TC	TOP OF CURB
TO	TOP OF GRATE
TOP	TOP OF SLOPE
TS	TOP OF STEP
TW	TOP OF WALL
WM	WATER METER

## SETBACK MATRIX

LOT	NORTH	SOUTH	EAST	WEST
1	5'-0"	10'-0"	0'-0"	25'-2"
2	5'-0"	10'-0"	0'-0"	0'-0"
3	5'-0"	10'-0"	0'-0"	0'-0"
4	5'-0"	10'-0"	0'-0"	0'-0"
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6	5'-0"	10'-0"	15'-0"	0'-0"
7	10'-0"	5'-0"	0'-0"	5'-0"
8	10'-0"	5'-0"	0'-0"	0'-0"
9	10'-0"	5'-0"	0'-0"	0'-0"
10	10'-0"	5'-0"	0'-0"	0'-0"
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12	10'-0"	5'-0"	0'-0"	0'-0"
13	10'-0"	5'-0"	15'-0"	0'-0"

## FLOOD ZONE INFORMATION

ZONE: X

OUTSIDE 500 YEAR FLOOD PLAIN

PANEL NO. 06037C 1615F

DATED: SEPTEMBER 26, 2008

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## UTILITY STATEMENT

**ELECTRIC**  
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER  
2633 ARTESIAN STREET - ROOM 250  
LOS ANGELES, CA 90031: (213) 367-2847

**GAS**  
SOUTHERN CALIFORNIA GAS COMPANY 701  
N. BULLIS ROAD  
COMPTON, CA 90221: (310) 687-2032

**WATER**  
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER 111  
N. HOPE STREET - ROOM 1425 LOS ANGELES, CA 90012:  
(213) 367-2130

**SEWER**  
CITY OF LOS ANGELES BUREAU OF ENGINEERING 650  
S. SPRING STREET - SITE 1100 LOS ANGELES, CA  
90012: (213) 847-9543

**TELEPHONE**  
PACIFIC TELEPHONE  
3035 ANDRITA AVENUE - ROOM 201  
LOS ANGELES, CA 90065 : (323) 224-0524

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## BENCHMARK

BENCHMARK NO. 13-03831

SPIKE AT SOUTH CURB PICKFORD STREET, 33'  
WEST OF FAIRFAX AVENUE  
ELEVATION = 38.974' (2000)

## GENERAL NOTES

1. SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY CHICAGO TITLE COMPANY REPORT NO. 00035846-997-KD4 DATED MARCH 12, 2015 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
2. ASSESSORS PARCEL NUMBERS FOR THESE PROPERTIES ARE 5068-016-028 & 5068-016-027.
3. BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER TRACT NO. 51132 BOOK 1206 PAGE 49, RECORDS OF SAID COUNTY, UNLESS NOTED OTHERWISE.
4. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
5. NO PROTECTED SPECIES ON SITE.
6. EXISTING ZONE AND PROPOSED ZONE (Q)R3-1-0 THE SAME.
7. SITE UTILITIES ARE SERVED BY PUBLIC MEANS AND SERVICE IS AVAILABLE IN THE PUBLIC RIGHT OF WAY.
8. PROPOSED PARKING SPACES: 28 PARKING SPACES; 2 PARKING SPACES PER LOT.
9. THE OWNER OF SUBJECT PROPERTY DOES NOT OWN ANY CONTIGUOUS PROPERTY.
10. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSE OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
11. SEWER IS AVAILABLE TO THE SITE.
12. THE SITE IS NOT IN A LIQUEFACTION AREA.
13. NO GEOLOGICAL HAZARDOUS AREA.
14. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R-3 ZONE, PURSUANT TO ORDINANCE NO. 176,354.
15. PROPOSED PROJECT: 13 SMALL LOT SUBDIVISION.
16. ALL AREA EXCLUDING BUILDING FOOTPRINTS TO BE AVAILABLE FOR EASEMENT USE AS NECESSARY.

