

**DEPARTMENT OF
CITY PLANNING**

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DEPUTY DIRECTOR

November 5, 2019

John Guell (A) (O)
USC Holdings I, LP
1180 W. Adams Boulevard
Los Angeles, CA 90007

Land Use Developers Corp (R)
7136 Haskell Avenue Suite 320
Los Angeles, CA 91406

RE: VTT-73348-SL
Related Case: ZA-2013-3232-ZAA
Address: 1284-1288 W. 37th Street
Community Plan: South Los Angeles
Council District: 8
Existing Zone: RD2-1

EXTENSION OF TIME

On July 1, 2016, the Deputy Advisory Agency conditionally approved VTT-73348-SL for a maximum of 10 single-family small lots. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension from the decision date for the recording of the final map for VTT-73348-SL at 1284-1288 W. 37th Street in the South Los Angeles Community Plan Area.

Therefore, the new expiration date for the subject map is **July 1, 2022** and no further extension time to record a final map can be granted.

Vincent P. Bertoni, AICP
Director of Planning

Robert Duenas
Deputy Advisory Agency
VPB:BD:KA:RR
cc: Marqueece Harris-Dawson

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<http://planning.lacity.org>

Decision Date: July 1, 2016

Appeal End Date: July 11, 2016

Philip Gearhart (A)(O)
8916 Carson Street
Culver City, CA 90232

Brett Engstrom (R)
Engstrom Planning & Licensing
1641 Paloma Street
Pasadena, CA 91104

RE: Vesting Tentative Tract No. 73348-SL
1284-1288 West 37th Street
South Los Angeles Planning Area
Zone : RD2-1
D.M. : 117B197
C.D. : 8
CEQA: ENV-2014-4939-MND
Legal Description: Brearley and
Sinsabaugh Tract, Block 6, Lots
3 and 4

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2014-4939-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Vesting Tentative Tract No. 73348-SL, located at 1284-1288 West 37th Street for a maximum of 10 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated December 31, 2014 in the South Los Angeles Community Plan. This unit density is based on the RD2 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half-alley.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated March 7, 2016, Log No. 87910-01 and attached to the case file for Tract No. 77348-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street/alley dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedications.

- c. The submitted map does not comply with the maximum density (2,000 sf. of lot area/dwelling unit. Density count prior to any dedication is 14,487.46 sf. and 7 units allowed) requirement of the **RD2-1 Zone**. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
- d. Provide and maintain a minimum 20 ft. common access for driveway and egress/ingress purposes all the way to the public street. Show compliance with the above requirement or obtain approval from the Department of City Planning.
- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

Revise and reflect correct vesting tentative map tract number on plan.

There is a 15 ft. Building Line along 37th Street on this Subdivision.

The property is located in a Liquefaction Zone.

The 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.

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

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

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

DEPARTMENT OF TRANSPORTATION

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

FIRE DEPARTMENT

9. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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.
 - d. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - e. Submit plot plans indicating access road and turning area for Fire Department approval.
 - f. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
 - g. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - h. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - i. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - j. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - k. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

- I. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- n. 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.

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

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

- 10. 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, satisfactory arrangements shall be made with the Los Angeles Unified School District, to identify and mitigate potential direct and indirect adverse impacts contained in the LAUSD letter dated October 7, 2015 attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Lenicia B. Weemes Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950, and the principal or designee of Lenicia B. Weemes Elementary School. (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

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

- 12. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting

improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

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

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

14. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

DEPARTMENT OF RECREATION AND PARKS

15. That the Quimby fee be based on the RD2 Zone.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 10 lots.
 - b. Provide a minimum of two (2) off-street parking spaces per dwelling unit.
 - c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the locations of the following items as it applies to this subdivision and the proposed development on the site.

