

**DEPARTMENT OF  
CITY PLANNING**

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August 5th, 2019

Edwin Soils (A) (O)  
5522 N. Figueroa Street, Suite #210  
Los Angeles, CA 90042

Peter Gonzales (R)  
619 South Foothill Blvd, Suite #214  
Alhambra, CA 91803

RE: VTT-73072-SL  
Related Case: ZA-2014-3013-ZAD-ZAA  
Address: 175 South Avenue 57  
Community Plan: Northeast Los Angeles  
Council District: 1  
Existing Zone: RD1.5-HPOZ  
CEQA: ENV-2014-3015-MND

**EXTENSION OF TIME**

One May 4<sup>th</sup>, 2016, the Deputy Advisory Agency conditionally approved VTT-73072-SL for a maximum of twelve (12) small lots, pursuant to the Small Lot Subdivision Ordinance No. 176354, as shown on the map stamp-dated February 18<sup>th</sup>, 2016, in the Northeast Los Angeles Community Plan Area. 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-73072-SL at 175 South Avenue 57 in the Northeast Los Angeles Community Plan Area.

Therefore, the new expiration date for the subject map is **May 4<sup>th</sup>, 2025** and no further extension time to record a final map can be granted.

Vincent P. Bertoni  
Director of Planning

Bob Duenas  
Principal City Planner

RA: SGS

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November 21, 2017

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619 South Foothill Blvd, Suite #214  
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Vesting Tentative Tract No. 73072-SL  
Related Case: ZA 2014-3013(ZAD)(ZAA)  
175 South Avenue 57  
Northeast Los Angeles Planning Area  
Zone : RD1.5-HPOZ  
D.M. : 151-5A229  
C.D. : 1  
CEQA: ENV-2014-3015-MND  
Legal Description: Lot PT Glassell and  
Chapman 2296.11 ACS, Tract Ranchos  
San Rafael and LA Canada

**LETTER OF CORRECTION 2**

On May 4, 2016, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Deputy Advisory Agency approved Vesting Tentative Tract No. VTT- 73072-SL, located at 175 S. Avenue 57, for a maximum 12 Lots in the RD1.5-HPOZ Zone.

On July 14, 2017, a Letter of Correction was issued clarifying condition 21.c., of the Letter of Determination.

On Nov. 6, 2017, the applicant notified the Deputy Advisory Agency that a Department of Building and Safety plan checker discovered an item on the original Letter of Determination (LOD), dated May 4, 2016, and the Letter of Correction(LOC) dated July 14, 2017, that need to be further clarified, in order for the project, as approved, to clear plan check. The Deputy Advisory Agency reviewed the item, and agreed. It was a minor oversight.

Therefore, the following correction to the LOD dated May 4, 2016 and the LOC dated July 14, 2017, is made as follows:

**Add Condition 21.c.(3) to read:**

- (3) The Advisory Agency has approved a 16 feet wide strip for common access and frontage, open to the sky, fronting an alley, with a minimum of 1.75 feet in width within the tract boundary.

All other Conditions shall remain the same.

Vincent P. Bertoni, AICP  
Advisory Agency



KEVIN S. GOLDEN  
Deputy Advisory Agency

VPB:KSG:

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Date: July 14, 2017

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Vesting Tentative Tract No. 73072-SL  
Related Case: ZA 2014-3013(ZAD)(ZAA)  
175 South Avenue 57  
Northeast Los Angeles Planning Area  
Zone : RD1.5-HPOZ  
D.M. : 151-5A229  
C.D. : 1  
CEQA: ENV-2014-3015-MND  
Legal Description: Lot PT Glassell and  
Chapman 2296.11 ACS, Tract Ranchos  
San Rafael and LA Canada

**LETTER OF CORRECTION**

On May 4, 2016, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Deputy Advisory Agency approved Vesting Tentative Tract No. VTT- 73072-SL, located at 175 S. Avenue 57, for a maximum 12 Lots in the RD1.5-HPOZ Zone.

On July 7, 2017, the applicant notified the Deputy Advisory Agency that a Department of Building and Safety plan checker discovered four items on the original Letter of Determination (LOD), dated May 4, 2016, that need to be corrected, in order for the project, as approved, to clear plan check. The Deputy Advisory Agency reviewed the four items, and agreed. They were minor oversights.