## VESTING TENTATIVE TRACT MAP NO. 73765

## FOR SMALL LOT SUBDIVISION

THE NORTHEAST & SOUTHERLY 54 FEET OF LOT 26 OF TRACT NO. 3909, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



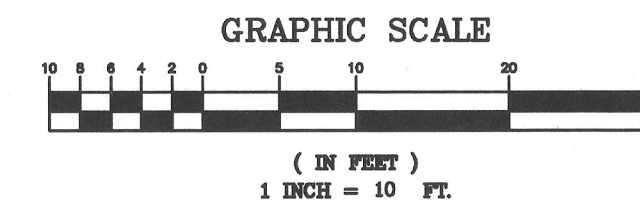
## GROSS &amp; NET AREA

18,361 SQUARE FEET

0.421 ACRES

## LOT AREA

LOT	AREA
LOT 1:	2,696
LOT 2:	1,090
LOT 3:	1,089
LOT 4:	1,089
LOT 5:	1,089
LOT 6:	2,137
LOT 7:	1,598
LOT 8:	1,089
LOT 9:	1,090
LOT 10:	1,089
LOT 11:	1,089
LOT 12:	1,089
LOT 13:	2,137



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

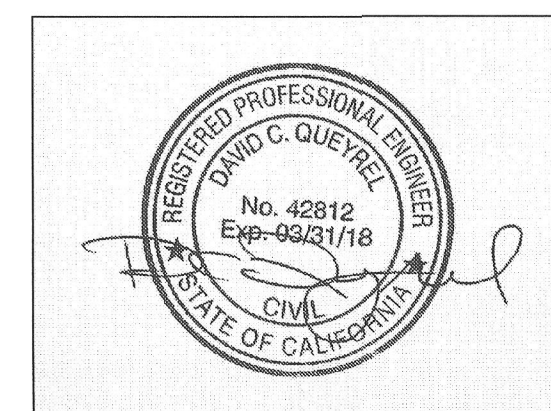
SEP 30 2016

☒ REVISED MAP ☐ FINAL MAP UNIT  
☐ TIME EXTENSION  
FILING FEE: DEPT. ADVISORY AGENCY  
DIVISION OF LAND

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

DEC 2016

☐ REVISED MAP ☐ FINAL MAP UNIT  
☐ TIME EXTENSION  
FILING FEE: DEPT. ADVISORY AGENCY  
DIVISION OF LAND



## OWNERS &amp; SUBDIVIDERS

SAPPHIRE DEVELOPMENT II, LLC  
8806 W. OLYMPIC BLVD., SUITE 200  
BEVERLY HILLS, CA 90033  
PH: 310-273-7233

11500 NATIONAL 1, LLC  
C/O YARON LEVY  
1180 S. BEVERLY DR. SUITE 301  
LOS ANGELES, CA 90035  
PH: 310-273-7233

WENDY'S NFRF LLC,  
3573 ADAMSVILLE AVE.  
CALABASAS, CA 91302  
PH: N/A

## EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 00035846-997-KD4 DATED MARCH 12, 2015, BY CHICAGO TITLE COMPANY:

- 4 A 5' WIDE EASEMENT FOR POLE LINE PURPOSES TO THE PUBLIC. RECORDED IN BOOK 7420 PAGE 226, OF DEEDS AND RECORDED IN BOOK 19, PAGE 208 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 6 A 5' WIDE EASEMENT FOR POLE LINE PURPOSES TO SOUTHERN CALIFORNIA TELEPHONE COMPANY. RECORDED IN BOOK 17882 PAGE 178 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

