

**DEPARTMENT OF  
CITY PLANNING**

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(213) 978-1300

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

October 29, 2019

**Applicant/Owner**

James Quai Chi Tran  
MERJ Family, LLC  
2975 Summit Drive  
Hillsborough, CA 94010

**Representative**

Aaron Belliston  
BMR Enterprises  
5250 Lankershim Blvd, Ste 500  
Los Angeles, CA 91601

RE: Case No. AA-2018-721-PMLA-SL  
4132, 4134 & 4134 ½ West Normal Avenue  
Hollywood Planning Area  
Zone : RD1.5-1XL  
D.M. : 142-5A201  
C.D. : 13 – O-Farrell  
CEQA : ENV-2018-722-CE  
Legal Description: Lot 283 Arb 2, Conner's  
Subdivision of the Johannsen Tract

**LETTER OF CORRECTION**

On June 26, 2019, in accordance with the provisions of Section 17.53 of the Los Angeles Municipal Code, the Deputy Advisory Agency approved Preliminary Parcel Map No. AA-2018-721-PMLA-SL, located at 4132, 4134 & 4134 ½ West Normal Avenue for a maximum four (4) small lots as shown on map stamp-dated June 12, 2019.

On October 17, 2019, the applicant requested formal corrections of select Conditions of Approval. These corrections are for the covering requirements of on-site automobile spaces and for allowed materials of the perimeter wall / fence. This Correction Letter serves to modify and clarify previously approved Conditions of Approval.

(Deleted text is shown in ~~**italicized and bolded strikethrough**~~ and added text is **italicized, underlined and bolded.**)

**REVISED CONDITIONS OF APPROVAL**

Condition No. 17(c):

The applicant requested that Condition No. 17(c) be modified to permit uncovered parking spaces as this covered parkings are not required in the Los Angeles Municipal Code (LAMC) or any relevant policies of the Department of City Planning. Therefore, Condition No. 17(c) has been modified to read:

- (c) Provide a minimum of 2 **un**covered off-street parking spaces per dwelling unit.

Condition No. 17(e):

The applicant requested that Condition No. 17(e) be modified to permit a 6-foot-high wooden fence in lieu of the slumpstone or decorative masonry wall, materials typically conditioned for Small Lot Subdivisions. The Deputy Advisory Agency approved this request at the public hearing but the condition accidentally remained unmodified after the hearing. Therefore, Condition No. 17(e) has been modified to read:

- (e) That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall or solid wooden fence shall be constructed adjacent to neighboring residences, if no such wall or fence already exists, except in required front yard.

All other Conditions of Approval and Findings in the original Letter of Determination remain unchanged and in effect.

VINCENT P. BERTONI, AICP  
ADVISORY AGENCY

A handwritten signature in black ink, appearing to read 'K. Golden', followed by a long horizontal flourish line.

KEVIN S. GOLDEN  
Deputy Advisory Agency

VPB:CTL:KSG:TV:AB

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: June 26, 2019

Appeal End Date: July 08, 2019

**Applicant/Owner**

James Quai Chi Tran  
MERJ Family, LLC  
2975 Summit Drive  
Hillsborough, CA 94010

**Representative**

Aaron Belliston  
BMR Enterprises  
5250 Lankershim Blvd, Ste 500  
Los Angeles, CA 91601

Re: AA-2018-721-PMLA-SL

4132, 4134 & 4134 ½ West Normal Avenue  
Hollywood Community Plan  
Zone : RD1.5-1XL

D.M. : 142-5A201

C.D. : 13 – O-Farrell

CEQA: ENV-2018-722-CE

Legal Description: Lot 283 Arb 2, Conner's  
Subdivision of the Johannsen Tract

The Advisory Agency determines based on the whole of the administrative record, Case No. ENV-2018-722-CE, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15315 (Class 15), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

