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Decision Date: April 15, 2020

Appeal End Date: April 27, 2020

Yaron Levy (O)(A)
Fifteen 47 Hi Point, LLC
1180 s. Beverly Dr., Ste. 301
Los Angeles, CA 90035

Aaron Belliston (R)
BMR Enterprises
5250 Lankershim Blvd., Ste. 500
Los Angeles, CA 91601

Re: VTT-82553-SL
1543 and 1547 South Hi Point Street
Wilshire Community Plan
Zone: [Q] R3-1-O
D.M.: 129B173
C.D.: 10 - Wesson
CEQA: ENV-2018-7539-CE
Legal Description: Lot 23 Arb 1 and 2
Tract 3909

VESTING TENTATIVE TRACT MAP REPORT WITH CONDITIONS

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2018-7539-CE as the environmental clearance, and approves Vesting Tentative Tract Map No. VTT-82553-SL located at 1543 and 1547 South Hi Point Street, for a maximum **ten (10) small lots**, pursuant to the LAMC Section 12.22 C,27, as shown on **REVISED** map stamp-dated April 10, 2020, in the Wilshire Community Plan. This unit density is based on the R3 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

Any questions regarding this report should be directed to Mr. Georgic Avanesian or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

1. That if this tract 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 tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185,462" 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, 12th 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 November 19, 2018, Log No. 105914 and attached to the case file for Tract No. 82553-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. 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 and side 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:

The proposed project shall comply with Q conditions to the satisfactory of City Planning and LADBS at the time of plan check.

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

The 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.

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

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) 482-6509. You should advise any consultant representing you of this requirement as well.*

- 11. Submit plot plans for Fire Department approval and review prior to recordation of Small Lot subdivision.

12. Access for Fire Department apparatus and personnel to and into all structures shall be required.
13. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
14. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
15. 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.
16. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
17. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
18. 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.
19. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
20. Fire Lane Requirements:
 - a. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - b. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - c. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
 - e. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

- f. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - g. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - h. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - i. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- 21. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - 22. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
 - 23. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - 24. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - 25. Submit plot plans indicating access road and turning area for Fire Department approval.
 - 26. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - 27. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - 28. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - a. The establishment of a Community Maintenance Agreement, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The Community Maintenance Agreement will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the Community Maintenance Agreement or organization required above and is automatically subject to a proportionate share of the cost.
 - b. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance

program for their lot. Any amendment or modification that would defeat the obligation of said Community Maintenance Agreement as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

- c. In the event that the Community Maintenance Agreement fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - d. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - e. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
29. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

DEPARTMENT OF WATER AND POWER

30. 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

31. 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 November 20, 2019. 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

32. To assure that cable television facilities will be installed in the same manner as other required improvements, please email 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.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

34. 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.
35. Parkway tree removals shall be planted at a 2:1 ratio.
36. 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 at: (213) 847-3077 upon completion of construction to expedite tree planting.

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, which can be requested at planning.lacity.org.

37. 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 10 small lots.
 - b. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2019-7538-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. VTT-82553-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the Advisory Agency for review and approval.
 - c. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82553-SL shall not be issued until after the final map has been recorded.
 - d. That the subdivider shall comply with [Q] Conditions per adopted Ordinance No. 168,193.
 - e. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - f. Provide guest parking as required per [Q] Condition per adopted Ordinance No. 168,193.
 - g. Building Height. No building or structure located on the subject property shall exceed 35 feet in height, as defined by Municipal Code Section 12.03.
 - h. For any building façade greater than forty (40) feet in length, articulation shall be

required for every thirty (30) feet. Minimum depth of modulation of the façade shall be five (5) feet.

- i. Balconies adjacent to Single Family. Above the first floor there shall be no balconies which have a line of sight to any adjacent existing single family use, unless the latter is the last such use among abutting properties and such properties are designated for multi-family or less restrictive uses by the General Plan.
- j. Properties adjacent to a single-family zone shall provide a landscape buffer along the side property line and along the rear property line. Walkways and driveways shall be permitted to cross any buffer. However, no buildings or structures may be permitted within the buffer with the exception of retaining walls and fences.
- k. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable materials.
- l. Open Space. Parking areas, driveways, front yard setback areas and rooftops shall not be included as open space. A minimum of 50 percent of the common usable open space areas shall be planted in ground cover, shrubs or trees and shall include at least one 24-inch box tree for every three dwelling units.
- m. Parking Garage and Screening: A parking garage shall be permitted to rise a maximum of five feet in height above the natural existing grade. Above-grade parking shall be visually screened from frontage streets by landscaping and/or architectural features to the satisfaction of the Planning Department.
- n. Street trees shall be planted at a ratio of at least one for every 500 square feet of lot area not utilized for buildings.
- o. 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.
- p. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, wood alternate, or decorative masonry wall, shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- q. 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.
- r. 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.

- s. 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.
- t. 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 the yards required pursuant to LAMC Section 12.22 C,27:

- (i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
1	15' (E)	0'-4" (W)	9'-6" (S)	5'-0" (N)
2	5'-0" (N)	9'-6" (S)	0'-4" (E)	0'-4" (W)
3	5'-0" (N)	9'-6" (S)	0'-4" (E)	0'-4" (W)
4	5'-0" (N)	9'-6" (S)	0'-4" (E)	0'-4" (W)
5	5'-0" (N)	9'-6" (S)	0'-4" (E)	34.71' (W)
6	15' (E)	0'-4" (W)	5'-0" (S)	9'-6" (N)
7	5'-0" (S)	9'-6" (N)	0'-4" (E)	0'-4" (W)
8	5'-0" (S)	9'-6" (N)	0'-4" (E)	0'-4" (W)
9	5'-0" (S)	9'-6" (N)	0'-4" (E)	0'-4" (W)
10	5'-0" (S)	9'-6" (N)	0'-4" (E)	20.35' (W)

- (ii) The Common Access Driveway may have a minimum width of 10 feet clear-to-sky.
- n. 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.

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 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 on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (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:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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

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

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

The subdivider should consult the Department of Water and Power to obtain energy saving design

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

FINDINGS OF FACT (CEQA)

The Advisory Agency determines that based on the whole of the administrative record, Case No. ENV-2018-7539-CE, the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

- (a) THE PROJECT IS CONSISTANT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH THE APPLICABLE ZONING DESIGNATION AND REGULATIONS.

The project is located in the Wilshire Community Plan area with a plan designation of Medium Residential with a corresponding zone of R3. The R3 Zone requires a minimum lot area of 5,000 square feet and a minimum area of 800 square feet per dwelling unit. The project site is 17,006 net square feet, which permits a base of 20 dwelling units. The proposed project is proposing ten dwelling units.

As conditioned, the proposed tract map will be consistent with the General Plan and applicable zoning regulations.

- (b) THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

The proposed project is located within the City limits and contains a lot size of 17,006 net square feet or 0.39 net acres (which is less than one acre). The surrounding properties are zoned R1R3-RG-O, R2-1-O, [Q]R3-1-O, and developed with single-family and multi-family residential uses.

- (c) THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES.

The project site is located in an urbanized area and has not been identified as an ecologically sensitive area. 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.

- (d) APPROVAL OF THE PROJECT WOULD NOT RESULT IN SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

The project will not result in any significant effect relating to traffic, noise, air quality, or water quality. The estimated trips generated for ten small lot homes is below the daily vehicle trip threshold for potentially significant traffic impacts pursuant to the Traffic Study Exemption Thresholds as determined by the Los Angeles Department of Transportation.

The project shall comply with Regulatory Compliance measures that regulate

construction-related noise levels including Noise Ordinance Nos. 144,331 and 161,574, such that the proposed project will not result in any significant noise impacts. Construction and operational emissions from project-related traffic will not exceed the localized significance thresholds for criteria air pollutants set by the Southern California Air Quality Management District. The project is limited to residential uses and does not involve industrial or other activities that would substantially degrade water quality.

- (e) THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

The site can be adequately served by all required utilities and public services, including but not limited to the Department of Water and Power, the Bureau of Sanitation, the Fire Department, the Police Department, the Los Angeles Unified School District and the Southern California Gas Company.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There are a number of approved subdivision entitlements located near the project site. While these developments may create environmental impacts on the surrounding area, all of these projects are subject to Regulatory Compliance Measures that regulate impacts related to air quality, construction, and operational noise. As such, the proposed project is not expected to result in cumulative impacts.