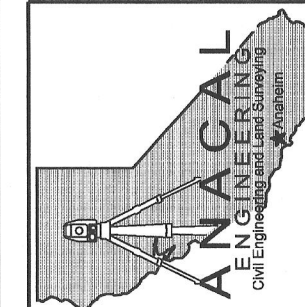
## ZONING INFORMATION

ZONE: (Q) R3-1-0

QUALIFIED CLASSIFICATION-MULTIPLE DWELLING  
HEIGHT DISTRICT 1-OIL DRILLING

BULK: 3:1 FAR  
HEIGHT: 45'  
PARKING RESTRICTIONS:

THIS INFORMATION WAS OBTAINED FROM THE CITY  
OF LOS ANGELES 200 SPRING STREET 90012  
ATTN: PUBLIC COUNTER



PROJECT ENGINEER  
**ANACAL ENGINEERING COMPANY**

CIVIL ENGINEERING & LAND SURVEYING  
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA  
92805 PHONE: (714) 774-1763 FAX: (714) 774-4690  
E-MAIL ADDRESS: anacal@anacalengineering.com  
WEB SITE: anacalengineering.com

DATE	SCALE	DRAWN	CHECKED
9/20/16	1" = 10'	G. A. G.	C. J. Q.

VESTING TENTATIVE TRACT MAP NO. 73765

1563 &amp; 1565 HI POINT STREET

JOB NO. 15-049TMR4

SHEET TITLE  
PROJECT

1

1



## LEGEND

□	FIRE HYDRANT
—	EDGE PAVEMENT
—	WATER VALVE
□	METER, PULL BOX
—	SIGN
—	CONCRETE
—	BLOCK WALL
—	WOOD FENCE
—	CHAINLINK FENCE
(00)	EXISTING GRADE
AC	ASPHALT PAVEMENT
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GI	GRATE INLET
GM	GAS METER
L	LOT LINE
NG	NATURAL GROUND
NO	NUMBER
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PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
TC	TOP OF CURB
TG	TOP OF GRATE
TOP	TOP OF SLOPE
TS	TOP OF STEP
TW	TOP OF WALL
WM	WATER METER

## SETBACK MATRIX

LOT	NORTH	SOUTH	EAST	WEST
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13	10'-0"	5'-0"	15'-0"	0'-0"

## FLOOD ZONE INFORMATION

ZONE: X  
OUTSIDE 500 YEAR FLOOD PLAIN  
PANEL NO. 08037C 1615F  
DATED: SEPTEMBER 26, 2008  
NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## UTILITY STATEMENT

**ELECTRIC**  
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER  
2633 ARTESIAN STREET - ROOM 250  
LOS ANGELES, CA. 90031: (213) 367-2647

**GAS**  
SOUTHERN CALIFORNIA GAS COMPANY 701  
N. BULLIS ROAD  
COMPTON, CA. 90221: (310) 687-2032

**WATER**  
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER 111  
N. HOPE STREET - ROOM 1425 LOS ANGELES, CA. 90012:  
(213) 367-2130

**SEWER**  
CITY OF LOS ANGELES BUREAU OF ENGINEERING 650  
S. SPRING STREET - STE 1100 LOS ANGELES, CA.  
90012: (213) 847-9543

