

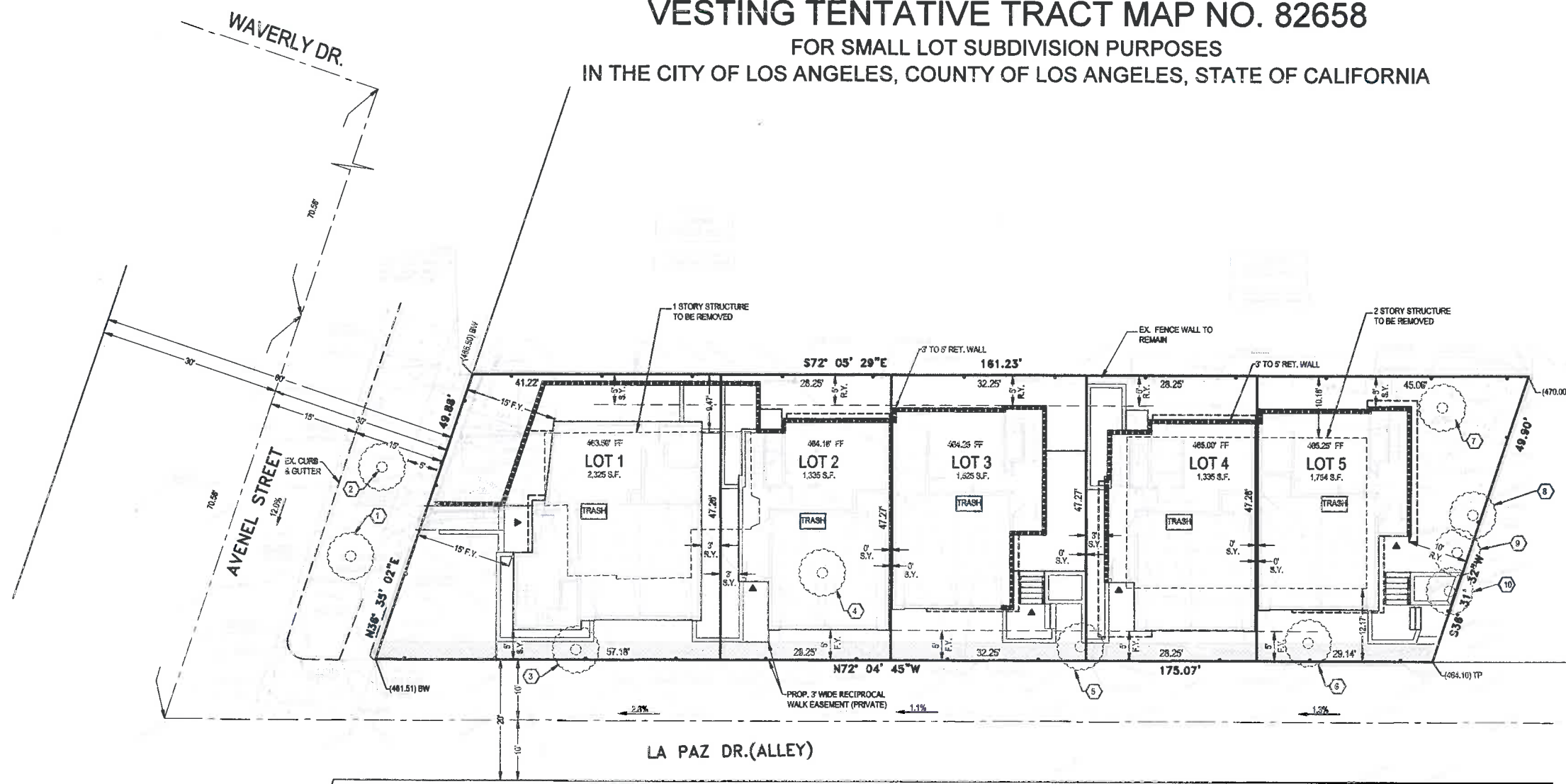
VESTING TENTATIVE TRACT MAP NO. 82658
 FOR SMALL LOT SUBDIVISION PURPOSES
 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VTT-82658

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

JUL 27 2021

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



ZONING:
 EXISTING AND PROPOSED ZONING: RD1.5-1XL
 EXISTING AND PROPOSED LAND USE: LOW MEDIUM II RESIDENTIAL

AREA:
 SITE GROSS AREA = 12,007 S.F. (0.28 AC.)
 SITE NET AREA = 8,274 S.F. (0.19 AC.)

PROJECT SUMMARY:
 PROPOSED NUMBER OF LOTS: 5
 NUMBER OF RESIDENCE PARKING PROVIDED: 10
 MAXIMUM BUILDING HEIGHT: 30 FT.
 APN: 5434-028-028

OWNER / SUBDIVIDER:
 LA PALOMA HOMES, INC.
 P.O. BOX 10179
 PALM DESERT, CA 92285
 TEL: (323) 513-5044

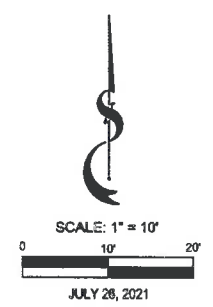
CIVIL ENGINEER
 MO SAHEM, PE 33508
 PLANEX ASSOCIATES INC.
 1330 OLYMPIC BLVD.,
 SANTA MONICA, CA 90404
 TEL: (310) 864-9311

LEGEND:

- BUILDING FOOTPRINT
- BOUNDARY OF THE LAND BEING SUBDIVIDED
- RETAINING WALL
- SITE FENCE WALL
- EXISTING BUILDING TO BE REMOVED
- WALK EASEMENT
- BUILDING ENTRANCE
- F.Y. FRONT YARD
- R.Y. REAR YARD
- S.Y. SIDE YARD

SETBACK MATRIX				
LOT	FRONT	REAR	SIDE 1	SIDE 2
1	15'-0" (WEST)	3'-0" (EAST)	3'-0" (NORTH)	5'-0" (SOUTH)
2	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0" (EAST)	3'-0" (WEST)
3	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0" (EAST)	0'-0" (WEST)
4	5'-0" (SOUTH)	5'-0" (NORTH)	0'-0" (EAST)	3'-0" (WEST)
5	5'-0" (SOUTH)	10'-0" (EAST)	5'-0" (NORTH)	0'-0" (WEST)

EXISTING TREES			
NO.	SPECIES	SIZE	STATUS
1	CERATONIA SILIGUA	0'-5"	TO REMAIN
2	CERATONIA SILIGUA	2'-0"	
3	LULIUS PARVIFOLIA	1'-5"	TO BE REMOVED
4	LULIUS PARVIFOLIA	1'-5"	
5	CASUARINA EOUSSETIFOLIA	2'-2"	TO BE REMOVED
6	SCHINUS MOLLE	2'-4"	
7	MELALEUCA QUINQUEGERMIA	1'-4"	TO REMAIN
8	CUPRESSUS SEMPERVIRENS	0'-4"	
9	CUPRESSUS SEMPERVIRENS	0'-4"	TO BE REMOVED
10	CUPRESSUS SEMPERVIRENS	0'-5"	



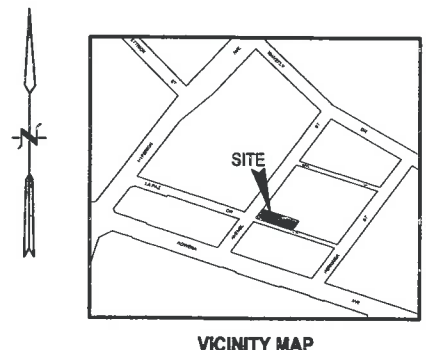
LEGAL DESCRIPTION:
 LOT 18 OF BLOCK 11 OF IVANHOE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 17, PAGES 85 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTHEASTERLY 25 FEET OF SAID LOT, MEASURED ALONG THE NORTHEASTERLY AND SOUTHWESTERLY LINES.

GENERAL NOTES:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE, PURSUANT TO ORDINANCE NO. 185,462.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
- THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS ON THIS SITE.
- PROPERTY IS IN HILLSIDE AREA ZONE AND VERY HIGH FIRE HAZARD SEVERITY ZONE.
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- SITE DRAINAGE WILL BE CONVEYED TO AVENEL STREET OR LA PAZ ALLEY.
- SEWER DISPOSAL BY UNDERGROUND CITY SEWER SYSTEM.
- EXISTING NUMBER OF DWELLING UNITS TO BE REMOVED: 2
- NUMBER OF TREES TO BE REMOVED: 7
- ALL TRASH PICK UP WILL BE CONDUCTED ON SITE, INDIVIDUALLY AT EACH UNIT.

EASEMENT NOTE:

THE LOCATION OF AN EASEMENT FOR FENCE, GATE, WATER PIPES, AND INCIDENTAL PURPOSES RECORDED IN BOOK 132 PAGE 392, AND BOOK 161 PAGE 539, AND BOOK 169 PAGE 430, AND BOOK 182 PAGE 381 OF DEEDS; AND AN EASEMENT FOR UNDERGROUND TUNNEL AND INCIDENTAL PURPOSES RECORDED IN BOOK 1255 PAGE 41 OF DEEDS, CANNOT BE DETERMINED FROM PUBLIC RECORDS.



VESTING TENTATIVE TRACT MAP NO. 82658
 2820 N. AVENEL STREET., LOS ANGELES, CA 90039

NO.	REVISION

PREPARED BY:

 MO SAHEM, PE 33508
 7/26/2021

PLANEX Associates
 1330 OLYMPIC BLVD.,
 SANTA MONICA, CA 90404
 TEL: (310) 864-9311
 FAX: (310) 450-4742

SHEET 1 OF 1
 PFN: 1308-473