The project shall comply with the setbacks as indicated in the table below:

Yard Setbacks				
Lot	North	South	West	East
1	15'-0"	.16'	5'-0"	10'-0"
2	.16'	.16'	5'-0"	10'-0"
3	.16'	.16'	5'-0"	10'-0"
4	.16'	.16'	5'-0"	10'-0"
5	.16'	5'-2"	5'-0"	10'-0"
6	15'-0"	.16'	10'-0"	5'-0"
7	.16'	.16'	10'-0"	5'-0"
8	.16'	.16'	10'-0"	5'-0"
9	.16'	.16'	10'-0"	5'-0"
10	.16'	5'-2"	10'-0"	5'-0"

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- 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 consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$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).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

- h. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
 - i. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- 17. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
- 18. That the subdivider shall record and execute a Covenant and Agreement to comply with the **North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

Tenant Relocation Conditions

- 19. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- 20. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

21. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 22 and 23 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, and postconstruction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.
22. Prior to the recordation of the final map, the subdivider will 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:
 - MM-1. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 - MM-2. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
 - MM-3. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
 - MM-4. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, and Department of Public Works.
 - MM-5. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
23. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

CM-3. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

CM-4. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-5. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-6. A temporary noise control barrier shall be installed on the property line of construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

CM-7 The developer and contractors shall maintain ongoing contact with administrator of Lenicia B. Weemes Elementary School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their

parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

CM-8. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

CM-9. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.

CM-10. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).

- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
 - (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 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 Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. Construct one (1) new street light on 37th Street.

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid

for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a. Improve the alley being dedicated and adjoining the tract by construction of suitable surfacing to provide a 10-foot wide half alley including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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

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

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

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

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2014-4939-MND on April 27, 2016. The Committee found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (light)
- Tree Removal (non-protected trees)
- Erosion/Grading/Short-Term Construction Impacts
- Increased Noise Levels (Demolition, Grading, and Construction Activities)
- Public Services (Construction Activity near Schools)
- Safety Hazards

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2014-4939-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **Nos. 22 and 23** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 21.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 73348-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted South Los Angeles Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The subject property is 13,537.5 net square feet after dedication and is presently zoned RD2-1. The adopted Plan and existing zone allows for the proposed subdivision. The project is also located in the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) District. The NSO requires conditional use approval for the construction of residential units in multiple family zones that create at least one dwelling unit with five or more habitable rooms. The project does not include units with five or more habitable rooms. The NSO does not further regulate land use.

The proposed tract is to create 10 lots for 10 small lot dwellings under the Small Lot Ordinance. Lot sizes will range from 1,155 square feet to 1,860 square feet, thereby meeting the minimum 600 square-foot lot size requirement of the Small Lot Ordinance. Lot coverage will range from 38 percent to 61 percent – less than the permitted maximum of 80 percent. All lots meet the minimum lot width requirement of 16 feet. Dwelling units on Lots 1 and 6 will be set back 15 feet along 37th Street as required by the 15-foot Building Line along 37th Street. The subdivision will maintain a 5-foot setback from adjoining properties as required by the Small Lot Ordinance. The proposed map is therefore consistent with applicable General and Specific Plans.

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

The adopted South Los Angeles Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2 and RZ2.5. The property contains approximately 0.32 net acres (13,537.5 net square feet after required dedication) and is presently zoned RD2.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. There is an existing sewer available in the street adjoining the subdivision. The tract will connect to the public sewer system and will not result in violation of the California Water Code. As a condition of approval the subdivider is required to dedicate a 2.5-foot wide strip of land adjoining the tract to complete a 10-foot wide half-alley.

The Bureau of Street Lighting, reviewed the proposed subdivision and is requiring the installation of one (1) new street light on 37th Street.

Therefore as conditioned, the proposed tract map is 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.

A soils report was prepared for the proposed construction of ten three-story single-family residences. Native soils were encountered during the exploration. The consultants recommended to support the proposed structures on conventional foundations bearing on a blanket of properly placed fill a minimum of 3 feet thick below the base of the proposed foundation or native soils.

The subject site is located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The Liquefaction study included as a part of the report demonstrates that the site does not possess a liquefaction potential. This satisfies the requirement of the 2014 Los Angeles City Building Code Section 1802.2.7.

The Grading Division of the Department of Building and Safety reviewed the soils report for the proposed project and determined that the vesting tentative tract and soils report are acceptable, subject to the requirements and conditions contained in the Inter-Departmental Letter dated March 7, 2016, Log No. 87910-01, and as hereby conditioned by the Department of City Planning for the tract approval (Condition No. 6). Therefore, as conditioned the site is physically suitable for the proposed type of development.