**TELEPHONE**  
PACIFIC TELEPHONE  
3035 ANDRITA AVENUE - ROOM 201  
LOS ANGELES, CA. 90065 : (323) 224-0524

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BENCHMARK NO. 13-03831

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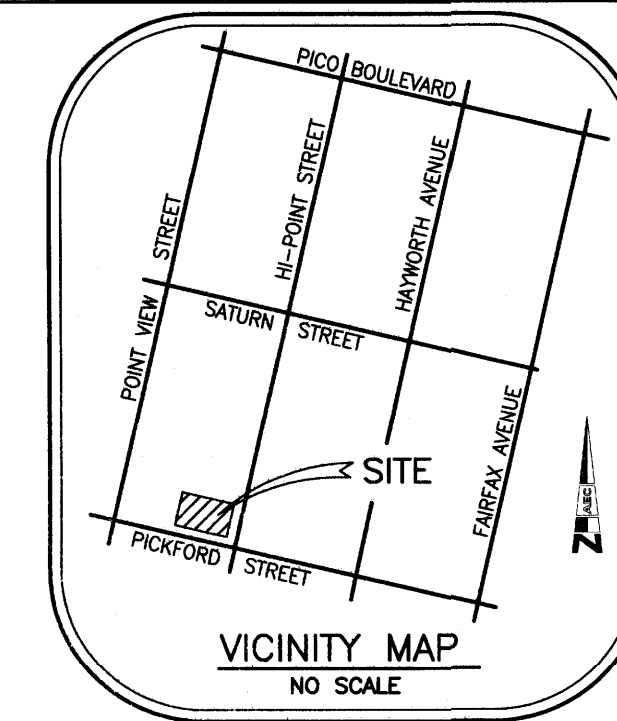
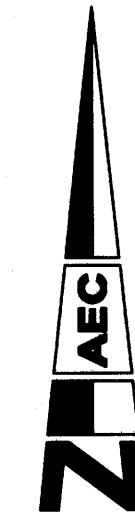
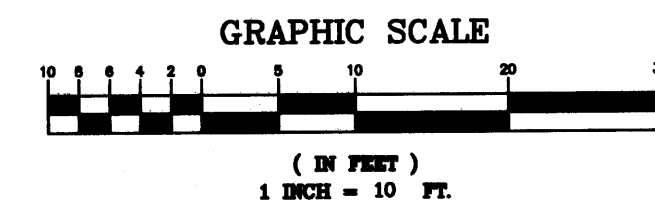
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# VESTING TENTATIVE TRACT MAP NO. 73765