Therefore, the following corrections to the LOD dated May 4, 2016 are made as follows:

**In Condition 21.c., the Setback Matrix on page 8 of the LOD, three corrections shall be made as follows (in bold):**

SETBACK MATRIX					
LOT	AREA NET S.F.	FRONT	SIDE 1	SIDE 2	REAR
1	2208.0	13'0" (WEST)	5'0" (NORTH)	2'6" (SOUTH)	0'3" (EAST)
2	1100.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	0'3" (SOUTH)
3	1114.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	0'3" (SOUTH)
4	1321.2	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	6'0" (SOUTH)
5	146.4	5'0" (NORTH)	5'0" (WEST)	0'3" (EAST)	16'0" (SOUTH)
6	1414.4	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
7	1414.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
8	3114.4	5'0" (NORTH)	0'3" (WEST)	21'6" (EAST)	16'0" (SOUTH)
9	4242.9	5'0" (NORTH)	45'6" (WEST)	0'3" (EAST)	16'0" (SOUTH)
10	1414.4	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
11	1414.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
12	1740.2	4'0" (EAST)	5'0" (NORTH)	16'0" (SOUTH)	0'3" (WEST)

**Add Condition 21.c.(2) to read:**

- (2) The Advisory Agency has also approved a 16 feet wide common access strip, clear to the sky, for driveway access purposes.

All other Conditions shall remain the same.

Vincent P. Bertoni, AICP  
Advisory Agency



KEVIN S. GOLDEN  
Deputy Advisory Agency

VPB:KSG:

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INFORMATION  
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Decision Date: May 4, 2016

Appeal Period Ends: May 19, 2016

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Vesting Tentative Tract No. 73072-SL  
Related Case: ZA 2014-3013(ZAD)(ZAA)  
175 South Avenue 57  
Northeast Los Angeles Planning Area  
Zone : RD1.5-HPOZ  
D.M. : 151-5A229  
C.D. : 1  
CEQA: ENV-2014-3015-MND  
Legal Description: Lot PT Glassell and  
Chapman 2296.11 ACS, Tract Ranchos  
San Rafael and LA Canada

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2014-3015-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Vesting Tentative Tract No. 73072, located at 175 S. Avenue 57 for a maximum 12 Lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated February 18, 2016, in the Northeast Los Angeles Community Plan. This unit density is based on the RD1.5-HPOZ 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-foot wide strip of land be dedicated along Avenue 57 adjoining the tract to complete a 32-foot wide public street right-of-way in accordance with Collector Street standards. In the event Avenue 57 classification is changed by the City Council prior to the recordation of the final map and no dedication is required, then dedication need not be showed on the final map.
2. That a 10-foot wide strip of land be dedicated for the public Alley adjoining the tract to complete a 20-foot wide alley on an alignment satisfactory to the Central District Engineering Office.
3. That a revised map be submitted for information only showing the tract boundary (dotted border) in conjunction with the proposed 10-foot wide alley.
4. 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.
5. 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.
6. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
7. 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.
8. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
9. That the following requirements in connection with grading and construction in and adjacent to public right-of-way or private streets be complied with:
  - a. Fill slopes of approved compacted artificial fill shall be reviewed and approved by the geotechnical engineer and engineering geologist of record and shall be no steeper than 2:1 (H:V). Cut slopes shall be reviewed and approved by the geotechnical engineer and engineering geologist of record and shall be no steeper than 1.5:1 (H:V) when in competent bedrock.
  - b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back a minimum of 2 and 3 feet, respectively, from the property line.

- c. Where a fill slope overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum of 12 feet or the slope shall be over excavated a minimum of 12 feet and replaced as a compacted fill slope.
- d. Where expansive soils are determined to underlie proposed improvements on/adjacent to public property and private streets, the consulting soils engineer and geologist shall provide methods for mitigation. Prior to the approval of plans, the City Engineer must approve the proposed method.
- e. All streets shall be founded upon approved firm natural materials or properly compacted fill. Any existing loose fill, loose soil, or organic material shall be removed prior to the placement of engineered fill.
- f. Fill material shall be compacted to a minimum of 90 percent relative compaction (95% for granular soils) as defined in Section 300 of the Standard Specifications for Public Works Construction. Fill shall be benched into competent material and bench drains shall be placed in accordance with the City of Los Angeles Grading Code.
- g. All slopes shall be planted and an irrigation system installed as soon as possible after grading to alleviate erosion.
- h. Adequate perforated pipe and gravel subdrain systems approved by the City Engineer shall be placed beneath canyon fills, behind retaining walls and additionally at locations called out by the consulting engineer and geologist of record.
- i. Slopes that daylight adversely dipping bedding, and are not demonstrated per grading code to have strength characteristics sufficient to produce a stable slope, shall be supported by either a retaining wall or a designed buttress fill.
- j. A B-permit review will be required before construction of the proposed development; at a minimum, shoring plans and structural design plans will be required for said review.
- k. Where not in conflict with the above, the recommendations contained in the following Byer Geotechnical report "Preliminary Geologic and Soils exploration, Proposed Real Estate Purchase and Future Site Development, Assessor's Parcel No. 5492-003-021, ARB. 10, Portion Glassell and Chapman 2296.11 ACS, Rancho San Rafael and La Canada Tract, 175 South Avenue 57, Los Angeles, California, For S+ L Management, Inc., Byer Geotechnical, Inc. Project Number BG 21856" dated November 22, 2013, by engineering geologist Hans Hock (CEG 2544) shall be implemented.

10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve the alley being dedicated and adjoining the tract by construction of a suitable surfacing to provide a 20-foot wide alley with drainage to the street including any necessary removal and construction of existing improvements.
  - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

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

11. 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 September 4, 2014, Log No. 85304 and attached to the case file for Tract No. 73072.

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

12. 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. Show all street/alley dedications 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/alley dedications. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
  - b. Provide a copy of ZA case ZA-2014-3013-ZAD-CCMP. Show compliance with all the conditions/requirements of the ZA case as applicable.
  - c. Provide a copy of DIR case DIR-2014-3014-CCMP. Show compliance with all the conditions/requirements of the DIR case as applicable.
  - d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20-foot wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
  - e. Clarify what the East side of Lot 12 is adjacent to. If the East side of Lot 12 is adjacent to a lot, then a 5-foot setback shall be provided where a lot abuts a lot that is not created pursuant to this small lot subdivision. If the

East side of Lot 12 is adjacent to a street (to be shown on the final map), then a minimum 15 feet front yard setback is required as per the **RD1.5 Zone**. Correct the Setback Matrix or obtain approval from the Department of City Planning.

- f. The submitted Map does not comply with the minimum side yard setback for Lots 1 to 4 along the alley. A minimum 5 feet side yard setback is required for a 2-story structure and a minimum 6 feet side yard setback is required for a 3-story structure as per the **RD1.5 Zone**. Revise the Map to show compliance with the above requirements or obtain written approval from the Department of City Planning Advisory Agency to allow the setbacks as indicated Setback Matrix.

Notes:

The site is within the Designate Hillside Area and compliance with Section 12.21-A, 17 LAMC might be required.

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

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

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**

13. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation.

**FIRE DEPARTMENT**

14. 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. Install one (1) 2½" x 4" D.F.H. on the eastside of Avenue 57, southwest corner of the proposed tract.
  - c. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
  - 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. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
  - f. 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.

**DEPARTMENT OF WATER AND POWER**

15. 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**

16. 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).

**BUREAU OF SANITATION**

17. 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**

18. 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 17.05-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**

19. That the Quimby fee be based on the RD1.5 Zone.

**URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

20. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. **Note:** All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: (213) 847-3077.

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

21. 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. Use. Limit the proposed development to a maximum of 12 lots.
- b. Parking. That a minimum of 2 covered off-street parking spaces per dwelling unit. for a minimum of twelve (24) on-site parking spaces Lots with less than 50 feet frontage shall have one guest parking provided on site. Four quest parking will also be provided

Guest Parking. If any guest parking is provided, it shall be easily accessible, specifically reserved for quest parking, and posted and maintained satisfactorily to the Department of Building and Safety. If the quest parking spaces are gated, a voice response system shall be installed at the gate. Directions to the quest parking spaces shall be clearly posted. Tandem parking shall not be used for quest parking

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site.

Not Applicable

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

SETBACK MATRIX					
LOT	AREA NET S.F.	FRONT	SIDE 1	SIDE 2	REAR
1	2208.0	15'0" (WEST)	5'0" (NORTH)	2'6" (SOUTH)	0'3" (EAST)
2	1100.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	0'3" (SOUTH)
3	1114.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	0'3" (SOUTH)
4	1321.2	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	6'0" (SOUTH)
5	146.4	5'0" (NORTH)	5'0" (WEST)	0'3" (EAST)	16'0" (SOUTH)
6	1414.4	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
7	1414.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
8	3114.4	5'0" (NORTH)	0'3" (WEST)	21'6" (EAST)	16'0" (SOUTH)
9	4242.9	5'0" (NORTH)	45'6" (WEST)	0'3" (EAST)	16'0" (SOUTH)
10	1414.4	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
11	1414.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
12	1740.2	4'0" (NORTH)	5'0" (NORTH)	16'0" (EAST)	0'3" (WEST)

Approved as follows:

- (1) Per the Director of Planning's Interpretation of Small Lot Subdivisions within the Highland Park Historical Overlay Zone, the existing lot may be subdivided into 12 small lots.

- 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:

- (1) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, 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.
- (2) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (3) 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 (2).
- (4) 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 (2).

- (5) 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.

22. 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.
23. 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.

24. 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.
25. That prior to the issuance of the building permit or the recordation of the final map, a copy of the approved Zoning Administrator Determination and Adjustment, shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2014-3013-ZAD is not approved, the subdivider shall submit a tract modification.
26. That the subdivider shall record and execute a Covenant and Agreement to comply with the Certificate of Compliance Condition(s) per DIR-2014-3014-CCMP.

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

27. 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. 28 & 29** 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.
28. 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 All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
  - MM-2 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-3 The project's design approval by the local Historical Preservation Overlay Zone (HPOZ) Board.

29. **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 Grading shall be kept to a minimum.

CM-3 Natural features, such as prominent knolls or ridge lines, shall be preserved.

CM-4 The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

CM-5 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-6 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-7 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-8 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-9 The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- CM-10 **(Non-Hillside):** Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- CM-11 **(Hillside and Subdivisions):** Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- CM-12 All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
- CM-13 The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
- CM-14 The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
- CM-15 The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- CM-16 There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
- CM-17 No hauling shall be done before 9 a.m. or after 3 p.m.
- CM-18 Trucks shall be spaced so as to discourage a convoy effect.
- CM-19 On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.
- CM-20 There shall be no hauling on weekends and City Holidays.
- CM-21 A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.

- CM-22 Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
- CM-23 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
- CM-24 Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- CM-25 Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- CM-26 No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- CM-27 A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- CM-28 The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.
- CM-29 No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- CM-30 A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- CM-31 The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.
- CM-32 No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- CM-33 All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.
- CM-34 Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe

pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.

- CM-35 Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- CM-36 Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- CM-37 Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

#### **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:

- (a) 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.
- (b) All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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.

There is a v-ditch drainage channel on the property with an inlet to a City catch basin on Avenue 57. It is unclear who owns either structure, however, the applicant must provide alternative to the drainage to prevent below from flooding.

- (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) No street lighting improvements if no street widening per Bureau of Engineering Otherwise, remove and reinstall existing conduits behind new curb and gutters on Avenue 57.

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:
  - (1) Improve the alley being dedicated and adjoining the tract by construction of a suitable surfacing to provide a 20-foot wide alley with drainage to the street including any necessary removal and construction of the existing improvements.
  - (2) Construct the necessary on-site mainline sewers satisfactorily 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)**

Planning Staff issued Mitigated Negative Declaration ENV-2014-3015-MND on November 15, 2015. Staff found that potential negative impact could occur from the project's implementation due to:

- Additional demand on the City's sewer system;
- Increasing demand on available water resources;
- Existing ambient air pollution levels;
- Potential loss of significant trees;
- Illumination from the street;
- Noise from the site;
- Mobile noise;
- Area likely to yield archeological sites;
- Potential seismic activity;
- Design of the parking area and access driveway;
- Consumption of non-renewable energy resources; and,
- Need for landscaping.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2014-3015-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. 27, 28 and 29** 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 27.

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. 73072, 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 Northeast Los Angeles Community Plan, updated June 15, 1999 (Council File 99-0711) designates the project site for Low Medium II, Multi-Family Residential land uses with corresponding zones RD1.5, RD2, RW2 and RZ2.5. The property is presently zoned RD1.5-HPOZ and contains approximately 23,727 square feet before dedication. The proposed project, a 4-story, 12-unit single-family Small Lot Subdivision which is permitted within the land use designation of the Community Plan and the current adopted zone. The site is subject to the Highland Park Historical Preservation Overlay Zone.

The proposed project is consistent with and permitted by both the Community Plan land use designation and zone

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

The adopted Northeast Plan designates the subject property for Low Medium II Residential land use with the corresponding zone of RD1.5-HPOZ. The property contains approximately 23,727 net acres (21,961 net square feet after required dedication) and is presently zoned RD1.5-HPOZ. The proposed development of twelve Small Lot Subdivisions is allowable under the current adopted zone and the land use designation.

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 dedications and improvements on the adjacent alley in order to meet current alley standards.

The site is not subject to a 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.**

The project site is a partially graded vacant and relatively level, lot located in a hillside and special grading area. The site was part of an old railroad line. The

surrounding area has been developed with single and multi-family residential buildings.

Past grading on the site has consisted of minor cutting on the northwest, uphill side and placing fill to extend the level railroad path. The parcel is about 50 feet wide and approximately 450 feet long the level railroad bed occupies the central portion of the site, and is on the order of 18 to 14 feet wide, with ascending and descending southeast-facing slopes along the northeast and southeast property lines respectively

The Department of Building and Safety, Grading Division conditionally approved submittal of the tract map for filing with the accompanying geological and soils engineering reports. The Department of Building and Safety Department requires that all recommendations of the approved soils report to be reflected in the plans. That the tract be approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division's conditions prior to the recordation of the map and issuance of any permits.

In that all Building and Safety Grading Division's conditions are met, 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 one of the few unimproved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density residential neighborhood. The site is partially level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map subject to control of on-site drainage in a manner acceptable to that Department

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

Therefore the site is physically suitable for the proposed density of the development.

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

The Initial Study prepared for the project identifies potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned.

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.

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment.

- (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 State wide 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. 73072.

Vincent P. Bertoni, AICP  
Advisory Agency



KEVIN S. GOLDEN  
Deputy Advisory Agency

VPB:KSG:DW

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 90<sup>th</sup> day following the date on which the City's decision becomes final.

SCALE: 1" = 10'

VESTING TENTATIVE TRACT MAP NO. 73072  
FOR SMALL LOT SUBDIVISION PURPOSES

SHEET 1 OF 1

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

LEGAL DESCRIPTION

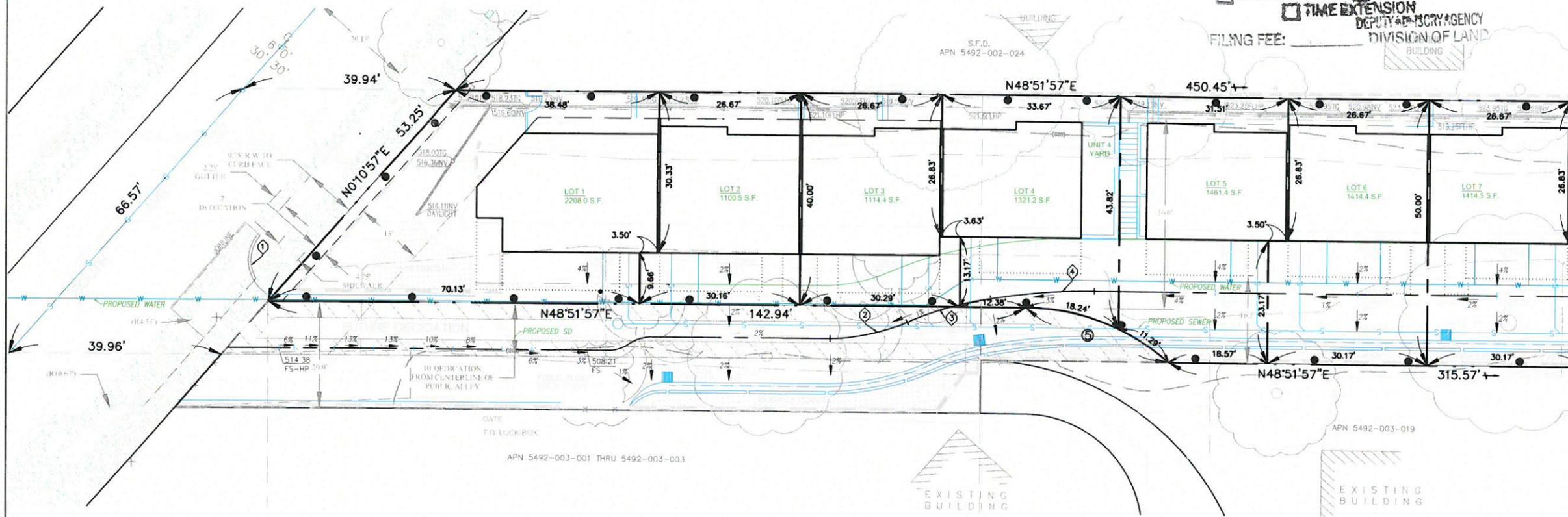
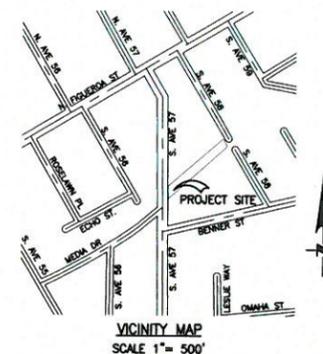
A PORTION OF THAT CERTAIN STRIP OF LAND, 50.00 FEET IN WIDTH, DESCRIBED IN DEED TO LOS ANGELES, PASADENA AND GLENDALE RAILWAY COMPANY, RECORDED IN BOOK 607 PAGE 247, OF DEEDS, RECORDS OF SAID COUNTY, SHOWN AS "LOS ANGELES, PASADENA, AND GLENDALE R.R." ON MAP OF THE GRIFFITH TRACT, RECORDED IN BOOK 1, PAGE 76, OF MAPS, RECORDS OF SAID COUNTY.

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

FEB 18 2016

REVISOR'S MAP  
FINAL MAP UNIT  
TIME EXTENSION  
DEPUTY CITY CLERK  
DIVISION OF LAND

FILING FEE:

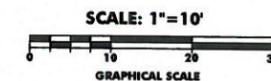
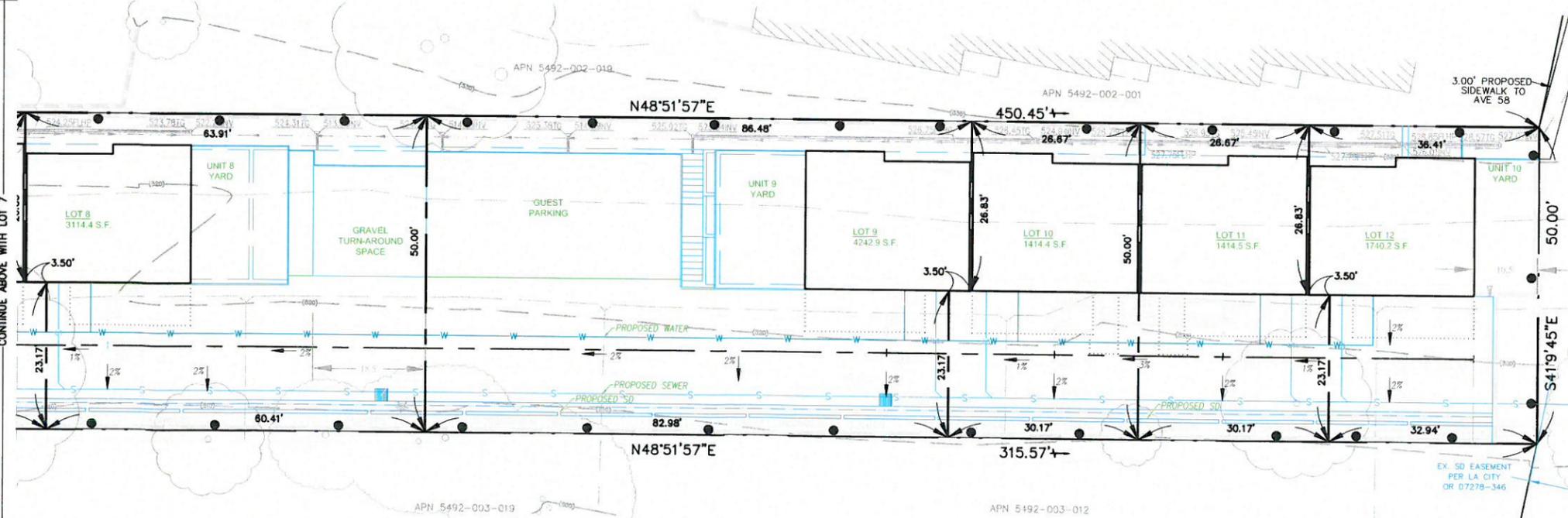