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

The site is zoned RD2-1 and designated Low Medium II Residential in the South Los Angeles Community Plan. The proposed subdivision is 13,537.9 square feet in size after required alley dedication. Inclusion of one-half the alley for density calculations permits a maximum of seven dwelling units on the site. The subdivision request includes a by-right density bonus per LAMC Section 12.22-A.25.(g) which permits a 32.5 percent density bonus, or three additional dwellings, with the provision of one very low income dwelling. Per the requirements of the RD2 Zone, the Small Lot Ordinance, and the Density Bonus provisions, the 13,537.9 square-foot site is sufficient in size for a 10-lot subdivision. With the requirements and conditions of approval of the Department of Building and Safety, Grading Division, the site is physically suitable for the proposed density of development.

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

The Deputy Advisory Agency, certified that Mitigated Negative Declaration No. ENV-2014-4939-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **Nos. 22 and 23** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape

Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION 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.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (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)

- 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.
- 2) 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.
- 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5) 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 Tract No. 73348-SL.

Vincent P. Bertoni, AICP
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

VPB:JCRN:JV:thb

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, 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:

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

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

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

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

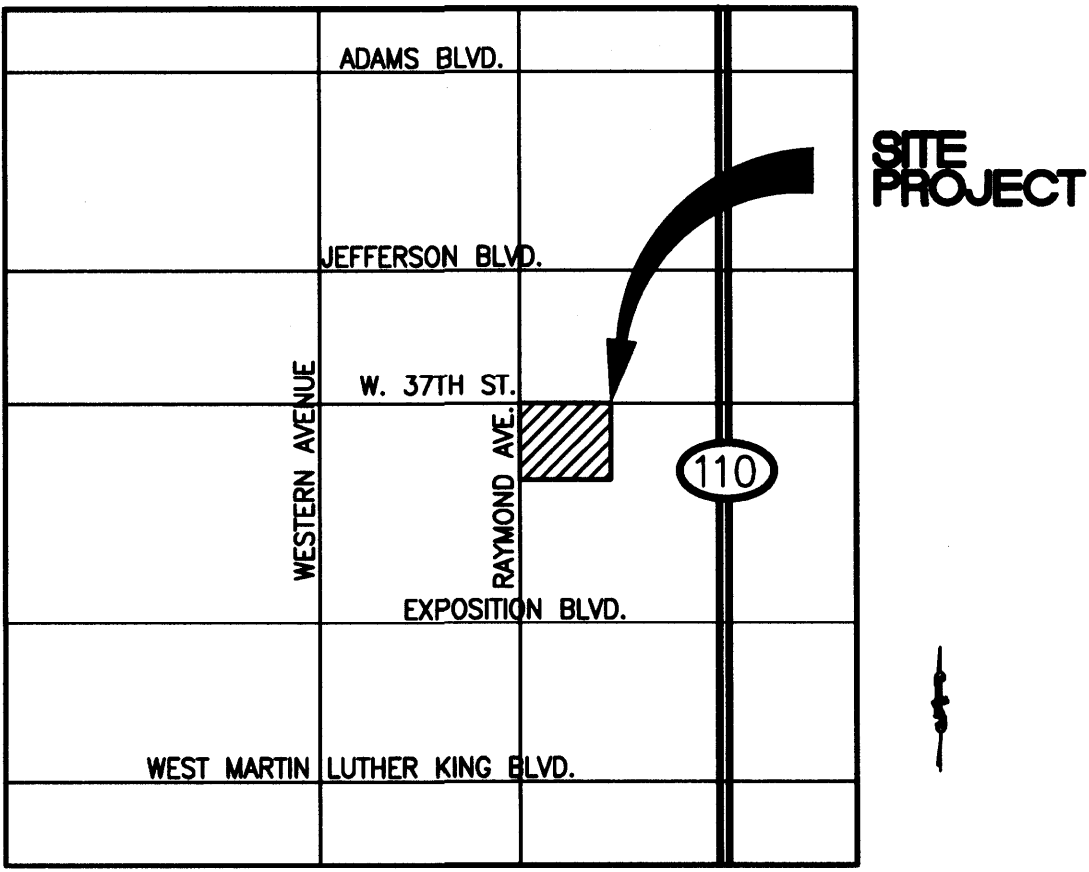
LOT SETBACK					
LOT	AREA	NORTH SETBACK	SOUTH SETBACK	WEST SETBACK	EAST SETBACK
1	1860.41	15'-0"	.16'	5'-0"	10'-0"
2	1155.83	.16'	.16'	5'-0"	10'-0"
3	1155.83	.16'	.16'	5'-0"	10'-0"
4	1155.83	.16'	.16'	5'-0"	10'-0"
5	1559.58	.16'	5'-2"	5'-0"	10'-0"
6	1860.41	15'-0"	.16'	10'-0"	5'-0"
7	1155.83	.16'	.16'	10'-0"	5'-0"
8	1155.83	.16'	.16'	10'-0"	5'-0"
9	1155.83	.16'	.16'	10'-0"	5'-0"
10	1559.58	.16'	5'-2"	10'-0"	5'-0"