## FOR SMALL LOT SUBDIVISION

THE NORTHEAST & SOUTHERLY 54 FEET OF LOT 26 OF TRACT NO. 3909, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

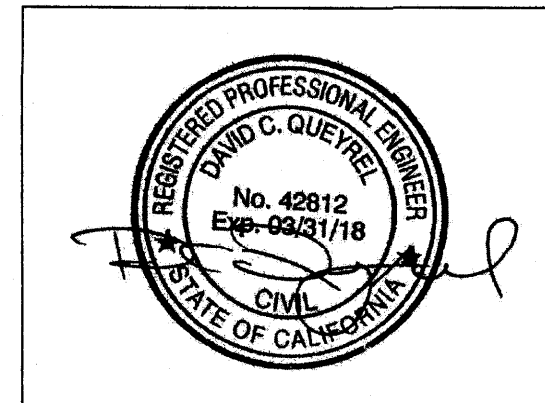
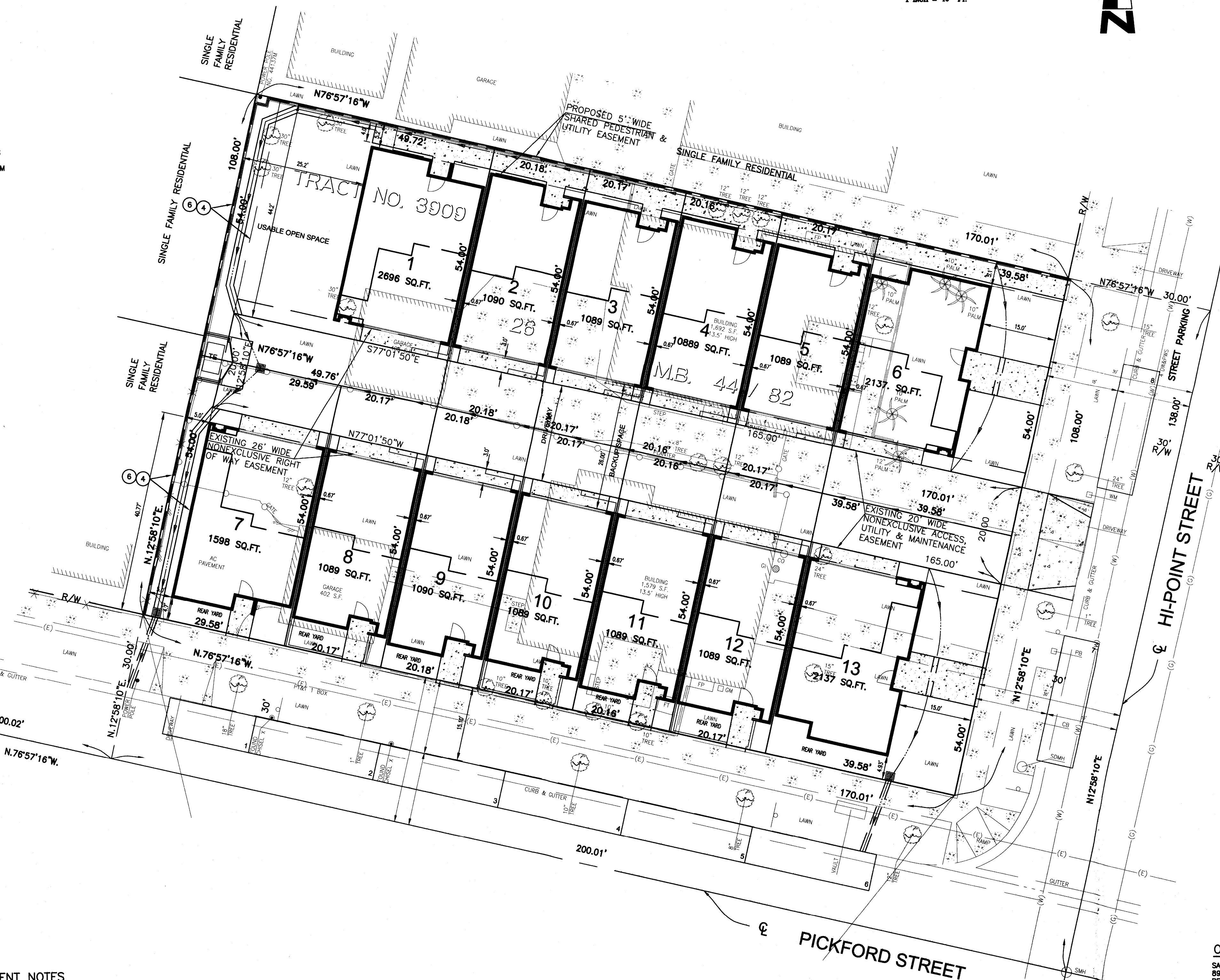


## GROSS &amp; NET AREA

18,361 SQUARE FEET  
0.421 ACRES

## LOT AREA

LOT 1: 2,696  
LOT 2: 1,080  
LOT 3: 1,089  
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LOT 5: 1,089  
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LOT 8: 1,089  
LOT 9: 1,090  
LOT 10: 1,089  
LOT 11: 1,089  
LOT 12: 1,089  
LOT 13: 2,137



## OWNERS &amp; SUBDIVIDERS

SAPPHIRE DEVELOPMENT II, LLC  
C/O YARON LEVY  
1180 S. BEVERLY DR. SUITE 301  
LOS ANGELES, CA 90035  
PH: 310-273-7233

WENDY'S NFRF LLC  
3573 ADAMSVILLE AVE.  
CALABASAS, CA. 91302  
PH: N/A

## EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 00035846-997-KD4 DATED MARCH 12, 2015, BY CHICAGO TITLE COMPANY:

- ④ A 5' WIDE EASEMENT FOR POLE LINE PURPOSES TO THE PUBLIC, RECORDED IN BOOK 7420 PAGE 226, OF DEEDS AND RECORDED IN BOOK 16, PAGE 208 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑥ A 5' WIDE EASEMENT FOR POLE LINE PURPOSES TO SOUTHERN CALIFORNIA TELEPHONE COMPANY, RECORDED IN BOOK 17882 PAGE 178 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