Per the arborist report dated September 25, 2018, prepared by Brandon Linz (ISA# WE-8719A), there are 7 non-protected trees on site and one street tree that are proposed to be removed. As mentioned, the project proposes to demolish the existing structures and remove all existing trees for the construction of ten small lot homes with 22 vehicular parking spaces, in an area designated and zoned for multi-family dwellings. The surrounding lots are developed with single- and multi-family dwellings in an urbanized area. Thus, there are no unusual circumstances, which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 14 miles west of the subject property. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor abutting properties, are identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82553-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 17.05 C., tract maps are to be designed in conformance with the tract 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 Wilshire Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The project site is zoned [Q]R3-1-O, which is consistent with the land use designation. The project site has approximately 17,006 net square feet of lot area, which would permit a maximum of 20 dwelling units. As shown on the Vesting Tentative Tract Map No. 82553, the project proposes to subdivide the project site into ten small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.06 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. The Vesting Tentative Tract Map indicates that VTT-82553-SL was prepared by Steve Nazemi, a registered professional civil engineer (C#44100), and contains 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 Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, 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 Section 17.05 enumerates the design standards for a tract 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 tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned [Q]R3-1-O, the zone would permit a maximum of 20 dwellings on the approximately 17,006 net square-foot site. As the map is proposed for a ten 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.

The tract 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 tract map for compliance with the Street Design Standards. 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 consists of two level, rectangular, interior lots, containing approximately 17,006 net square feet of lot area. The site is located within the Wilshire Community Plan area with a land use designation of Medium Residential and is zoned [Q]R3-1-O. The R3 Zone would permit a maximum of 21 dwelling units. The site is located on the west side of Hi Point Street with approximately 100 feet of frontage. The site is subject to an 15-foot building line established by CPC-14484-BL. The site is located within the City of Los Angeles Transit Priority Area. The site is also located in a methane zone, and approximately 1.36 kilometers from the Newport-Inglewood Fault Zone.

The tract 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.

Surrounding properties are zoned R1R3-RG-O, R2-1-O, [Q]R3-1-O, and developed with residential uses along Hi Point Street and Pickford Street. Abutting property to the north is developed with a three-story residential structure. Abutting property to the south is developed with a one-story single-family dwelling. Adjoining properties to the east across from Hi Point Street is developed with two- and three-story residential structures. Adjoining properties to the west are developed with one-story residential structures.

The project site is currently developed with three one-story single-family structures built in 1937 and 1941. On February 5, 2020, the applicant submitted applications to the Department of Building and Safety (LADBS) for Permit Nos. 20019-20000-00638 and 20019-20000-00639, for demolition pre-inspection of three single-family dwellings with detached garage. At the preparation of this staff report, the permits have not been finalized. There are seven trees on site and one street tree proposed to be removed.

As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of 20 dwelling units and a height of 35 feet. The tract 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. 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 one-story single-family structures built in 1937 and 1941. There are seven trees on site and one street tree proposed to be removed.

Per the arborist report dated September 25, 2018, prepared by Brandon Linz (ISA# WE-8719A), there are 7 non-protected trees on site and one street tree that are proposed to be removed. The surrounding area is presently developed with residential structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. As such, 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 100 feet of frontage along Hi Point Street, which is a public street. The project site consists of parcels identified as Lot 23 Arb 1 and Arb 2 of Tract 3909, and is identified by the Assessor Parcel No. 5068016022 and 5068016023. While the project will provide a private easement for common/vehicular access purposes within the subdivision, 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 tract 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.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82553-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



KEVIN GOLDEN
Deputy Advisory Agency

KG:CTL:IW

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:

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

West Los Angeles Development
Services Center 1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

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

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

REVISED VESTING TENTATIVE TRACT MAP NO. 82553

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 185462

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

APR 10 2020

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

LOT MATRIX

PARCEL DATA		SETBACK			
LOT NO.	LOT SIZE (S.F.)	EAST	SOUTH	WEST	NORTH
LOT 1	1,951.38	15'-0"(F)	9'-6"(S)	0'-4"(R)	5'-0"(S)
LOT 2	1,204.73	0'-4"(S)	9'-6"(R)	0'-4"(S)	5'-0"(F)
LOT 3	1,204.73	0'-4"(S)	9'-6"(R)	0'-4"(S)	5'-0"(F)
LOT 4	1,204.73	0'-4"(S)	9'-6"(R)	0'-4"(S)	5'-0"(F)
LOT 5	2,939.41	0'-4"(S)	9'-6"(R)	34.71'(S)	5'-0"(F)
LOT 6	2,091.52	15'-0"(F)	5'-0"(S)	0'-4"(R)	9'-6"(S)
LOT 7	1,345.83	0'-4"(S)	5'-0"(F)	0'-4"(S)	9'-6"(R)
LOT 8	1,345.83	0'-4"(S)	5'-0"(F)	0'-4"(S)	9'-6"(R)
LOT 9	1,345.84	0'-4"(S)	5'-0"(F)	0'-4"(S)	9'-6"(R)
LOT 10	2,372.35	0'-4"(S)	5'-0"(F)	20.35'(S)	9'-6"(R)

TOTAL LOTS AREA = 17,006 S.F.
F = FRONT, R = REAR, S = SIDE YARD

LEGEND:

COMMON ACCESS
(PEDESTRIAN AND VEHICULAR ACCESS)

TRASH BIN & RECYCLING, SEE PROPOSED SITE
PLAN HEREON FOR TRASH LOCATIONS

F = FRONT YARD
S = SIDE YARD
R = REAR YARD

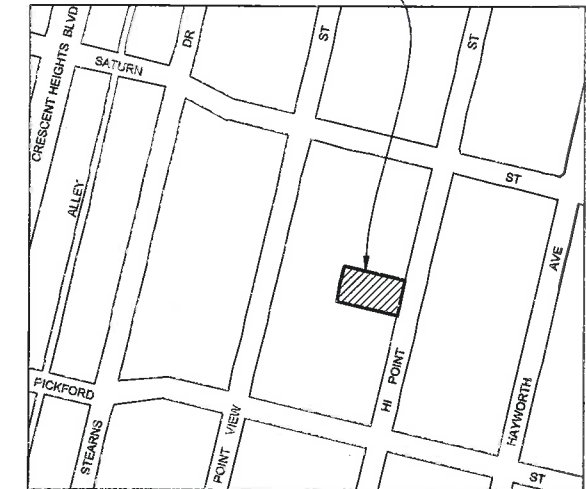
SYMBOLS

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

SCALE
1" = 20'

GRAPHIC SCALE: 1"=20'

PROJECT SITE



VICINITY MAP
NTS

OWNER:

FIFTEEN 47 HI POINT, LLC
1180 S. BEVERLY DRIVE, # 301
LOS ANGELES, CA 90035

ENGINEER:

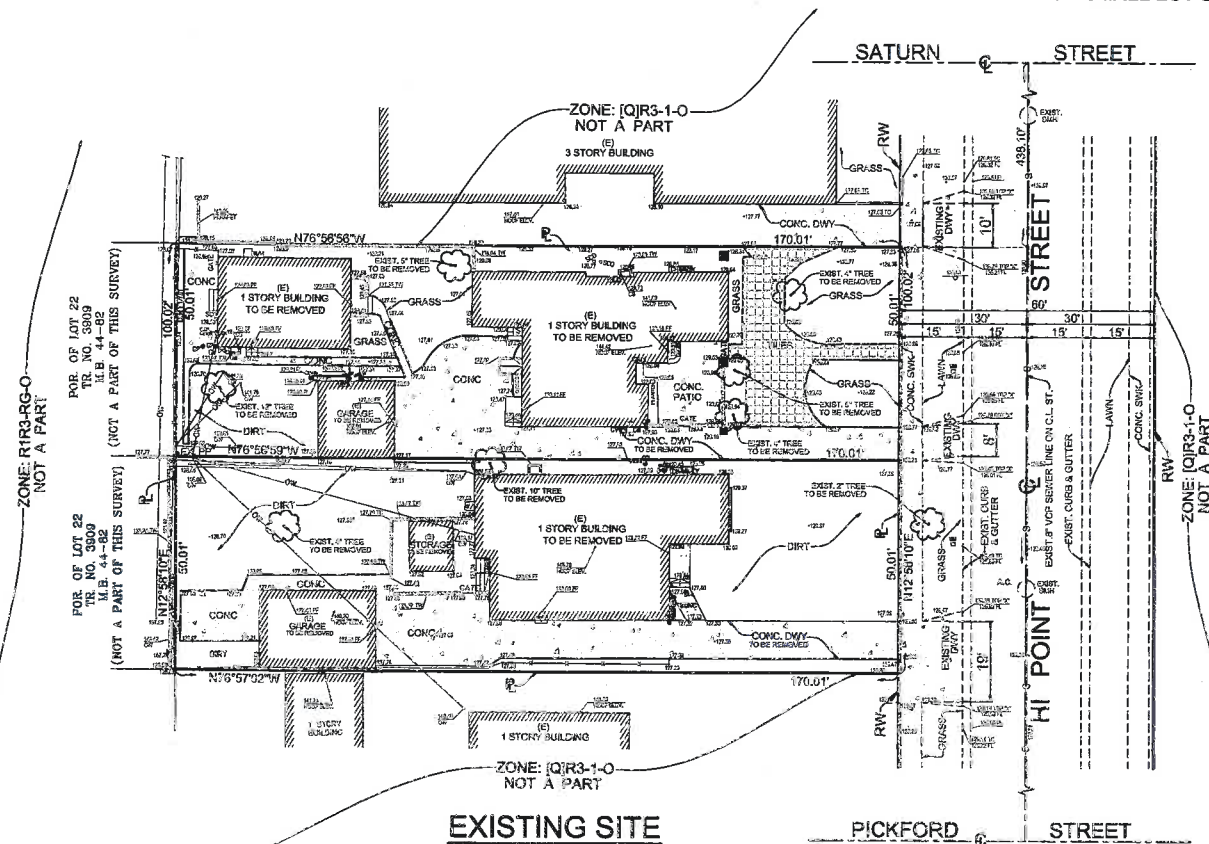
DHS & ASSOCIATES INC.
275 CENTENNIAL WAY, SUITE 205
TUSTIN, CA 92780
TEL: (714) 865-6569

LEGAL DESCRIPTION:

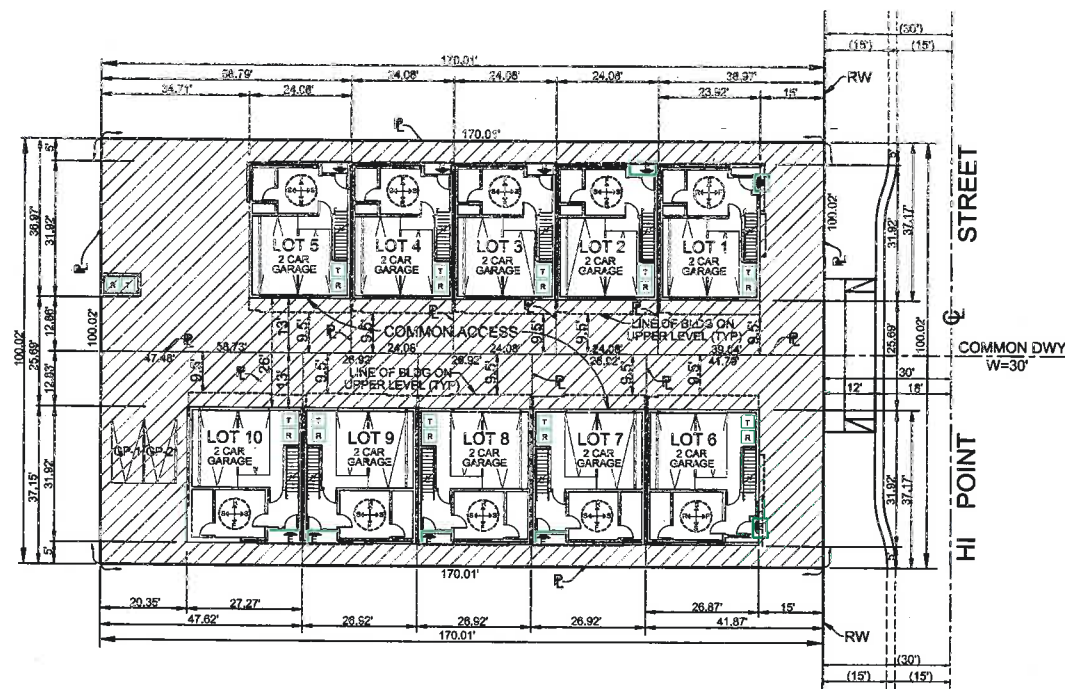
PORTION OF LOT 23, TRACT NO. 3909
M.B. 44 PAGE 82, RECORDS OF LOS ANGELES COUNTY
APN #: 5068-016-022
APN #: 5068-016-023

NOTES:

- EXISTING TWO (2) SINGLE FAMILY DWELLING, ONE STORY EACH TO BE DEMOLISHED FOR SUBDIVISION OF TEN (10) SMALL LOT HOMES.
- SITE ADDRESS:
1543/1547 S. HI POINT STREET
LOS ANGELES, CALIFORNIA 90035
- THERE ARE NO WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- THERE ARE SEVEN (7) TREES ON PRIVATE PROPERTY, WHICH WILL BE REMOVED AND ONE (1) ON THE STREET.
- THE SITE IS RELATIVELY FLAT.
- THE SITE IS NOT IN THE FLOOD ZONE AREA.
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
- AREA:
TOTAL TWO (2) LOTS AREA = 17,006 S.F. (0.390 ACRES)
GROSS AREA TO CENTER LINE OF STREET = 20,006 S.F. (0.459 ACRE)
- THOMAS GUIDE: PAGE 833-A4
DISTRICT MAP NO. 129-B-892
CENSUS TRACT NO. 2167
COUNCIL DISTRICT NO. 10
- PROPOSED DEVELOPMENT DATA:
TEN (10) SINGLE FAMILY DWELLING (SMALL LOTS)
MAXIMUM BUILDING HEIGHT=35' FEET (PER Q CONDITION)
NUMBER OF STORIES = 3
- PARKING
2 COVERED PARKING SPACE PER LOT
TOTAL COVERED PARKING PROVIDED, 2 x 10 = 20
GUEST PARKING = 2
TOTAL PARKING PROPOSED = 22
- VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
- TRASH BIN FOR RESIDENTS ARE IN COMMON AREA, AND TRASH PICK UP ARE FROM COMMON ACCESS AREA.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE [Q] R3-1-O PURSUANT TO ORDINANCE NO. 185462
- THE SITE IS NOT IN FLOOD ZONE AREA
- MAXIMUM BUILDING HEIGHT IS 35'-0" PER Q CONDITION OF ORDINANCE NO.168193
- EXISTING ZONING: [Q] R3-1-O
- PROPOSED ZONING: [Q] R3-1-O
- THE SITE IS IN Z1-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
- THE SITE IS IN METHANE ZONE
- REVISED TO THE MAP, DATE: 3-27-2020



EXISTING SITE



PROPOSED SITE

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 185462



PARCEL DATA		SETBACK			
LOT NO.	LOT SIZE (S.F.)	EAST	SOUTH	WEST	NORTH
LOT 1	1,951.38	15'-0"(F)	9'-6"(S)	0'-4"(R)	5'-0"(S)
LOT 2	1,204.73	0'- 4"(S)	9'-6"(R)	0'- 4"(S)	5'- 0"(F)
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LOT 10	2,372.35	0'- 4"(S)	5'-0"(F)	20.35'(S)	9'-6"(R)

LEGEND:

T	R	TRASH BIN & RECYCLING, SEE PROPOSED SITE PLAN HEREON FOR TRASH LOCATIONS
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A diagram of a circular lot with a dashed outer boundary. Inside the circle, there are three points labeled F, S, and R. F is at the top, S is on the left, and R is at the bottom. Arrows point from the text labels to the corresponding points: F = FRONT YARD, S = SIDE YARD, and R = REAR YARD.

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