In accordance with provisions of Section 17.53 and 12.22 C.27, of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorical Exempt, and issues ENV-2018-722-CE as the environmental clearance, and approves Parcel Map No. AA-2018-721-PMLA-SL for the project, located at 4132, 4134 and 4134 ½ West Normal Avenue, for a maximum **four (4) lots**, as shown on map stamp-dated June 12, 2019, in the Hollywood Community Plan. Also approved is a Zoning Administrator Adjustment to allow 33.5 feet in height in lieu of the maximum 30 feet in height. The unit density is based on the RD1.5-1XL 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**

*Julia Li, Land Development Group & GIS Division located at 201 N. Figueroa Street, Suite 200, Phone number: 213-202-3481.*

1. That if this parcel map is approved as "Small Lot Subdivision" then, 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 parcel 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 all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That all pedestrian common access easements be shown on the final map.

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

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor, Suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

8. 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 Geology and Soils Report Approval dated March 16, 2018, Log No. 101498-1 and attached to the case file for Parcel Map No. AA-2018-721-PMLA-SL.

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

*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.*

9. 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. 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 and vehicular access purposes per Section 12.03 under the definition of "Lot". Revise the Map to show compliance with the above requirement or obtain approval from the City Planning Advisory Agency to allow for a reduced the common access strip all the way to the public street.
  - c. Show all street 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 dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after all dedications.
  - d. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

**Notes:**

There is a 16ft. Building Line along Normal Avenue on this Subdivision.

No parking spaces are allowed to back up onto a public street when the driveway is serving more than two dwelling unit. Show compliance to the satisfaction of LADBS during Plan Check.

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 and existing property lines. 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 parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

## DEPARTMENT OF TRANSPORTATION

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

## FIRE DEPARTMENT

*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) 220-8066. You should advise any consultant representing you of this requirement as well.*

11. 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 Parcel Map Action.
  - b. 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.
  - c. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
  - f. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

**DEPARTMENT OF WATER AND POWER**

12. 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 SANITATION**

13. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated December 3, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

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

**DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.*

15. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

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

16. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077.

Note: 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 for permit information. CEQA document must address parkway tree removals.

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

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, and can be requested at [planning.lacity.org](http://planning.lacity.org).*

17. 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 four (4) small lots.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2018-721-PMLA-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

- d. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than 5 feet in width, pursuant to LAMC Section 12.22 C.27 effective on January 31, 2005 (Ordinance No. 176,354):

- (i) Setbacks shall be permitted as follows:

Setback Matrix				
Parcel No.	Front (North)	Rear (South)	Side (East)	Side (West)
A	16.00'	0'	17.41'	5'
B	0'	0'	17.40'	5'
C	0'	0'	17.40'	5'
D	0'	5'	5'	5'

- (ii) The Common Access Driveway shall have a minimum width of 17.40 feet clear-to-sky.
- (iii) The proposed structures may have a maximum height of 33.5 feet.
- (iv) All trash pick-up shall be conducted on-site.



- e. 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.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. 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.
- h. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

18. 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.
19. 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.

**Tenant Relocation Conditions**

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

**DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS**

- SL-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 Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

**BUREAU OF ENGINEERING - STANDARD CONDITIONS**

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

- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
  - (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - (e) That drainage matters be taken care of satisfactory to the City Engineer.
  - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - (g) That any required slope easements be dedicated by the final map.
  - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
  - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- 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) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street light; one (1) on Normal Avenue.

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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - a) Improve Normal Avenue being adjoining the subdivision by the construction of the following:
    - (1) An integral concrete curb and gutter, and a new 5-foot wide concrete sidewalk and landscaping of the parkway.
    - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
    - (3) Any necessary removal and reconstruction of existing improvements.
    - (4) The necessary transitions to join the existing improvements.
  - b) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

#### NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However the existing or proposed zoning may not permit this number of units.