## ZONING INFORMATION

ZONE: (Q) R3-1-0

QUALIFIED CLASSIFICATION--MULTIPLE DWELLING  
HEIGHT DISTRICT 1--OIL DRILLING

BULK: 3:1 FAR  
HEIGHT: 45'  
PARKING RESTRICTIONS:

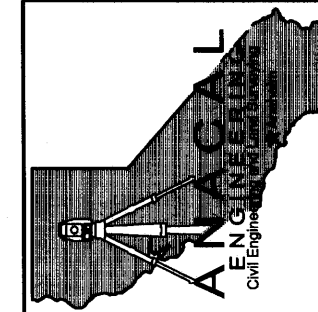
THIS INFORMATION WAS OBTAINED FROM THE CITY OF LOS ANGELES 200 SPRING STREET 90012  
ATTN: PUBLIC COUNTER

VESTING TENTATIVE TRACT MAP NO. 73765

1563 & 1565 HI POINT STREET

SHEET NO. 1

1



ANACAL ENGINEERING COMPANY  
CIVIL ENGINEERING & LAND SURVEYING  
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA  
92805 PHONE: (714) 774-1763 FAX: (714) 774-4690  
E-MAIL ADDRESS: anacal@anacalengineering.com  
WEB SITE: anacalengineering.com

JOB NO. 15-049TMR4



## LEGEND

—	FIRE HYDRANT
—	EDGE PAVEMENT
—	WATER VALVE
—	METER, PULL BOX
—	SIGN
—	CONCRETE
—	BLOCK WALL
—	WOOD FENCE
—	CHAINLINK FENCE
(00)	EXISTING GRADE
AC	ASPHALT PAVEMENT
BS	BOTTOM OF STEP
BW	BACK OF WALK
CB	CATCH BASIN
CO	CLEAN OUT
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
FC	FINISHED CONCRETE
FF	FINISHED FLOOR
FL	FLOWLINE
FP	FIRE PLACE
FT	FOUNTAIN
FW	FRONT OF WALK
GB	GRADE BREAK
GI	GRATE INLET
GM	GAS METER
L	LOT LINE
NG	NATURAL GROUND
NO	NUMBER
PA	PLANTER AREA
PB	PULL BOX
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
TC	TOP OF CURB
TG	TOP OF GRATE
TOP	TOP OF SLOPE
TS	TOP OF STEP
TW	TOP OF WALL
WM	WATER METER