LOT AREAS:	
LOT	AREA
1	1860.41
2	1155.83
3	1155.83
4	1155.83
5	1559.58
6	1860.41
7	1155.83
8	1155.83
9	1155.83
10	1559.58

VESTING TENTATIVE MAP TRACT NO. 77348

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

FOR SMALL LOT SUBDIVISION PURPOSES PER ORDINANCE NO. 176,354.



VICINITY MAP

SITE ADDRESS

1284 AND 1288 WEST 37TH STREET
LOS ANGELES, CA 90007

OWNER AND SUBDIVIDER

PHILIP GEARHART,
LAURA YUCKNAT
8916 CARSON STREET
CULVER CITY, CA 90232

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 37TH STREET (39TH STREET), ADJACENT TO BLOCK 6 OF BEARLEY AND SINSABAUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 60, PAGE 44 OF MISCELLANEOUS RECORDS; I.E., N89°49'00"W.

LEGAL DESCRIPTION

LOT 3 BLOCK 6 ABBREVIATED DESCRIPTION: LOT 3, BLK 6: CITY: REGION/CLUSTER: 09/09441
SUBD: BEARLEY & SINSABAUGH TRACT BEARLEY & SINSABAUGH TRACT E 35 FT OF LOT 3 AND W 10 FT OF LOT 4 BLK 6 CITY/MUNI/TWP: REGION/CLUSTER: 09/09441

LOT 4 BLOCK 6 ABBREVIATED DESCRIPTION: LOT 4, BLK 6: CITY: REGION/CLUSTER: 09/09441
SUBD: BEARLEY & SINSABAUGH TRACT BEARLEY & SINSABAUGH TRACT E 40 FT OF LOT 4 AND W 10 FT OF LOT 5 BLK 6 IMP1=1

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS BENCHMARK NO. 12-09100, A WIRE SPIKE IN THE NORTH CURB OF 36TH PLACE, 5 FEET WEST OF THE BC CURB RETURN WEST OF NORMANDIE AVENUE.

ELEVATION = 161.99 M.S.L. (DATUM: NAVD 1988)

EARTHWORK

CUT: 30 CY
FILL: 30 CY
NET: 00 CY

SITE INFORMATION

COUNCIL DISTRICT: NO. 8 BERNARD PARKS
EXISTING ZONING: R2D-1
PROPOSED ZONING: R2D-1
COMMUNITY PLAN: SOUTH LOS ANGELES
AREA PLANNING COMMISSION: SOUTH LOS ANGELES
PLANNING AREA: SOUTH LOS ANGELES
LAND USE DESIGNATION: RESIDENTIAL
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
NUMBER OF LOTS: 10 (TEN)
PROPOSED PARKING: 2 PARKING SPACES PER UNIT

NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD-2 ZONE, PURSUANT TO ORDINANCE NO. 176354

THE SITE HAS EXISTING RESIDENTIAL DUPLEX STRUCTURES AND TREES TO BE DEMOLISHED AND REMOVED.

THERE ARE NO VALLEY OAK, CALIFORNIA LIVE OAK, SOUTHERN CALIFORNIA BLACK WALNUT, WESTERN STYCAMORE OR CALIFORNIA BAY TRESS (ALL PROTECTED SPECIES PURSUANT TO ORDINANCE 77.404) ON THE SUBJECT SITE.

HAZARDS
AREA IS WITHIN AN EARTHQUAKE-INDUCED LIQUEFACTION AREA.
AREA IS WITHIN A METHANE BUFFER ZONE

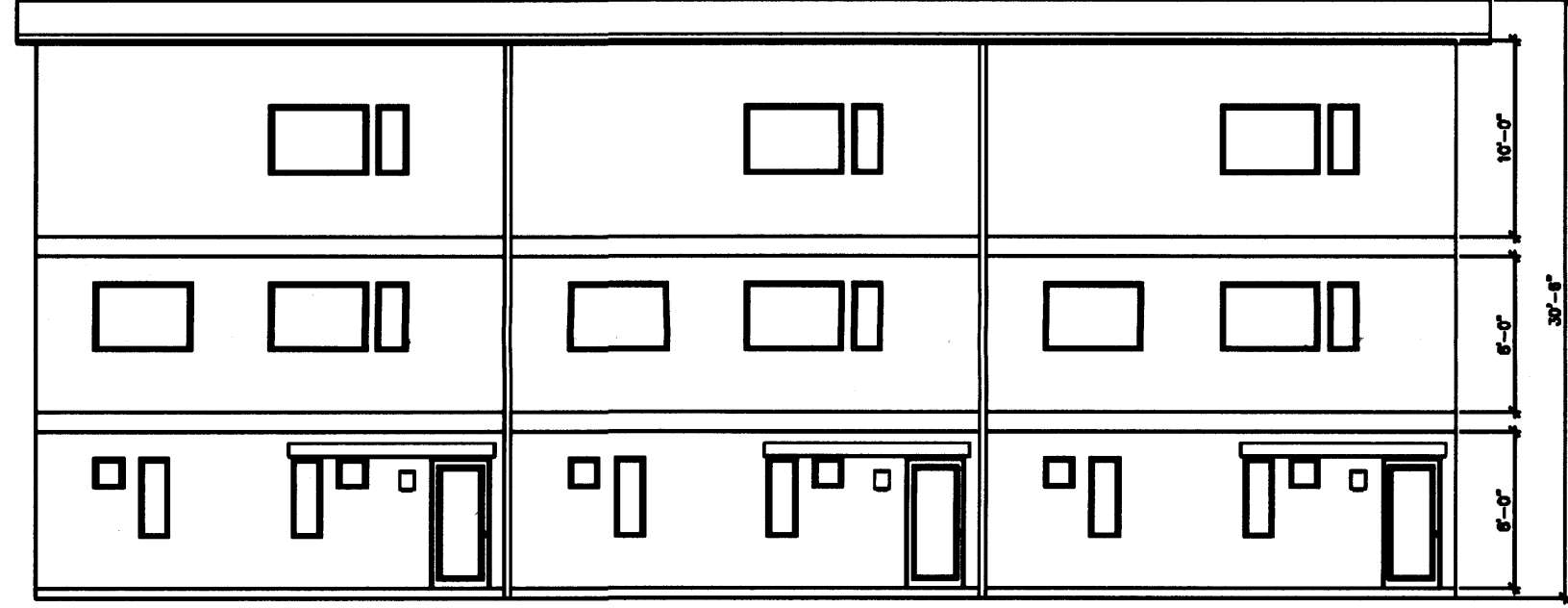
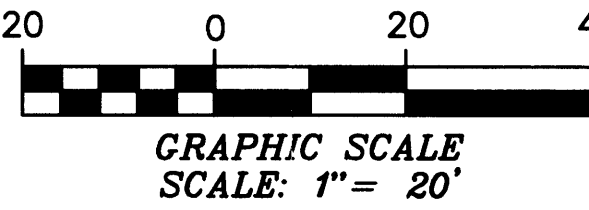
HILLSIDE AREA
THE SUBJECT PROPERTY IS NOT WITHIN A HILLSIDE AREA

FLOOD ZONE
THE SUBJECT PROPERTY IS IN "OTHER FLOOD AREAS" AS INDICATED BY THE FEDERAL INSURANCE ADMINISTRATION. THE SUBJECT PROPERTY LIES WITHIN FLOOD DESIGNATION ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. PLAN COMMUNITY PANEL NO. 1620 OF 2350. MAP NUMBER 06037C1620F EFFECTIVE DATE 9-26-2008.