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

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

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

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

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

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

The Deputy Advisory Agency has determined that based on the whole of the administrative record, Case No. ENV-2018-722-CE, the project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section I, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

In connection with the approval of Parcel Map No. AA-2018-721-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Hollywood Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD2 and RD1.5 Zones as the corresponding zones. The project site is zoned RD1.5-1XL, which is consistent with the land use designation. The project site has approximately 6,974 square feet of lot area, which

would permit a maximum of four (4) dwelling units. As shown on the parcel map, the project proposes to subdivide the project site into four (4) small lots pursuant to LAMC Section 12.22 C.27 which is consistent with the density permitted by the zone. The project includes a Zoning Administrator Adjustment to request a 3.5-foot height increase above the otherwise permitted maximum height of 30 feet for a proposed building height of 33.5 feet.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Sections 17.05 and 17.50 enumerate the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD1.5-1XL, the zone would permit a maximum of four (4) small lots on the approximately 6,974 square-foot site. As the map is proposed for a four (4) small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access. As stated in Condition No. 16.d., the setback from the perimeter boundary of the subdivision measures a minimum 5 feet in width, pursuant to LAMC Section 12.22 C.27 effective on January 31, 2005 (Ordinance No. 176,354).

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Normal Avenue,



consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site is a level, rectangular-shaped lot consisting of 6,974 net square feet of lot area. The subject is currently developed with three (3) dwelling units and two (2) non-protected trees on-site. The proposed project would demolish the existing structures and remove the two (2) non-protected trees for the construction of four (4) single-family dwellings each with a maximum height of 33.5 feet and two (2) covered parking spaces.

The project site is located within 0.99 kilometers from the Upper Elysian Park Fault, but is not located within the Alquist-Priolo Fault Zone. The site is located within a designated hillside area and BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. 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).

On March 16, 2018, the Department of Building and Safety, Grading Division issued a Soils Report Approval Letter (Log No. 101498-1). The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

Properties to the north, south, east and west are zoned RD1.5-1XL and are primarily developed with one- and two-story multi-family buildings. Properties further west on the street block are zoned C1-1D and are developed with one- and two-story commercial buildings.

The project site, which is comprised of one parcel, approximately 6,974 square feet of land, and is developed with three (3) dwelling units. The project proposes to construct four (4) small lot homes, which would be three stories with a maximum height of 33.5 feet. The density is consistent with the zone and land use designation, which would permit a maximum of four (4) dwelling units.

On March 16, 2018, the Department of Building and Safety, Grading Division issued a Soils Report Approval Letter (Log No. 101498-1). The parcel map has been approved contingent upon the satisfaction of the Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site is currently developed with three (3) dwelling units. There are two (2) non-protected trees on the project site and none within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Normal Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 283 Arb 2 of Conner's Subdivision of the Johannsen Tract and is identified by the Assessor Parcel Map No. 5539-013-009. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

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

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

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

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

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

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

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

#### **ADJUSTMENT FINDINGS (Sections 17.53 J and 12.28 C.4)**

- (i) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject property is a level rectangular-shaped lot with fronting Normal Avenue located between Virgil Avenue and Hoover Street. The property is zoned RD1.5-1XL, designated for Low Medium II Residential land uses and located in the Hollywood Community Plan Area. The subject property contains three (3) existing dwelling units. The Applicant is requesting a 3.5-foot height increase above the otherwise permitted maximum height of 30 feet for a proposed building height of 33.5 feet. However, the project is proposing to increase the building height only to facilitate roof decks with solid glass railings and stucco walls. The additional 3.5 feet is to allow for a larger building envelope on a narrow lot with a substandard width of 45 feet. Therefore, there are site characteristics or existing improvements that make strict adherence to the height requirement impractical or infeasible.