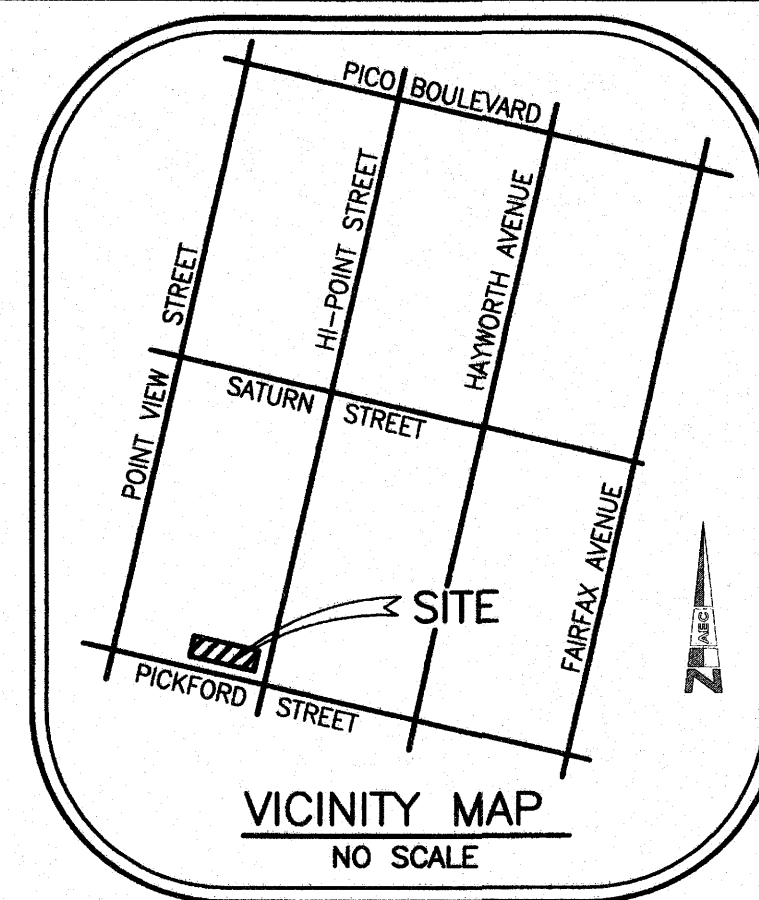
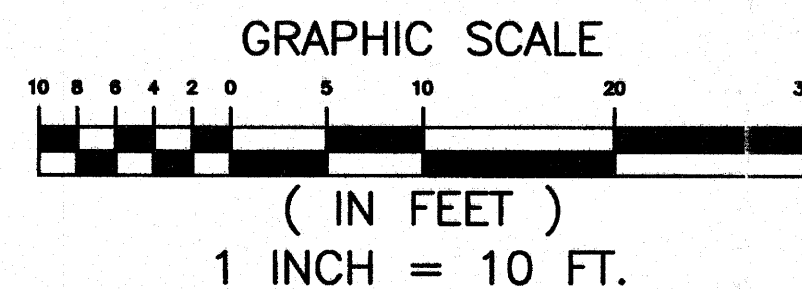
## SETBACK MATRIX

LOT	NORTH	SOUTH	EAST	WEST
1	10'-0"	5'-0"	0'-0"	5'-0"
2	10'-0"	5'-0"	0'-0"	0'-0"
3	10'-0"	5'-0"	0'-0"	0'-0"
4	10'-0"	5'-0"	0'-0"	0'-0"
5	10'-0"	5'-0"	0'-0"	0'-0"
6	10'-0"	5'-0"	0'-0"	0'-0"
7	10'-0"	5'-0"	15'-0"	0'-0"

# VESTING TENTATIVE TRACT MAP NO. 73765

## FOR SMALL LOT SUBDIVISION

THE SOUTHERLY 54 FEET OF LOT 26 OF TRACT NO. 3909, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



TRASH ENCLOSURE

## EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 00035846-997-KD4 DATED MARCH 12, 2015, BY CHICAGO TITLE COMPANY:

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- A 5' WIDE EASEMENT FOR POLE LINE PURPOSES TO SOUTHERN CALIFORNIA TELEPHONE COMPANY, RECORDED IN BOOK 17882 PAGE 178 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

## GENERAL NOTES

- SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY CHICAGO TITLE COMPANY REPORT NO. 00035846-997-KD4 DATED MARCH 12, 2015 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
- ASSESSORS PARCEL NUMBERS FOR THESE PROPERTIES IS 5068-016-027.
- BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER TRACT NO. 51132 BOOK 1206 PAGE 49, RECORDS OF SAID COUNTY, UNLESS NOTED OTHERWISE.
- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- NO PROTECTED SPECIES ON SITE.
- EXISTING ZONE AND PROPOSED ZONE (Q)R3-1-0 THE SAME
- SITE UTILITIES ARE SERVED BY PUBLIC MEANS AND SERVICE IS AVAILABLE IN THE PUBLIC RIGHT OF WAY.
- PROPOSED PARKING SPACES: 14 PARKING SPACES; 2 PARKING SPACES PER LOT.
- THE OWNER OF SUBJECT PROPERTY DOES NOT OWN ANY CONTIGUOUS PROPERTY.
- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSE OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- SEWER IS AVAILABLE TO THE SITE.
- THE SITE IS NOT IN A LIQUEFACTION AREA.
- NO GEOLOGICAL HAZARDOUS AREA.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R-3 ZONE, PURSUANT TO ORDINANCE NO. 176,354.
- PROPOSED PROJECT: 7 SMALL LOT SUBDIVISION.