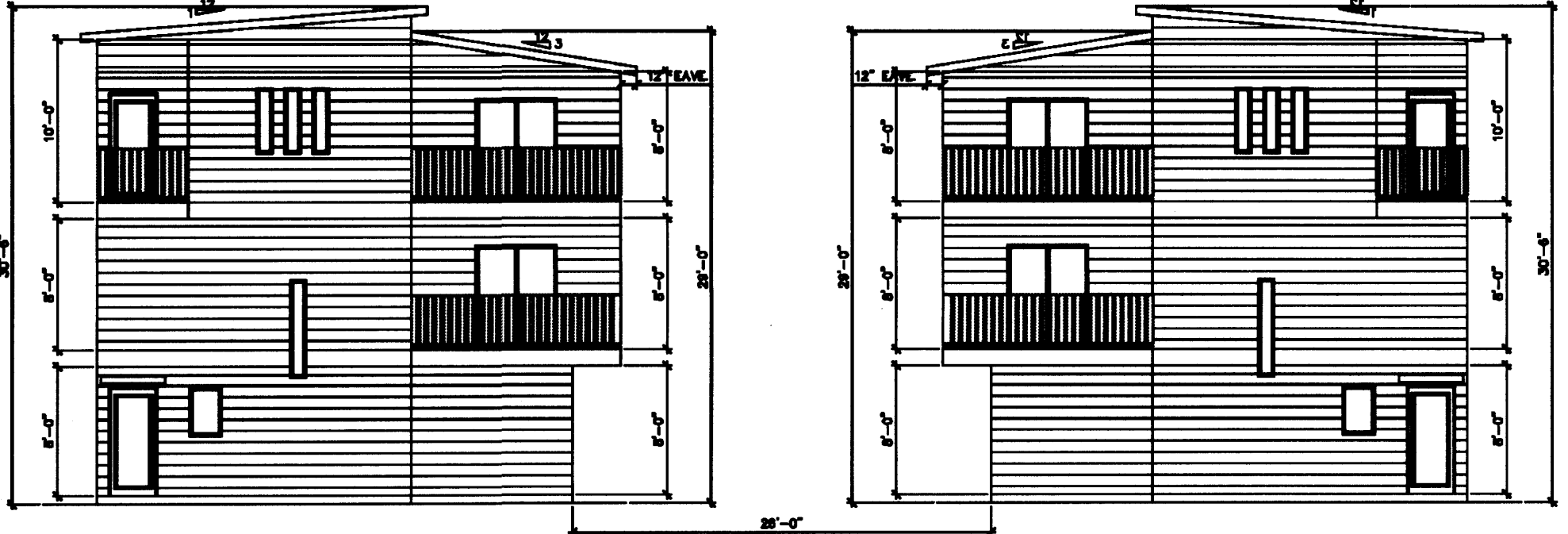
SCHOOL DISTRICT: LAUSD
POLICE: LOS ANGELES POLICE DEPARTMENT, SOUTHWEST BUREAU, DISTRICT 357
FIRE: LOS ANGELES FIRE DEPARTMENT, STATION 15

UTILITIES
SEWER: CITY OF LOS ANGELES
WATER: CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
TRASH: PRIVATE
CABLE: TIME WARNER CABLE

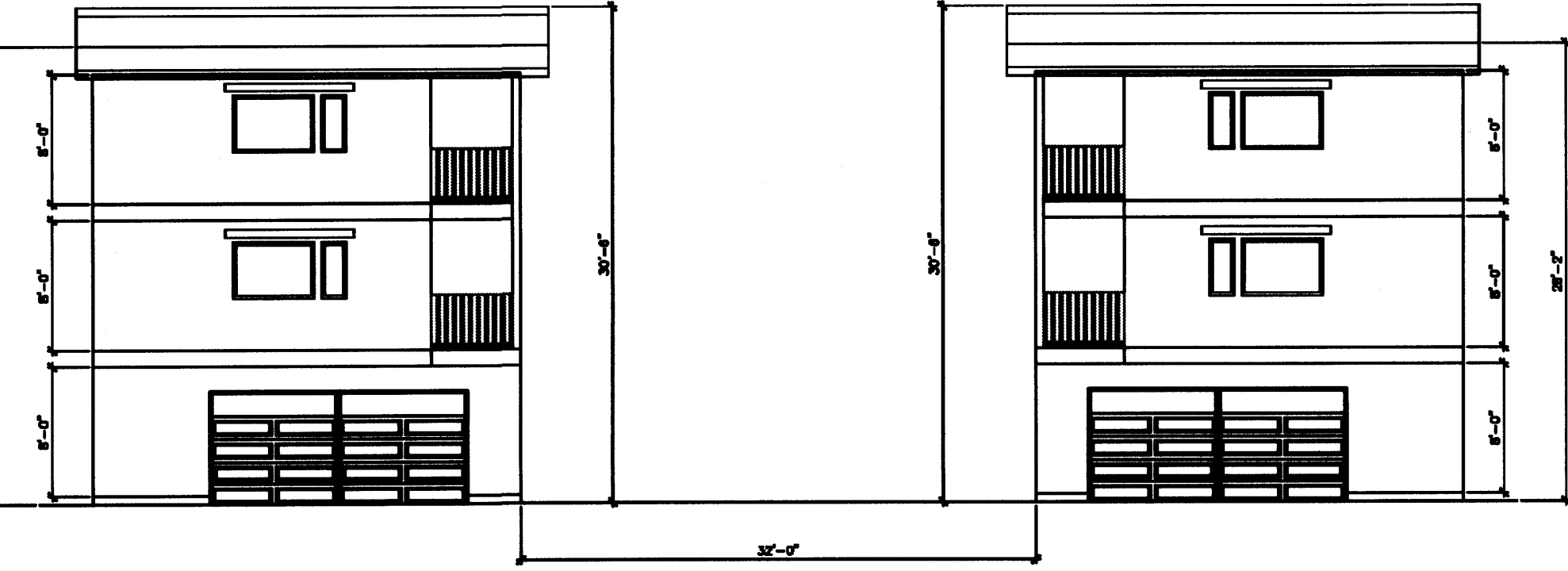
LEGEND
EASEMENT FOR COMMON PEDESTRIAN AND VEHICLE ACCESS, UTILITIES AND TRASH AREA



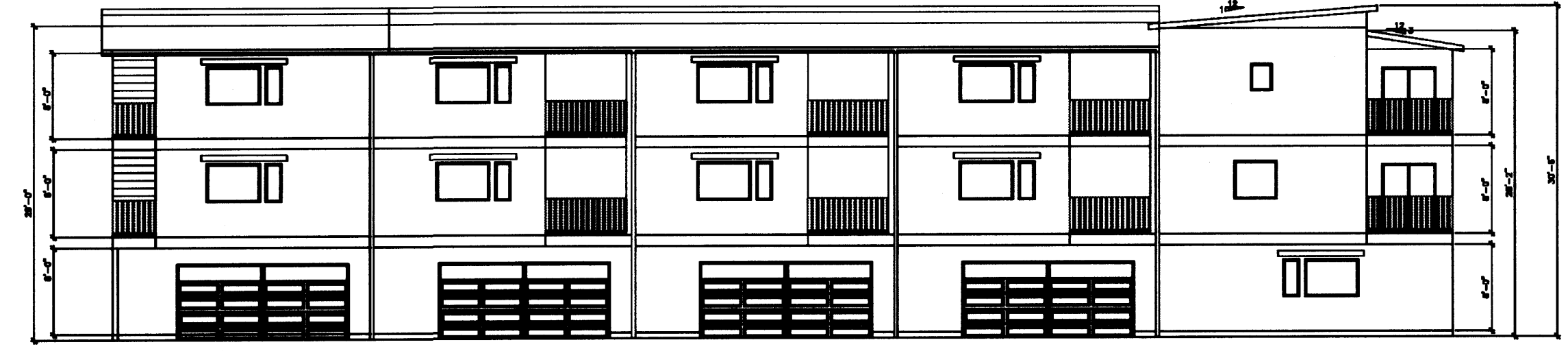
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

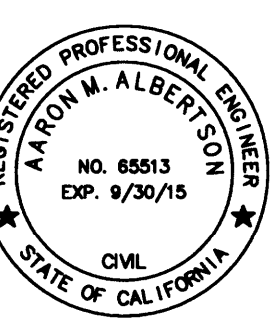


SECTION D-D
NTS

REVISIONS		
NUMBER	DATE	APPROVED

DRAWN BY: MLV
CHECKED BY: AMA
DATE: 12/05/14
BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS THE CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS BENCHMARK NO. 12-09100, A WIRE SPIKE IN THE NORTH CURB OF 36TH PLACE, 5 FEET WEST OF THE BC CURB RETURN WEST OF NORMANDIE AVENUE.
ELEVATION = 161.99 M.S.L. (DATUM: NAVD 1988)

PLANS PREPARED BY:
ARON M. ALBERTSON
R.C.E. 65513 EXP. 9/30/15



DATE	TITLE

TENTATIVE TRACT MAP
GEARHART-YUCKNAT SUBDIVISION
1288 & 1284 WEST 37TH STREET
LOS ANGELES, CA 90007
APN: 5040-015-003
SHEET
TI
1 OF 1