- (j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The Applicant is requesting a 3.5-foot height increase over the otherwise permitted maximum height of 30 feet. The surrounding neighborhood block has three other properties with three-story buildings. If the request for the 33.5-foot building height is granted, the proposed three-story building will still be compatible with the height of the adjacent structures, which are at or below 30 feet in height. The proposed project will not result in a development that is out of scale with surrounding improvements if the request is approved for an additional 3.5-foot height. Therefore, the project is compatible with the adjacent properties and no adverse effect will be made on the surrounding neighborhood.

- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

The property is located in the Hollywood Community Plan area which designates the subject property for Low Medium II Residential density with the corresponding zone of RD1.5 and Height District No. 1XL. The property is not currently located within the area of any specific plan. The proposed project is in substantial conformance with the provisions of the Community Plan. Goal 4A of the Hollywood Community Plan is to provide an equitable distribution of housing opportunities by type and cost accessible to all residents of the City. The proposed development will be in substantial conformance with the above mentioned Goal and meets the purpose, intent and provisions of the General Plan.

These findings shall apply to both the preliminary and final maps for Parcel No. AA-2018-721-PMLA-SL.

**THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS TRACT:**

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).

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 or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

**West Los Angeles**  
 West Los Angeles  
 Development Services  
 Center  
 1828 Sawtelle Boulevard,  
 2nd Floor  
 Los Angeles, CA 90025  
(310) 231-2598

**Forms are also available on-line at <http://planning.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.

VINCENT P. BERTONI, AICP  
 Advisory Agency

  
 Kevin S. Golden  
 Deputy Advisory Agency

VPB:KSG:CTL:TV:AB

# PRELIMINARY PARCEL MAP

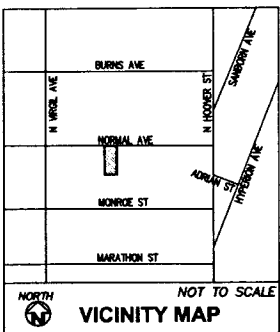
PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES

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

BEING A SUBDIVISION OF A PORTION OF LOT 283 OF CONNORS SUBDIVISION OF THE JOHANNSEN TRACT, AS PER MAP RECORDED IN BOOK 15 PAGE 86 OF MISCELLANEOUS RECORDS, IN THE THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SCALE : 1"=10'



OWNER:  
MERJ FAMILY LLC  
2975 SUMMIT DR  
HILLSBOROUGH, CA 94010

PREPARED BY:  
EGL ASSOCIATES, INC.  
11819 GOLDERING ROAD, UNIT A  
ARCADIA, CA 91006  
TEL: 626-263-3588  
FAX: 626-263-3599

UTILITY SERVICES:  
WATER - CITY OF LOS ANGELES  
SEWER - CITY OF LOS ANGELES  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - CITY OF LOS ANGELES  
TELEPHONE - AT&T  
SCHOOL - LOS ANGELES SCHOOL DISTRICT  
FIRE - CITY OF LOS ANGELES FIRE DEPARTMENT  
SHERIFF - CITY OF LOS ANGELES

BENCHMARK:  
CITY BENCHMARK 12-08070  
1 IN BOLT IN CONC MON L.A. B-2-E; 1.9 FT W/O W  
CURB HOOVER ST; 18.8 FT N OF N CURB LINE  
MARATHON ST 8 IN BELOW SWK UNDER IRON COVER  
ELEV 360.455

SURVEY WAS CONDUCTED BY ALFRED J. THELWELL, LS 6999, ON  
11/03/2017

CONSTRUCTION NOTE:  
① EX. STRUCTURE TO BE REMOVED.  
② EX. TREE TO BE REMOVED.  
③ PROPOSED PARKWAY DRAIN  
④ PROPOSED PORTION OF SHARED  
DRIVEWAY APPROACH.  
⑤ PROPOSED DRIVEWAY PAVING.  
⑥ PROPOSED SEWER LATERAL  
⑦ PROPOSED SEWER CLEANOUT.  
⑧ PORTION OF EX. SHARED DRIVEWAY APPROACH TO BE CLOSED.  
⑨ PROPOSED CATCH BASIN  
⑩ PROPOSED PLANTER BOX  
⑪ PROPOSED DRAIN PIPE  
⑫ PROPOSED SUMP PUMP  
⑬ PROPOSED TRASH WILL BE COLLECTED INDIVIDUALLY ON-SITE

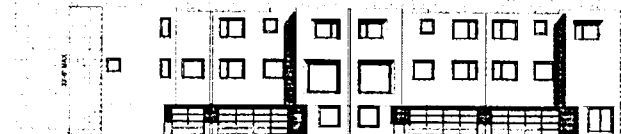
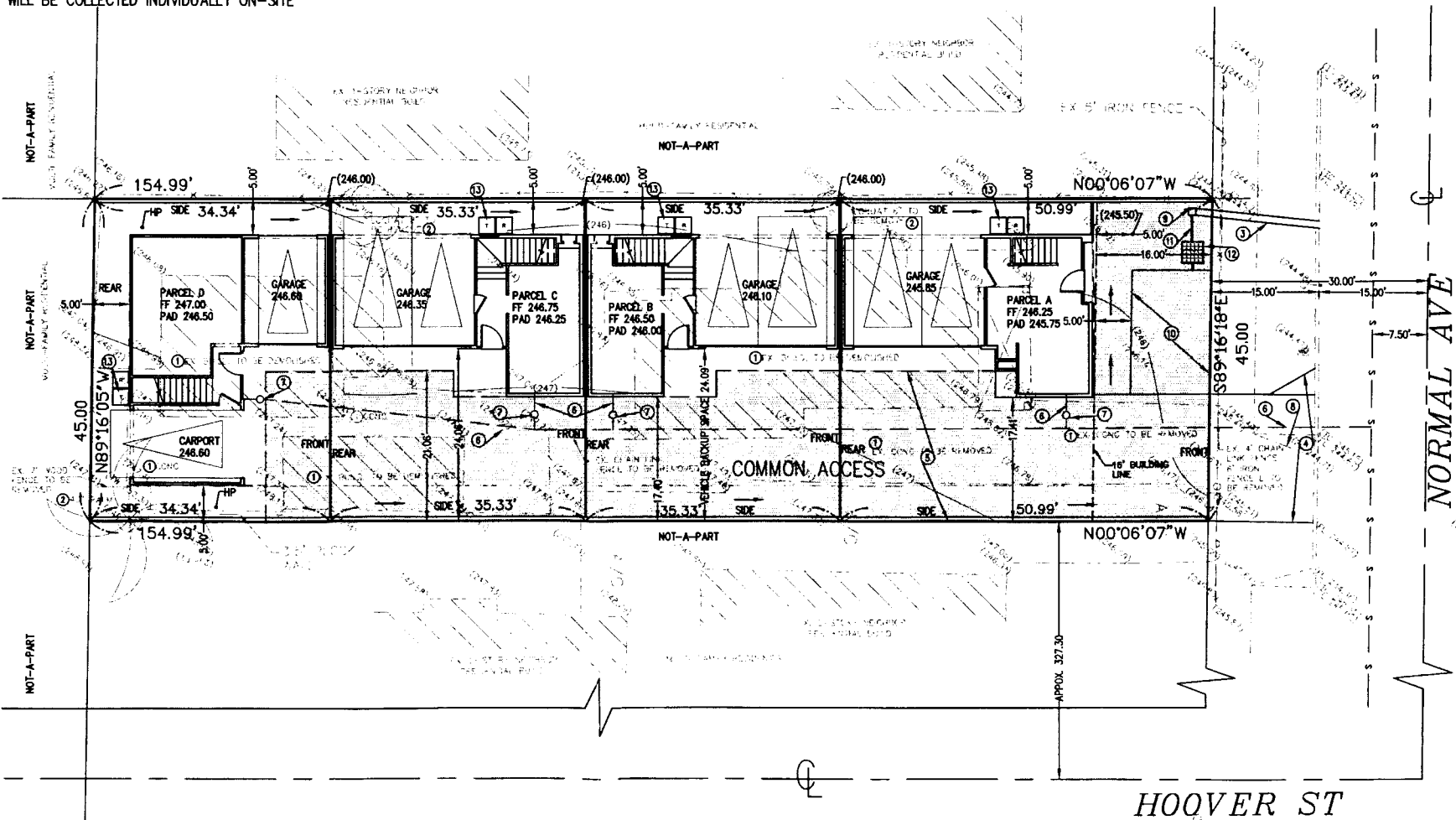
EASEMENT NOTES:  
A PROPOSED 21.00' WIDE RECIPROCAL  
INGRESS/EGRESS, SEWER, WATER AND POWER,  
DRAINAGE AND UTILITIES EASEMENT.  
SHOWN AS [ ]

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
[ ] PARCEL MAP  
JUN 12 2019  
[X] REVISED MAP [ ] EXTENSION OF TIME  
[ ] FINAL MAP UNIT [ ] MODIFIED  
DEPUTY ADVISORY AGENCY

NOTES:  
ZONE: RD1.5-1XL (PRESENT)  
ZONE: RD1.5-1XL (PROPOSED)  
NO. OF EX. BUILDINGS: 3  
NO. OF PROP. BUILDINGS: 4  
NO. OF EXISTING LOTS: 1  
NO. OF PROPOSED LOTS: 4  
NO. OF PROP. PARKING: 8 (7 PRIVATE CAR GARAGES  
1 PRIVATE CARPORT)  
APN #: 5539-013-009  
AREA OF PROPERTY: 6,974 SQ. FT.(0.16 ACRES)  
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.  
NO HAZARDOUS CONDITION EXIST ON SITE.  
NOTE:  
SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE,  
PURSUANT TO ORDINANCE NO. 176,354.  
FRONT SIDE YARD SETBACK IS 16' TO BUILDING LINE.  
LOT IS LOCATED IN A METHANE ZONE.  
LOT IS LOCATED IN A BOE SPECIAL GRADING AREA.  
16-FOOT BUILDING LINE PER ORD NO. 51175

TABLE A. LOT TABLE	
PARCEL #	LOT AREA
1	2,309 SF
2	1,590 SF
3	1,590 SF
4	1,485 SF
TOTAL	6,974 SF

TABLE B. MINIMUM SETBACK MATRIX				
PARCEL #	PROJECT SETBACK			
	NORTH	EAST	SOUTH	WEST
A	18.00'(FRONT)	17.41'(SIDE)	0'(REAR)	5.00'(SIDE)
B	0'(FRONT)	17.40'(SIDE)	0'(REAR)	5.00'(SIDE)
C	0'(FRONT)	17.40'(SIDE)	0'(REAR)	5.00'(SIDE)
D	0'(FRONT)	5.00'(SIDE)	5.00'(REAR)	5.00'(SIDE)



\*THE MAXIMUM ALLOWED BUILDING HEIGHT IS 33.5'.

## REVISIONS

DATE	NO

PROPERTY OWNER:  
MERJ FAMILY, LLC  
2975 SUMMIT DR  
HILLSBOROUGH, CA 94010

MAP PREPARED BY:  
EGL ASSOCIATES, INC.  
11819 GOLDERING ROAD, UNIT A  
ARCADIA, CA 91006  
Tel (626) 263-3588 • Fax (626) 263-3599  
EMAIL: MAIL @ EGL88.COM



PROJECT/SITE ADDRESS:  
4132 - 4134 1/2 NORMAL AVE,  
LOS ANGELES, CA 90029  
APN: 5539-013-009

Date 01/09/2018  
Scale 1" = 10'  
Drawn SW  
Job 17-AA-054  
Sheet 1 OF 1