

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

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

June 16, 2021

**Owner**

18913 Gault, LLC  
16060 Ventura Blvd, Ste 110 PMB 126  
Encino, CA 91436

**Representative**

Steve Nazemi  
DHS & Associates, Inc  
275 Centennial Way, #205  
Tustin, CA 91326

**RE:** Vesting Tentative Tract No. 73200-SL

Related Case: APCSV-2015-887-ZC

Address: 18913-17 West Gault Street

Community Plan: Reseda – West Van Nuys

Council District: 03 – Bob Blumenfield

Zone: R1-1-RIO, (T)(Q) RD3-1-RIO

CEQA: ENV-2015-890-MND

Legal Description: Portion of Lot 755, Arbs 22 & 28,  
Tract 1000

**EXTENSION OF TIME**

On August 21, 2015, the Deputy Advisory Agency approved Vesting Tentative Tract No. 73200-SL, located at 18913-17 West Gault Street within the Reseda – West Van Nuys Community Plan for a maximum of 12 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on the map stamp-dated August 3, 2015. On October 28, 2015, the City Council approved associated Case No. APCSV-2015-887-ZC for a Zone Change from R1-1-RIO and (T)(Q)RD3-1-RIO to (T)(Q)RD3-1-RIO, in conjunction with the demolition of three existing single-family homes and the subsequent construction, use, and maintenance of 12 single-family homes, under Ordinance No. 183,953.

In accordance with the provisions of Gov. Code Section 66452.6(e), Article 2, Chapter 3, and Los Angeles Municipal Code (LAMC) Section 17.07 A.1, the Deputy Advisory Agency hereby grants a six-year extension, totaling nine years from the decision date for the recording of the final Vesting Tentative Tract No. 73200-SL. In addition, pursuant to LAMC Section 12.36 G.3, legislative approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map. Therefore, the new expiration date for the subject map and associated Case No. APCSV-2015-887-ZC is **August 21, 2024**.

VINCENT P. BERTONI, AICP  
Director of Planning

Mindy Nguyen  
Deputy Advisory Agency  
VPB:MN:AMV:MV

cc: Councilmember Bob Blumenfield

**DEPARTMENT OF  
CITY PLANNING**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

**AND**

6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

**CITY PLANNING COMMISSION**

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JAN ZATORSKI

DEPUTY DIRECTOR

(213) 978-1273

FAX: (213) 978-1275

INFORMATION

<http://planning.lacity.org>

April 5, 2016

Great Homes, LLC (O/A)  
16060 Ventura Boulevard, #110  
Encino, CA 91436

Steve Nazemi (R)  
DHS & Associates, Inc.  
275 Centennial Way, #205  
Tustin, CA 91326

Vesting Tentative Tract No. 73200-SL

Related Case: APCSV-2015-887-ZC.

18913-17 West Gault Street

Reseda-West Van Nuys

Zone : R1-1-RIO, (T)(Q)RD3-1-RIO

D.M. : 183-B-121

C.D. : 3

CEQA: ENV-2015-890-MND

Legal : Portion of Lot 755, Arbs 22 & 28,  
Tract 1,000

**LETTER OF CORRECTION**

On August 21, 2015, the Deputy Advisory Agency approved Vesting Tentative Tract No. 73200-SL located at 18913-17 West Gault Street for a maximum 12 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354 as shown on the map stamp-dated August 3, 2015 in the Reseda – West Van Nuys Community Plan.

It has been discovered that Condition 18 has an error in the matrix measurement for Lot 12 that needs to be corrected. The following correction to the matrix table is noted below:

Correct Condition No. 18 to read:

**Note to City Zoning Engineer and Plan Checker.** The Advisory Agency has approved the following variations from the LAMC as it applies to this small lot subdivision and the proposed development on the site. Approved variations per the revised map stamp dated March 4, 2015 as follows:

Lot No.	Front Yard	Rear Yard	Side/North	Side/South
1	12'-5'	3'-0"	6'-0"	11'-5"
			Side/East	Side/West
2	11'-5'	6'-0"	3'-0"	3'-0"
3	11'-5'	6'-0"	13'-0"	3'-0"
4	11'-5'	6'-0"	3'-0"	15'-0"
5	11'-5'	6'-0"	3'-0"	3'-0"
6	11'-5'	6'-0"	5'-0"	3'-0"
7	11'-5"	6'-0"	5'-0"	3'-0"
8	11'-5"	6'-0"	3'-0"	3'-0"
9	11'-5"	6'-0"	3'-0"	15'-0"
10	11'-5"	6'-0"	15'-0"	3'-0"
11	11'-5"	6'-0"	3'-0"	3'-0"
			Side/West	Side/West
12	12'-5"	<b>3'-0"</b>	<b>6'-0"</b>	11'-5"

All other conditions to remain unchanged.

VINCENT P. BERTONI, AICP  
Director of Planning

  
Marc Woersching  
Deputy Advisory Agency

VPB:MW:NR:mkc

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INFORMATION  
<http://planning.lacity.org>

**Decision Date:** August 21, 2015

**Appeal End Date:** August 31, 2015

Great Homes, LLC (O/A)  
16060 Ventura Boulevard, #110  
Encino, CA 91436

Steve Nazemi (R)  
DHS & Associates, Inc.  
275 Centennial Way, #205  
Tustin, CA 91326

**RE:** Vesting Tentative Tract No. 73200-SL  
Related Case: APCSV-2015-887-ZC.  
18913-17 West Gault Street  
Reseda-West Van Nuys  
Zone : R1-1-RIO, (T)(Q)RD3-1-RIO  
D.M. : 183-B-121  
C.D. : 3  
CEQA: ENV-2015-890-MND  
Legal : Portion of Lot 755, Arbs 22 & 28,  
Tract 1,000

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the **Advisory Agency adopted Mitigated Negative Declaration ENV-2015-890-MND as the environmental clearance and approved Vesting Tentative Tract No. 73200-SL, located at 18913-17 West Gault Street for a maximum 12 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354 as shown on the revised map stamp-dated August 3, 2015 in the Reseda-West Van Nuys Community Plan.** This unit density is based on the RD3-1 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(S)** 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.

The approved Small Lot Subdivision is not vested to the provisions of Section 12.22-C.27 until a final map is recorded. Building permit applications prior to the recordation of a final map must comply with all of the provisions of the Los Angeles Municipal Code (LAMC) including but not limited to setbacks, access width, open space, and passageway unless the Planning Department has granted approval of deviations from the provisions of said LAMC Section.

### **BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That if this tract map is approved as a 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 Valley District 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.

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

5. 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.

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

6. 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. Provide a copy of APCS case APCS-2015-887-ZC. Show compliance with all the conditions/requirements of the APCS case as applicable.
  - c. A Small lot subdivision is not allowed in the **R1-1 Zone**. Revise the map or obtain Zone Change approval from the Department of City Planning and City Council. Zone Change must be recorded prior to obtaining Zoning clearance.

- d. Provide a density count to justify the proposed number of small lots and units in the proposed **RD3 Zone** for the Small Lot Subdivision.
- e. 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 yard requirements shall be required to comply with current code as measured from new property lines after dedications.
- f. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress for the small lot subdivision on the final map.

Notes:

Comply with the 25'-7" height limit indicated in the (Q) condition of Ordinance 181170 or obtain approval from City Planning.

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

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

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

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements, with respect to the proposed property line. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient 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 Laura Duong at (213) 482-0434 to schedule an appointment.

## DEPARTMENT OF TRANSPORTATION

- 7. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

- a. A minimum of 20 foot reservoir space is required between any security gate and the property line, after dedications, to the satisfaction of the Department of Transportation.
- b. A parking area and driveway plan should 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. Access to or from Riverside Drive is prohibited. A driveway width of  $w=30$  feet is required for residential sites with greater than 25 parking spaces. Transportation approvals are conducted at 6262 Van Nuys, Blvd., Room 320, Van Nuys, CA 91401.
- c. That a fee in the amount of \$197 be paid to the Department of Transportation as required per Ordinance No. 180542 and the LAMC Section 19.15 prior to recordation of the final map.

Note: the applicant may be required to comply with any other applicable fees per the new ordinance.

## **FIRE DEPARTMENT**

8. 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. A building plan shall be required, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map, or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

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) 482-6502. You should advise any consultant representing you of this requirement as well.

## **DEPARTMENT OF WATER AND POWER**

9. 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**

10. 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.(f).

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**

11. 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**

12. 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 (LAMC) Section 17.05-N. 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**

13. That the Quimby fee be based on the RD3 Zone.

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

14. 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 12 lots.

- b. Provide a minimum of two (2) covered parking spaces per dwelling unit for the Small Lot Subdivision site and two (2) guest parking spaces for the site.
- c. 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.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider 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.
- f. **Zone Change.** The approval of this map is conditioned on the approval of the accompanying case, APCSV-2015-887-ZC. In the event that APCSV-2015-887-ZC is not approved, the number of dwelling units shall be limited to that permitted by the R1 zone and a revised tract map shall be submitted for approval.
- g. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
- h. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- i. 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.

- j. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tract No. 73200-SL shall not be issued until after the final map has been recorded.
15. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Condition(s) per Ordinance 165,108 (SA 6890).

### Tenant Relocation Conditions

16. 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 (LAMC) 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.
17. 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 (LAMC).
18. **Note to City Zoning Engineer and Plan Checker.** The Advisory Agency has approved the following variations from the LAMC as it applies to this small lot subdivision and the proposed development on the site. Approved variations per the revised map stamp dated March 4, 2015 as follows:

Lot No.	Front Yard	Rear Yard	Side/North	Side/South
1	12'-5'	3'-0"	6'-0"	11'-5"
			Side/East	Side/West
2	11'-5'	6'-0"	3'-0"	3'-0"
3	11'-5'	6'-0"	13'-0"	3'-0"
4	11'-5'	6'-0"	3'-0"	15'-0"
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10	11'-5"	6'-0"	15'-0"	3'-0"
11	11'-5"	6'-0"	3'-0"	3'-0"
			Side/West	Side/West
12	12'-5"	6'-0"	9'-0"	11'-5"

**DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

19. That prior to 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 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 No(s). 20, and 21 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, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
20. 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:

**Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

- MM-1 Nesting Native Birds – The project may result in the removal of vegetation and disturbances to the ground and therefore may result in the taking of nesting bird species. Migratory native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918. Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the taking of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid taking (including disturbances which would cause abandonment of active nests containing eggs and/or young). Taking means to hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
  - b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat the applicant shall:
    - i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall continue on a weekly basis with the last survey

being conducted no more than 3 days prior to the initiation of clearance/construction work.

- ii If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31.
- iii Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

### **Tree Removal**

- MM-2 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-3 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 the Department of Public Works, Bureau of Street Services.
- MM-4 An arborist report prepared by a certified arborist shall be prepared indicating the location, size, type and general conditions of all existing Trees on the site and within the adjacent right-of-way.

21. **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 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-5 All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-6 All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8 Trucks having no current hauling activity shall not idle but be turned off.

- CM-9 The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- CM-10 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-11 Chapter IX, Division 70 of the Los Angeles Municipal Code (LAMC) addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The applicant of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
  - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- CM-12 The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- CM-13 Sediments carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- CM-14 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major requires shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- CM-16 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-17 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

CM-18 (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing service(s) to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

CM-19 (Construction/Demolition) To facilitate on-site separation and recycling of demolition and construction related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

#### 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 12.22-A, 10 and 11 and Section 17.05-O of the Los Angeles Municipal Code (LAMC) 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 both the Council District 2 and 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. **The southerly property line, abutting the alley, shall be screened with a row of trees suitable for providing privacy to the single-family homes across the alley.**

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 streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- a) Improve Gault Street adjoining the subdivision by the reconstruction of the existing improvements to provide a new concrete curb, a 2-foot wide concrete gutter 12-foot full-width concrete sidewalk with tree wells or 5-foot concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements.
- b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - a. Construct a new street light: One (1) on Gault 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:

#### 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 Los Angeles Municipal Code (LAMC), 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 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-2015-890-MND on June 4, 2015. The Committee found that potential negative impact could occur from the projects implementation due to:

Habitat Modification (Native Birds)  
Tree Removal (Non-Protected Trees)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2015-890-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 **No(s). 20, 21** 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. 19.

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

In connection with the approval of Vesting Tentative Tract No. 73200-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 Reseda West Van Nuys Community Plan designates the subject property for Low Medium I residential land use with corresponding zones of RD3, RD4 and RD5. The property contains approximately 0.87 net-acres and 38,016 square-feet. The western lot is zoned R1-1-RIO, which will not permit the proposed subdivision, and the eastern lot is zoned (T)(Q)RD3-1-RIO, which will permit the requested density. The proposed development of 12 single-family dwellings would be permitted by the proposed RD3-1-RIO zone for the entire

project site being requested by an accompanying zone change, APCSV-2015-887-ZC.

Therefore, the proposed development of 12-Lots as a Small Lot Subdivision is allowable under Low Medium I Plan designation and the requested RD3-1-RIO zone.

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

“Design” is defined under Section 66418 of the State Subdivision Map Act to mean (1) street alignment grades and width; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and fire breakers; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make improvements on Gault Street (a local street) in order to meet current street standards.

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).

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.

Surrounding uses are mostly multi-family residential along the north side of Gault Street and along Sherman Way to the north. Along the south side of Gault Street and to the south is a single family home neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The site is an in-fill lot in a substantially developed urban area. The lots created by this subdivision would comply with area requirements of the proposed RD3-1-RIO Zone. The proposed density of 12 single-family lots is permitted by the proposed RD3 zone

The Environmental Review conducted by the Department of City Planning, as indicated in Case No. ENV-2015-890-MND. (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area are consistent with existing development and urban character of the surrounding community. The physical implementation of the project would not cause

substantial impacts beyond baseline conditions. Potentially significant impacts identified in the Mitigated Negative Declaration would be mitigated via implementation of the required mitigation measures as identified under the Conditions of Approval for this project.

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

The site is one of the few under improved properties in the vicinity. The development of this tract is an infill of an otherwise multi-family residential neighborhood on the north side of Gault Street, including both sides of Sherman Way. The proposed development of 12 single-family dwellings is consistent to the unit density permitted by the proposed RD3-1-RIO Zone. It will result in a transition of density between the RD1.5 multifamily residential zoning to the north along Sherman Way and the R1 zoning for the single family home neighborhood south of Gault Street. Therefore, the proposed small lot project is compatible to the neighborhood observed along the north side of Gault Street and along Sherman Way.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

(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 Initial Study prepared for the project identifies a potential adverse impact on fish or wildlife resources as far as plant and animal life are concerned.

However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level.

Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

(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 Vesting Tract No. 73200-SL.

Michael J. LoGrande  
Director of Planning

  
MARC WOERSCHING  
Deputy Advisory Agency

MJL:RZD:MW:mkc

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

**\*Please note the cashiers at the public counters close at 3:30 PM.**

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

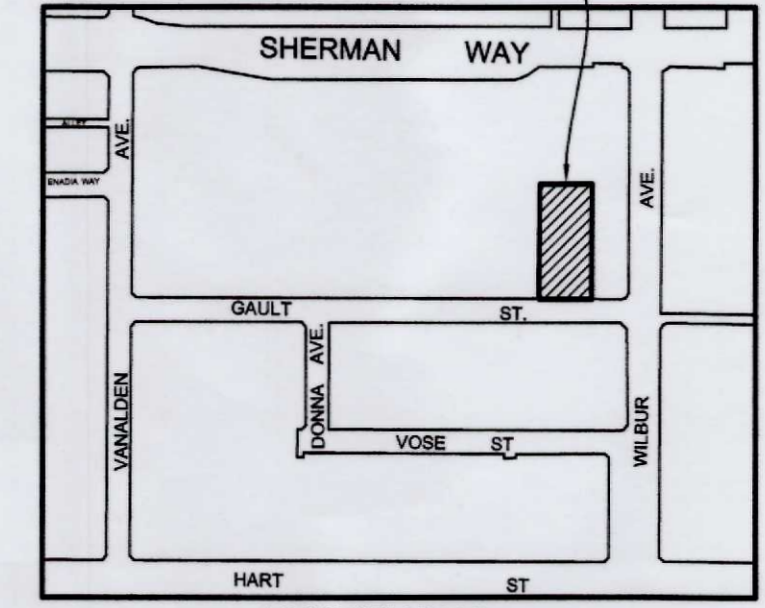
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the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

n:tract\_letters (09-17-13)

# VESTING TENTATIVE TRACT MAP NO. 73200

IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 176,354  
INCIDENTAL TO ZONE CHANGE

## PROJECT SITE



VICINITY MAP  
NTS

## SYMBOLS

FS FINISHED SURFACE  
CLK CHAIN LINK FENCE  
TC TOP OF CURB  
PL PROPERTY LINE  
CONC CONCRETE  
EX EXISTING  
BLDG BUILDING  
WM WATER METER  
DIA DIAMETER  
DWY DRIVEWAY  
FL FLOW LINE  
SMH SEWER MAINTENANCE HOLE  
TW TOP OF WALL  
APT APARTMENT  
FG FINISHED GRADE  
L&T LEAD AND TAG  
RCE REGISTERED CIVIL ENGINEER  
CB CATCH BASIN  
FT FEET

## LEGENDS:

COMMON ACCESS AREA

## OWNER:

GREAT HOMES, LLC  
16060 VENTURA BLVD. # 110  
ENCINO, CA. 91436  
TEL: (310) 600-3355

## ENGINEER:

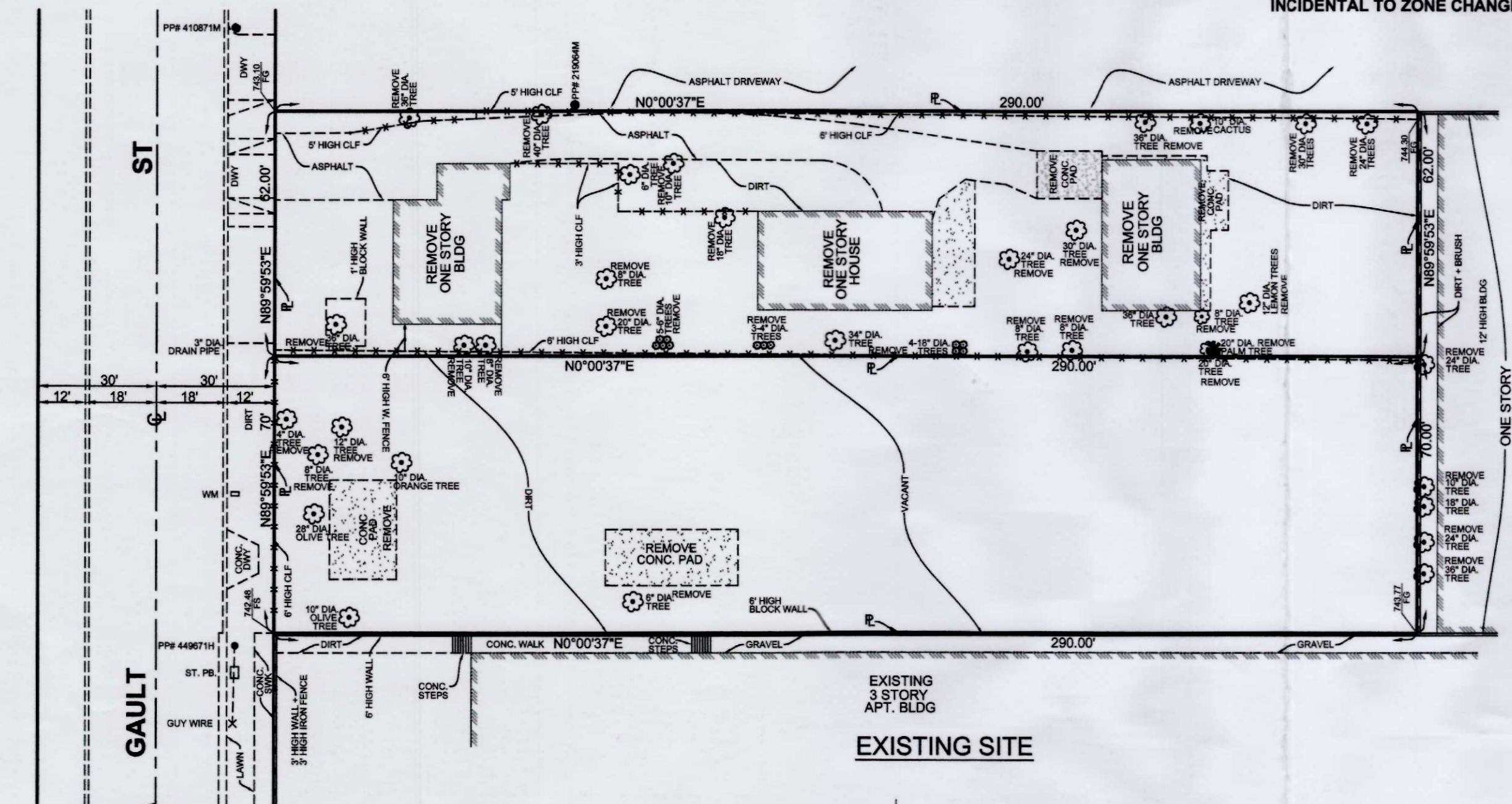
DHS & ASSOCIATES INC.  
275 CENTENNIAL WAY, SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 665-6569

## LEGAL DESCRIPTION:

PART OF LOT 755, TRACT NO.1000  
MAP BOOK 19, PAGE 12  
RECORDS OF LOS ANGELES COUNTY.

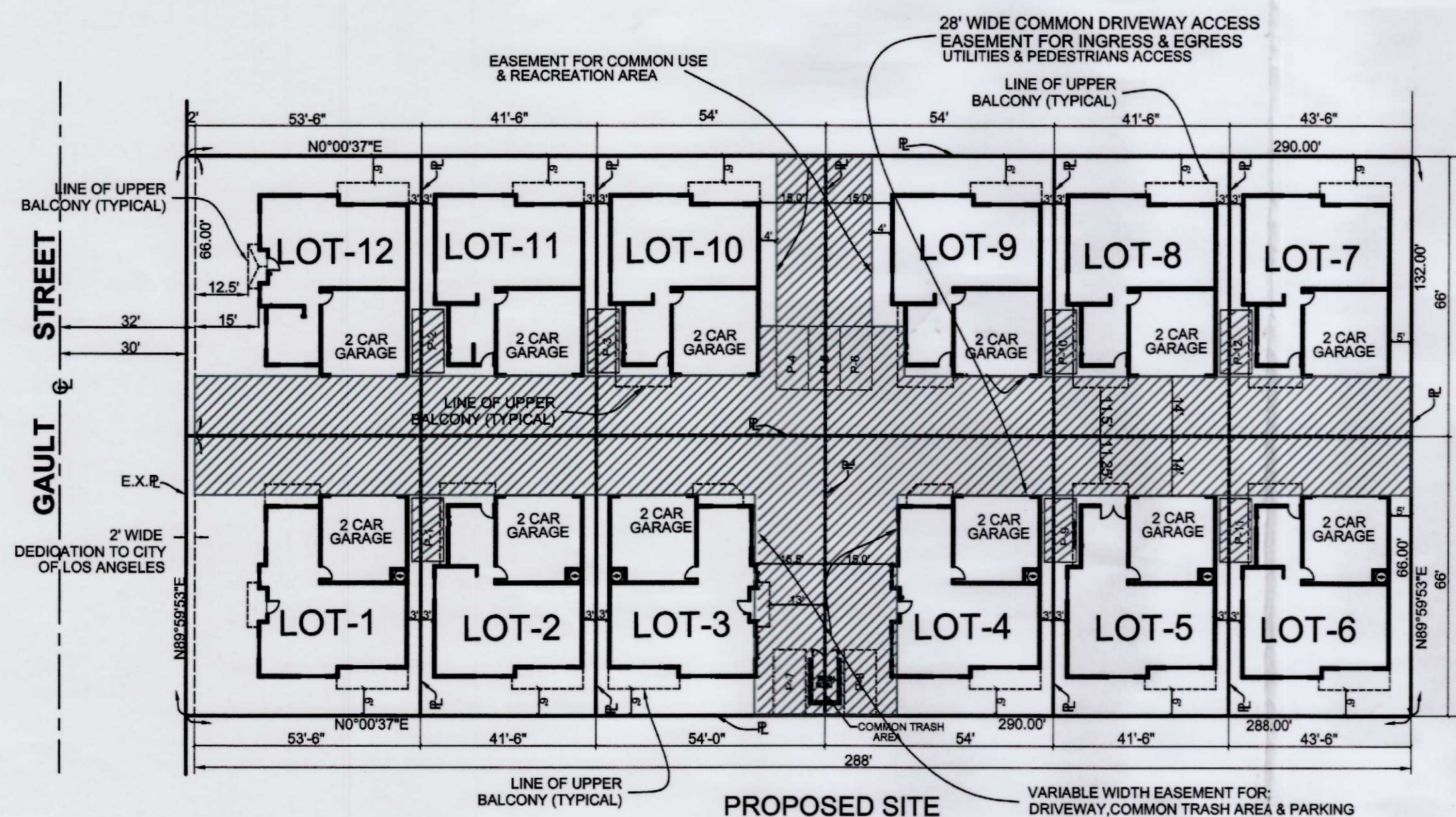
## NOTES:

- EXISTING LOTS ARE VACANT AND TRIPLEX WHICH WILL BE DEMOLISHED
- PROJECT ADDRESS: 18913-18917 W. GAULT ST. LOS ANGELES, CA 91335
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE
- THE SITE IS RELATIVELY FLAT.
- THE SITE IS NOT IN THE FLOOD ZONE AREA.
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
- LOT AREA= 38,280 S.F. (0.87 ACRES)  
NET AREA AFTER DEDICATION=38,016 S.F. (0.872 ACRES)
- THOMAS GUIDE: PAGE 530-H5  
DISTRICT MAP NO. 183-B-121  
CENSUS TRACT NO. 1325.01  
COUNCIL DISTRICT NO. 3
- PROPOSED DEVELOPMENT DATA:  
TWELVE (12) SINGLE FAMILY DWELLING (SMALL LOTS)
- PARKING  
PARKING SPACE PER LOT, = 3X12=36  
TOTAL PARKING PROVIDED = 36
- VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
- TRASH BIN FOR RESIDENTS ARE AT COMMON AREA AS SHOWN HEREON.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD3 ZONE PURSUANT TO ORDINANCE NO. 176,354
- THERE ARE 43 TREES ON THE LOTS WHICH WILL BE REMOVED AND IS NOT SUBJECT TO FLOOD HAZARD.
- GRADING QUANTITIES:  
FILL = 1400 C.Y.  
NET IMPORT = 1400 C.Y.
- THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA
- EXISTING ZONING: R1-1-RIO
- PROPOSED ZONING: RD-3
- MAP REVISED ON 08-3-2015



WILBUR AVE

SCALE  
1" = 30'



LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP  
AUG 03 2015  
REVISED MAP  
FILING FEE: \_\_\_\_\_  
DEPUTY ADVISORY AGENCY  
DIVISION OF LAND

## LOTS MATRIX

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
FRONT YARD	GAULT ST.	C.L. COMMON DWY	C.L. COMMON DWY	C.L. COMMON DWY	C.L. COMMON DWY	C.L. COMMON DWY	C.L. COMMON DWY	C.L. COMMON DWY	C.L. COMMON DWY	C.L. COMMON DWY	C.L. COMMON DWY	GAULT ST.
FRONT YARD SETBACK	12.5'(S)	11.5'(W)	11.5'(W)	11.5'(W)	11.5'(W)	11.5'(W)	11.5'(E)	11.5'(E)	11.5'(E)	11.5'(E)	11.5'(E)	12.5'(S)
SIDEYARD SETBACK	6'(E)	3'(N)	13'(N)	3'(N)	3'(N)	5'(N)	5'(N)	3'(N)	3'(N)	15'(N)	3'(N)	9'(W)
SIDEYARD SETBACK	11.5'(W)	3'(S)	3'(S)	15'(S)	3'(S)	3'(S)	3'(S)	3'(S)	15'(S)	3'(S)	3'(S)	11.5'(E)
REAR YARDS SETBACK	3'(N)	6'(E)	6'(E)	6'(E)	6'(E)	6'(E)	6'(W)	6'(W)	6'(W)	6'(W)	6'(W)	6'(N)
AREA	3,663 SF	2,739 SF	3,564 SF	3,564 SF	2,739 SF	2,871 SF	2,871 SF	2,739 SF	3,564 SF	3,564 SF	2,739 SF	3,663 SF

LEGEND: (E)EAST, (N)NORTH, (S)SOUTH, (W)WEST