NOTES:

- TOTAL GROSS AREA: 25619.18 S.F. (0.59 AC.) INCLUDES AREA FROM PROPERTY TO CENTERLINE OF AVE 57 ST.
- TOTAL AREA: 21961.4 S.F. (0.50 AC.) W/ ALLEY DEDICATION.
- EXISTING ZONING: RD1.5-1-HPOZ
- ASSESSOR PARCEL NO. 5492-003-021
- THOMAS GUIDE: 585 C-3
- THERE ARE NO PROTECTED TREES ONSITE.
- THERE ARE NO HAZARDOUS CONDITIONS ONSITE.
- USE: 12 SINGLE FAMILY DWELLINGS.
- SITE IS CURRENTLY VACANT WITH NO STRUCTURES.
- SITE IS SLOPES FROM THE NE TO THE SW SIDES OF THE PROPERTY.
- SURFACE DRAINAGE TO BE CONVEYED TO RAIN GARDEN & PLANTER
- NO EXISTING P.U.E.
- SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
- NO OAK TREES ON PROPERTY, EXISTING PALMS AND TREES
- SITE IS WITHIN DESIGNATED HILLSIDE AREA.
- SITE IS NOT WITHIN THE COASTAL ZONE.
- SMALL LOT SIGNAL FAMILY SUBDIVISION IN THE RD1.5-1-HPOZ ZONE, PURSUANT TO ORDINANCE NO. 176,354.
- SEWAGE TO DRAIN TOWARDS AVE 58 AND TIE INTO MAN HOLE ON AVE 58.
- DRAINAGE TO HAVE PRIMARY CAPTURE AT BIO SWALE LOCATED ALONG SE PROPERTY LINE AND CARRIED THROUGH A 12" PVC PVC PIPE TO S.D. PARALLEL TO AVENUE 58.

SETBACK MATRIX					
LOT	AREA NET [S.F.]	FRONT	SIDE 1	SIDE 2	REAR
1	2208.0	13'0" (WEST)	5'0" (NORTH)	2'6" (SOUTH)	0'3" (EAST)
2	1100.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	0'3" (SOUTH)
3	1114.4	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	0'3" (SOUTH)
4	1321.2	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	6'0" (SOUTH)
5	1461.4	5'0" (NORTH)	5'0" (WEST)	0'3" (EAST)	16'0" (SOUTH)
6	1414.4	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
7	1414.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
8	3114.4	5'0" (NORTH)	0'3" (WEST)	21'6" (EAST)	16'0" (SOUTH)
9	4242.9	5'0" (NORTH)	45'6" (WEST)	0'3" (EAST)	16'0" (SOUTH)
10	1414.4	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
11	1414.5	5'0" (NORTH)	0'3" (WEST)	0'3" (EAST)	13'6" (SOUTH)
12	1740.2	4'0" (EAST)	5'0" (NORTH)	16'0" (SOUTH)	0'3" (WEST)

CURVE DATA					
NO.	RADIAL	DELTA	RADIUS	LENGTH	TANGENT
①	N90°00'00"W	72°21'17"	7.50'	9.47'	5.49'
②	N42°38'48"W	21°33'16"	40.00'	15.05'	7.61'
③	N49°45'48"	15°39'40"	60.00'	16.40'	8.25'
④	N40°52'58"W	09°58'56"	113.00'	19.69'	9.87'
⑤	N00°10'06"E	42°04'44"	40.21'	29.53'	15.47'



PROJECT ADDRESS:  
175 S. AVE 57  
LOS ANGELES, CA 90035

OWNER:  
ARROYO FIVE SEVEN, LLC  
2222 FOOTHILL BLVD. #E214  
LA CANADA, CA 91011  
PHONE: (323) 316-9800  
CONTACT: EDWARD SOLIS

REGISTERED CIVIL ENGINEER:

PACIFIC COAST CIVIL, INC.  
30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91360  
PHONE: (818) 865-4168  
CONTACT: RANDALL A GREENWOOD