## UTILITY STATEMENT

**ELECTRIC**  
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER  
2633 ARTESIAN STREET - ROOM 250  
LOS ANGELES, CA. 90031: (213) 367-2647

**GAS**  
SOUTHERN CALIFORNIA GAS COMPANY  
701 N. BULLIS ROAD  
COMPTON, CA. 90221: (310) 687-2032

**WATER**  
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER  
111 N. HOPE STREET - ROOM 1425 LOS ANGELES, CA.  
90012: (213) 367-2130

**SEWER**  
CITY OF LOS ANGELES BUREAU OF ENGINEERING  
650 S. SPRING STREET - STE 1100 LOS ANGELES, CA. 90012: (213) 847-9543

## TELEPHONE

PACIFIC TELEPHONE  
3035 ANDRITA AVENUE - ROOM 201  
LOS ANGELES, CA. 90085 : (323) 224-0524

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## BENCHMARK

BENCHMARK NO. 13-03831

SPIKE AT SOUTH CURB PICKFORD STREET,  
33' WEST OF FAIRFAX AVENUE

ELEVATION = 38.974' (2000)

## ZONING INFORMATION

ZONE: (Q) R3-1-0

QUALIFIED CLASSIFICATION—MULTIPLE DWELLING  
HEIGHT DISTRICT 1—OIL DRILLING

BULK: 3:1 FAR  
HEIGHT: 45'

THIS INFORMATION WAS OBTAINED FROM THE CITY  
OF LOS ANGELES 200 SPRING STREET 90012  
ATTN: PUBLIC COUNTER

## FLOOD ZONE INFORMATION

ZONE: X

OUTSIDE 500 YEAR FLOOD PLAIN

PANEL NO. 06037C 1615F

DATED: SEPTEMBER 26, 2008

NO FIELD SURVEYING WAS PERFORMED TO  
DETERMINE THIS ZONE AND AN ELEVATION  
CERTIFICATE MAY BE NEEDED TO VERIFY THIS  
DETERMINATION OR APPLY FOR VARIANCE FROM  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE  
OF PICKFORD STREET BEARING NORTH 76°57'16" WEST AS SHOWN ON  
TRACT NO. 51132 BOOK 1206 PAGE 49 RECORDS OF SAID COUNTY.

## GROSS &amp; NET AREA

9,181 SQUARE FEET

0.211 ACRES

## LOT AREA

LOT 1: 1,597.86

LOT 2: 1,089.18

LOT 3: 1,089.72

LOT 4: 1,089.18

LOT 5: 1,088.64

LOT 6: 1,089.18

LOT 7: 2,137.32

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

NOV 05 2015

REVISOR MAP  
TIME EXPIRES ON  
SOUTH VALLEY OFFICE  
CITY OF LOS ANGELES

## OWNER &amp; SUBDIVIDER

11500 NATIONAL 1, LLC  
C/O YARON LEVY  
1180 S. BEVERLY DR. SUITE 301  
LOS ANGELES, CA 90035  
PH: 310-273-7233

TENTATIVE TRACT MAP NO. 73765

1565 HI POINT STREET

SHEET TITLE

PROJECT

SHEET NO.

1

JOB NO. 15-0487PM

1

PROJECT ENGINEER

DATE 10/27/15

SCALE 1" = 10'

DRAWN G. A. G.

CHECKED C. J. Q.

LOS ANGELES, CALIFORNIA

ANACAL ENGINEERING COMPANY  
CIVIL ENGINEERING & LAND SURVEYING  
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~  
ANAHEIM, CALIFORNIA 92805  
PHONE: 714-774-1763 FAX: 714-774-4690  
E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM