

Case No.: VTT-74066-SL

Comm Pln Area: North Hollywood - Valley Village

Case ID: 206488

Primary Address: 11337 W MIRANDA ST , 91601

Cncl Dist No.: 2 [view >>](#)

App ID: 172151

[Hold Info](#) (2) [Documents \(PDIS\)](#) [Hearing Calendar](#)

Project Description: 9-LOT SUBDIVISION WITH 2-GUEST PARKING SPACES AND ADJUSTMENT PER SECTION 17.03A TO PERMIT TH ... [view >>>](#)

Invoice/Payment info associated with this case

Invoice Nbr	Receipt
28173	0201293983
32392	0202355698
35481	0104703569

Subdivision Case Information

Case Number Renewed From /
RV: Case Number Reviewed

GEO Team: VALLEY

Processing Unit: Valley Project Planning

Staff Member Info

Assigned Name: MARIANNE KING

Assigned Date: 05/31/2016

Case Filed On: 02/16/2016

CP Review: 05/31/2016

Case File Sent by Counter: 02/17/2016

Case File Received from Counter:

Last Day to Act: 01/09/2017

Deemed Complete Dt: 10/26/2016

DAA Hearing Waived/Time: No /

DAA Hearing Dt / Time: 12/13/2016 / 10:45 AM

DAA Hearing Location: VAN NUYS

DAA Status:

DAA Continuation /
Advisement Dt:

DAA Determination APPROVED WITH CONDITIONS

DAA Determination Dt: 03/24/2017

Last Day to Appeal: 04/03/2017

Determination Appealed
to Commission: No

Map Requested Date:

Map Completed Date:

BOE Reference Number:

EDITS Case Number:

Council File Number:

Env Case Number: ENV-2016-476-CE

Env Publication End Date: 10/26/2016

Env Last Day to Appeal:

Env Appealed: No

Expedited Case: NO

Case Transfer to Expedited: NO

Exp. Fee Clearance Date:

Full Cost Recovery: NO

Additional Information:

1. TIME EXTENSIONS GRANTED PURSUANT TO GOV. CODE SECT... (NI

2. NOT APPEALED, NO NOD NEEDED "CE" CASE. (MARY CROWELL - 4/1

3. REPRESENTATIVE JOE NAYEPI REQUESTED A NOD FOR THE ... (NOA

4. LOD DISTRIBUTED AND UPLOADED. (MARY CROWELL - 3/23/17)

Last Updated By: JAMES BAUTISTA on 06/23/2022 at 01:39 PM
Created By: ANNA VIDAL on 02/16/2016 at 08:50 AM

Edit Comment

TIME EXTENSIONS GRANTED PURSUANT TO GOV. CODE SECTION 66452.6(A)(1) IN CONSULTATION WITH MY MZ & KHF. THE NEW DATE IS MARCH 24, 2024.

Close

Last Updated by: NELSON RODRIGUEZ on 10/13/2022 at 02:13 PM

DEPARTMENT OF
CITY PLANNING

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

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

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

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CALIFORNIA

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

Decision Date: March 24, 2017

Appeal End Date: April 3, 2017

Miranda 1, LLC (A/O)
65 Pine Avenue, #541
Long Beach, CA 90802

J. Buckmelter Associates, Inc. (R)
23534 Aetna Street
Woodland Hills, CA 91367

Case No. VTT-74066-SL
11337-11343 W. Miranda Street
North Hollywood – Valley Village
Community Plan
Zone : RD1.5-IVL
D.M. : 174-B-173
C.D. : 2
CEQA: ENV-2016-476-CE
Legal Description: Lot 14 & 15, Tract 6168

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued ENV-2016-476-CE, a categorical exemption as the environmental clearance, and approved Vesting Tentative Tract Map No. 74066-SL, located at 11337 and 11343 W. Miranda Street for a maximum **9 single-family lots** (in accordance with the Small Lot Subdivision (Ordinance No. 176,354) as shown on the map stamp-dated September 30, 2016 in the North Hollywood-Valley Village Community Plan. This unit density is based on the RD1.5-1VL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. 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.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley District Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

Note: Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. That prior to the issuance of a grading or building permit, or prior to the recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety. Grading Division, with all the requirements and conditions contained in Inter-Departmental letter dated March 22, 2016, Log No. 92128 and attached to the case file for Vesting Tract No. 74066-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

Notes: This property is located in a Liquefaction Zone.

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

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.

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.

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

DEPARTMENT OF TRANSPORTATION

7. That the project be subject to any recommendations from the Department of Transportation, prior to recordation of the final map.
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
 - b. A two-way driveway width of $W=28$ feet is required for residential sites with between 5 and 25 parking spaces.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Note: If you have any questions, you may contact Taghi Gharagozli at taghi.gharagozli@lacity.org or 818-374-4699.

FIRE DEPARTMENT

8. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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.
 - d. Site plans shall include all overhead utility lines adjacent to the site.
 - e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351.

BUREAU OF STREET LIGHTING

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

DEPARTMENT OF WATER AND POWER

10. 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

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

INFORMATION TECHNOLOGY AGENCY

12. To ensure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org which provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

13. That the Quimby fee be based on the RD1.5-1VL Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

14. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced with 5 to 6 trees*, minimum 24-inch box size, with 3 trees planted on site and up to 2 trees planted in the parkway. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements. [Note: *The replacement is intended to be a 2:1 ratio given that the 3 trees to be removed are significant in size and in healthy condition. However, in the event there is not enough room for 6 replacement trees, 5 replacement trees will be allowed.]

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. Note: All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

15. 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 nine (9) lots.
- b. Provide a minimum of two (2) covered parking spaces per dwelling unit, (Note: One space may be a compact space. Tandem parking is allowable.).
- c. Guest parking shall be provided at the following ratios of one quarter (0.25) spaces per lot.
- d. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", attached, except as may be revised as a result of this action and as follows:
 - i. All rooftop deck areas shall be setback a minimum of 4 feet from the roof edge and be screened to prevent the direct views of abutting neighbors.
 - ii. The property frontage along Miranda Street shall have a 10-foot fully landscaped setback and include two of the maximum six replacement trees within the subject setback area. The setback is to fit in with the average existing prevailing front yard setback on the subject side of Miranda Street.
 - iii. Parcel 1 and Parcel 9 shall have the primary entry way/front door facing Miranda Street with a pathway to the sidewalk.
 - iv. The primary entry ways facing the street shall include design elements, such as overhead canopies, address/unit number, landing area, inset from the building wall two feet to create landing or inset door from building façade 3 inches in order to clearly distinguish the front door from the rest of the building façade.
- 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. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

- i. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- j. 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.
- k. 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.

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.

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

Lot No.	North	East	South	West
1	0.25'	8.08'	10.00'	7.00'
2	0.25'	8.08'	0.25'	7.00'
3	0.25'	8.08'	0.25'	7.00'
4	0.25'	8.08'	0.25'	7.00'
5	15.08'	8.08'	0.25'	7.00'
6	20.58'	7.00'	0.25'	11.33'
7	0.25'	7.00'	0.25'	11.33'
8	0.25'	7.00'	0.25'	11.33'
9	0.25'	7.00'	10.00'	11.33'

- 16. 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.
- 17. **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 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 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. **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.**
- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - b. 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.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9. 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-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-14. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-16. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-17. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-18. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
- CM-19. "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading

phase, and shall not be removed until the completion and cessation of all grading activities.

CM-20. Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area, except directly in front of the property on Miranda Street. All construction vehicles shall be stored on site unless returned to their owners' base of operations.

CM-21. Temporary dust walls (e.g., Visqueen plastic screening or other suitable product) not less than 8 feet in height shall be installed and maintained along the property line as necessary to preclude dust dispersion from the project site to adjacent properties. The walls shall be in place during any time period when grading is being conducted within 100 feet of any occupied residence on said adjoining lots.

CM-22. A 24-hour "hot-line" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors and the local neighborhood association, if any. The applicant shall be required to respond within 24 hours of any complaint received on this hotline.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

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

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

SF-2. Landscaping:

1. A landscape plan, prepared by a licensed landscape architect, shall 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 2:1 basis by a minimum of 24-inch box trees for the unavoidable loss of significant trees on the site and in the parkway (public right of way). [Note: In the event

there is not enough room for 6 replacement trees, 5 replacement trees will be allowed as per Condition No. 14 herein.]

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.

2. Prior to issuance of a certificate of occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan, including the installation of 6 new trees (minimum), has been implemented.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
 - (b) Improve Miranda Street adjoining the subdivision by the construction of a new concrete curb and 2-foot wide concrete gutter replace the existing bad order sidewalk all satisfactory to the Valley District Engineering Office.

- (c) Install street lighting facilities to serve the tract if required by the Bureau of Street Lighting.

- a. IMPROVEMENT CONDITION: Construct new street lights: one (1) on Miranda Street.

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a. Improve Miranda Street adjoining the subdivision by the construction of a new concrete curb and 2-foot wide concrete gutter replace the existing bad order sidewalk all satisfactory to the Valley District Engineering Office.
 - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

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

This vesting map does not constitute approval of any variations from the Los Angeles Municipal Code (LAMC), unless approved specifically for this project under separate conditions.

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on October 26, 2016, issued ENV-2016-476-CE and determined that the City of Los Angeles guidelines for the implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 32.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 74066-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 requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

The adopted North Hollywood-Valley Village Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD2 and RD1.5. The property is zoned RD1.5-1VL and is approximately 16,325 gross square feet or .37 acre. The North Hollywood Redevelopment Plan allows for a density of up to 24 units per gross acre for Low Medium II Residential density (which is more restrictive than the Community Plan, which allows up to 29 units per gross acre). The proposed development of 9 lots is allowable under the current zone and under the North Hollywood Redevelopment Plan. The project will provide needed new home ownership opportunities for the Community Plan area. The proposed single family dwellings will be three story and included a rooftop deck area with a maximum height of 32 feet to the top of the roof, not including a 3 ½ foot high rooftop guardrail and stairwell projection to 41 feet. The height district is 1VL and allows a maximum height of 45 feet. Each dwelling unit will include individual two car garages at ground level and private entrances. Guest parking will be located at the rear of the site, accessible via the common driveway access from Miranda Street.

The proposed project will activate the site by providing modern architectural homes. The project will provide a fully landscaped front yard setback along Miranda Street, and a rooftop open space setback from the building edge to ensure the project's height, massing, and setbacks are more compatible with the adjoining single family properties and abutting multi-story developments and with the neighborhood as a whole.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding. Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

For the purposes of approving a small lot subdivision, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. Miranda Street is a Local Street with a designated right of way width of 60 feet and roadway width of 36 feet under the Mobility 2035 Plan. However the existing designated right of way width (per ZIMAS and Navigate LA) is shown to be 50 feet. The actual roadway width is 30 feet and is improved with sidewalks and curb on both sides of the street. The Bureau of Engineering is requiring sidewalk and curb and gutter improvements in front of the site. The Bureau of Street Lighting has conditioned one new street light be added along the Miranda Street frontage. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990.

The development is supported by the Citywide General Plan Framework Element objective and policies:

Policy 3.7.4: Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 *Urban Form and Neighborhood Design* Chapter of this Element.

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

Policy 4-1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs (see Figure 4-1).

Policy 4-1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Policy 4-1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

Objective 4.3: Conserve scale and character of residential neighborhoods.

Policy 5.2.3: Encourage the development of housing surrounding or adjacent to centers and along designated corridors, at sufficient densities to support the centers, corridors, and the transit system. While densities and distances will vary based on local conditions, the following residential density standards, which are based on the City's adopted Land Use/Transportation Policy, should be used as a general guide when updating community plans through a public participation process:

c. Two-stories over parking (RD1.5) within 750 feet of major bus corridor intersections.

The Subdivision Map Act requires that the proposed map be consistent with the General Plan. This project is not subject to the any Specific Plan requirements. 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 site is currently comprised of two level parcels that will be utilized together to allow for the development of a new multi-family development with an internal shared driveway and common open space. The development of this tract is an infill of an otherwise mixed density neighborhood (i.e. single family and multi-family).

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The Department of Building and Safety, Grading Division, has reviewed the project soils report and has found the report is acceptable for site development with conditions per Soils Report Approval Letter (Log No. 92128), dated March 22, 2016.

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

The immediate area on both sides of Miranda Street and north of the site is zoned RD1.5-1VL and developed with multi- and single-family dwellings, all mostly one or two story. Further west, approximately 100 feet, is zoned C2-1 and developed with commercial uses, along Tujunga Avenue and Lankershim Boulevard. The north adjoining properties are developed with two-story multi-family apartment buildings with 3 and 4 units per site. The northeast adjoining property is a three story apartment building with 4 units. The east and west adjoining properties are developed with one story single family dwellings. The south abutting properties, across Miranda Street, are developed with a two story, 9-unit apartment building and a one-to-two-story duplex.

The density of the project is consistent with the RD1.5 zone. Because the project is the combination of two lots, a maximum of nine (9) small lots would be allowed. Similar future projects could occur on the subject street should two similar size lots be combined. The proposed project will comply with all LAMC requirements for parking, yards, and on-site circulation. As conditioned the proposed tract map 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 project site is currently developed with single-family homes and the surrounding area is presently developed with structures and do not provide a natural habitat for either fish or wildlife. The project will include the removal of five (5) trees of which three trees are significant. , none of which are protected trees however such trees will be replaced with the planting of five to six new trees, with a minimum of three onsite and up to two new trees in the parkway area should removal of the Ficus tree in the parkway be required by Urban Forestry. The project has been conditioned that the replacement trees be planted prior to the issuance of the Certificate of Occupancy. The lead agency has determined that this project would not have a significant effect upon the environment.

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

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

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

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

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

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

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

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 been taken into consideration the maximizing of the north/south orientation.

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

These findings shall apply to both the tentative and final maps for Vesting Tract No. 74066-SL.

VINCENT P. BERTONI, AICP
Director of Planning



SARAH HOUNSELL
Deputy Advisory Agency

SH:MK:mkc

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

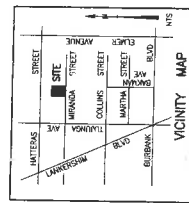
Forms are also available on-line at www.planning.lacity.org.

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 90th day following the date on which the City's decision becomes final.

SHEET 1 OF 1 SHEET
REVISED VESTING
TENTATIVE TRACT NO. 74066

ALLEY

FOR SMALL LOT SUBDIVISION PURPOSES
 BEING A SUBDIVISION OF LOTS 14 AND 15 OF
 TRACT NO. 6188 M.B. 65 PG 28
 RECORDS OF LOS ANGELES COUNTY.
 ADDRESS: 11337-11343 MIRANDA STREET



OWNER/SUBDIVIDER
 WILSON & WILSON
 155 PINE AVE. #841
 LOS ANGELES, CA 90062

LAND PLANNING
 GEORGE BROWNE ASSOCIATES, INC.
 25534 ASTOR STREET
 SAN GABRIEL, CA 91776
 (951) 540-0380

CIVIL ENGINEER
 ROBERT K. KANE
 5011 GARDEN, CA 91776
 (927) 288-9127



LEGEND

--- BOUNDARY OF THE LAND
 BEING SUBDIVIDED BY THIS MAP
 --- UNIMPROVED LANDSCAPE AREA
 --- G.P. GUEST PARKING

NOTES:

1. TOTAL AREA: 13,252 S.F. (0.30 AC) GROSS TO OL STREET
2. ZONING EXISTING AND PROPOSED: RD1.5-1A
3. IN PD 1-11, THE SUBDIVISION PERMIT TO GRANT NO. 17534
4. PARKING SPACES: 18 TRAMITS 2.08ST
5. UNIMPROVED LANDSCAPE AREAS: 10,000 S.F.
6. SURFACE & CONTINGUTARY DRAINAGE: POWER SYSTEM
7. NO STREET
8. ON EXISTING SITE, GAGE MAY BE REQUIRED TO BE REMOVED
9. SITE IS LEVEL
10. THERE ARE NO COMMENTS ON THE SUBJECT PROPERTY
11. SITE IS IN LOT 14 AND 15
12. THERE ARE NO OTHER HAZARDS OR HAZARDOUS MATERIALS
13. THERE ARE NO OTHER HAZARDS OR HAZARDOUS MATERIALS
14. ALLOW CROSS LOT SURFACE DRAINAGE THROUGHOUT THE SUBDIVISION

VESTING NOTES:

1. BUILDING HEIGHT: LOTS 1-8 INCL. = 35'-0" MAX
2. BUILDING AREA: LOTS 1-8 INCL. = 1728 S.F., LOTS 6-8 INCL. = 1848 S.F.
3. ACCESS FROM MIRANDA STREET
4. ACCESS FROM MIRANDA STREET
5. TRASH RECEPTACLES TO BE LOCATED IN THE GARAGE AND COMMON RM.

REVISED
 MAP

SCALE: 1"=10'

LOT MATRIX

LOT	AREA S.F.	NORTH	EAST	SOUTH	WEST
1	1,113	0.25	8.00	0.00	7.00
2	1,113	0.25	8.00	0.00	7.00
3	1,113	0.25	8.00	0.00	7.00
4	1,113	0.25	8.00	0.00	7.00
5	1,113	0.25	8.00	0.00	7.00
6	2,226	0.50	16.00	0.00	14.00
7	2,226	0.50	16.00	0.00	14.00
8	2,226	0.50	16.00	0.00	14.00
9	1,113	0.25	8.00	0.00	7.00

ELMER AVE.

STREET

HATTERAS

TUJUNGA AVENUE

REV. SEPT. 2016
 REV. JULY 2016
 FEBRUARY 2016

SHEET 1 OF 1 SHEET
2 1
REVISED VESTING
TENTATIVE TRACT NO. 74066

FOR SMALL LOT SUBDIVISION PURPOSES
BEING A SUBDIVISION OF LOTS 14 AND 15 OF
TRACT NO. 6168 M.B. 65 PG 28
RECORDS OF LOS ANGELES COUNTY.

ADDRESS: 11337-11343 MIRANDA STREET

OWNER/SUBDIVIDER

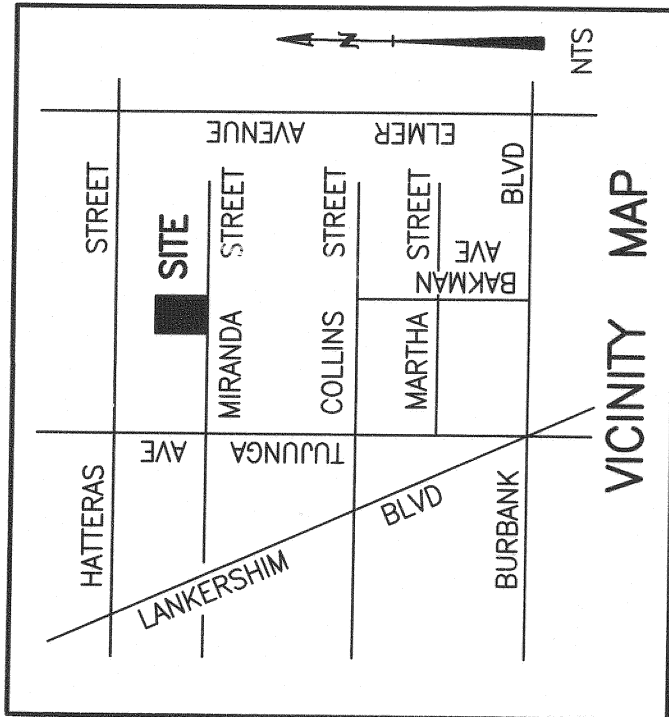
MIRANDA 1, LLC
65 PINE AVE., #541
LONG BEACH, CA. 90802
(818) 406-6467

LAND PLANNING

JEROME BUCKMELTER ASSOCIATES, INC.
23534 AETNA STREET
WOODLAND HILLS, CA. 91367
(818) 340-8386

CIVIL ENGINEER

ROBERT K. KAMEOKA
5011 ACACIA ST.
SAN GABRIEL, CA. 91776
(626) 286-6127



Tentative Map 1077-7066 and the
accompanying geological and soils
engineering reports dated 12/1/15
are acceptable for the initial filing
with the Department of City Planning.

Geologist, Building & Safety Act 1616

LEGEND

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

L.A. INDICATES LANDSCAPE AREA

G.P. GUEST PARKING

NOTES:

1. TOTAL AREA: 16,325 S.F. (0.37 AC.) GROSS TO CL STREET
13,740 S.F. (0.32 AC.)
2. ZONING EXISTING AND PROPOSED: R01.5-1VL
3. USE: 9 SMALL LOT SUBDIVISION PERSUANT TO ORDINANCE NO. 176354
IN R01.5-1VL ZONE.
4. PARKING SPACES: 18 TENANTS'2 GUEST
5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
6. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED
TO STREET.
7. NO OAK, WESTERN SYC, CALIF BAY OR SC BLACK WALNUT
TREES ON PROPERTY. SEE TREE REPORT BY ANNE E. JONES, RLA
CA 5989 DATED 1-26-2016. EXIST. TREES TO BE REMOVED.
8. SITE HAS 3 SINGLE FAMILY RESIDENCES TO BE REMOVED.
9. SITE IS LEVY EASEMENT TO BE REMOVED.
10. THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY
EXCEPT AS SHOWN.
11. SITE IS IN LIQUEFACTION AREA
12. THERE ARE NO OTHER HAZARDS OR HAZARDOUS MATERIALS
ON THE PROPERTY.
14. ALLOW CROSS LOT SURFACE DRAINAGE THROUGHOUT THE SUBDIVISION.

VESTING NOTES:

1. BUILDING HEIGHT: LOTS 1-9 INCL = 39'-0" MAX.
2. BUILDING AREA: LOTS 1-5 INCL=1,729 S.F., LOTS 6-9 INCL=1,946 S.F.
3. TOTAL PARKING SPACES: 18 TENANT AND 2 GUEST.
4. ACCESS RECEPTACLES TO BE LOCATED IN THE GARAGE AND COMMON BIN.
5. TRASH RECEPTACLES TO BE LOCATED IN THE GARAGE AND COMMON BIN.

REVISED
MAP

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
DATE: 12/1/15
REVISED MAP
SEP 30 2016

SCALE: 1"=10'

LOT MATRIX

LOT	AREA S.F.	YARDS			
		NORTH	EAST	SOUTH	WEST
1	1,619	0.25'	8.08'	10.00'	7.00'
2	1,115	0.25'	8.08'	0.25'	7.00'
3	1,115	0.25'	8.08'	0.25'	7.00'
4	1,115	0.25'	8.08'	0.25'	7.00'
5	1,907	15.08'	8.08'	0.25'	7.00'
6	2,362	20.58'	7.00'	0.25'	11.33'
7	1,329	0.25'	7.00'	0.25'	11.33'
8	1,329	0.25'	7.00'	0.25'	11.33'
9	1,832	0.25'	7.00'	10.00'	11.33'

REV. SEPT. 2016
REV. JULY 2016
FEBRUARY 2016