

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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VINCENT P. BERTONI, AICP
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DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 19, 2019

Grant Keene (A) (O)
WJK Development
16520 Bake Parkway, Unit 105
Irvine, CA 92618

Ben Rocca (R)
Rocca Development, Inc.
20501 Ventura Boulevard, Unit 375
Woodland Hills, CA 91364

Case No.: VTT-82058-SL

Related Case: DIR-2018-1630-CDO

Address: 3409-3421 North Fletcher Drive

Planning Area: Northeast Los Angeles

Zone: RD1.5-1-CDO

D.M.: 154-5A215

CD: 13

CEQA: ENV-2018-1631-CE

**Legal Description: Lots FR 98, FR 99, Tract TR
3122**

LETTER OF CLARIFICATION

On March 22, 2019, the Deputy Advisory Agency approved with conditions a Vesting Tentative Tract Map for the subdivision of three (3) parcels into 17 lots for the purpose of constructing 17 Small Lot homes pursuant to the Small Lot Subdivision Ordinance No. 176,354, and a Zoning Administrator Adjustment for an over-in-height 9.5-foot tall retaining wall, in lieu of the maximum 8-feet in height allowed in the required side and rear yards as shown on map stamp-dated January 15, 2019.

On December 18, 2019, the Department of City Planning received a request from the Bureau of Engineering (BOE) requesting that the Department revise BOEs conditions in the Letter of Determination to eliminate a condition that was not intended to be included.

As such, Condition of Approval Numbers S-3(i)(c)(d) and (e) are hereby removed as follows:

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

- a. Construct new street lights: two (2) on Fletcher.

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 conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Fletcher Drive being dedicated and adjoining the subdivision by the removal of the existing sidewalk and the construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway; or a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - b. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
 - ~~c. Improve the alley turning area satisfactory to the City Engineer, including any necessary removal and reconstruction of the existing improvements.~~
 - ~~d. Improve Fletcher Drive being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvement.~~
 - ~~e. Improve the newly dedicated corner cut with concrete sidewalk.~~
 - f. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

All other terms and Conditions of DIR-2018-1630-CDO shall remain as originally granted.

VINCENT P. BERTONI, AICP
Deputy Advisory Agency

A handwritten signature in cursive script, appearing to read "nicole Sánchez".

Nicole Sánchez, City Planner
Central Project Planning Division
Department of City Planning
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Los Angeles CA 90012

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: March 22, 2019

Appeal End Date: April 1, 2019

Grant Keene (A) (O)
WJK Development
16520 Bake Parkway, Unit 105
Irvine, CA 92618

Ben Rocca (R)
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Case No.: VTT-82058-SL
Related Case: DIR-2018-1630-CDO
Address: 3409-3421 North Fletcher Drive
Planning Area: Northeast Los Angeles
Zone: RD1.5-1-CDO
D.M.: 154-5A215
CD: 13
CEQA: ENV-2018-1631-CE
Legal Description: Lots FR 98, FR 99, Tract
TR 3122

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency adopted a Categorical Exemption from environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines, and approved Vesting Tentative Tract No. 82058-SL composed of three (3) parcels, located at 3409-3421 North Fletcher Drive, for a maximum of 17 lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, and a Zoning Administrator Adjustment for an over-in-height 9.5-foot tall retaining wall, in lieu of the maximum 8-feet in height allowed in the required side and rear yards as shown on map stamp-dated January 15, 2019 in the Northeast Los Angeles Community Plan area. This unit density is based on the RD1.5 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall 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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Ms. Julia Li by calling (213) 202-3484.

1. That 3-foot wide strips of land be dedicated along Fletcher Drive adjoining portions of the tract to complete a 43-foot wide half public right-of-way in accordance with Avenue II of the LA Mobility Plan.
2. 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.
3. 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.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. 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.
7. 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.
8. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only - **contact Eric Wong at (213) 482-6876** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

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. Provide a copy of DIR-2018-1630-CDO. Show compliance with all the conditions/requirements of the case as applicable.
- c. Show all street dedication(s) 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.
- d. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

Notes:

The project site is within the Cypress Park and Glassell Park Community Design Overlay District.

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 satisfaction 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.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

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

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 N. Figueroa Street, 3rd floor. 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) 482-6504. You should advise any consultant representing you of this requirement as well.

11. Access for Fire Department apparatus and personnel to and into all structures shall be required.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Submit plot plans indicating access road and turning area for Fire Department approval.
18. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
19. 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.
20. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
21. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
22. 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.
23. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

24. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
25. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
26. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
27. 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.
28. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
29. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 220-8066**. You should advise any consultant representing you of this requirement as well.

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 Nos. 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 that there are easements contained within the property. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

Note: This Approval is for the Tract Map only and represents the office of the Bureau of Sanitation/WCSD. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District office of the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(d))

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information, please feel free to contact the RAP Park Fee staff at (213) 202-2682.

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

BUREAU OF STREET LIGHTING

33. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (CofO), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
34. Construct new street lights: two (2) on Fletcher Drive.

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 conditions, 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.

INFORMATION TECHNOLOGY AGENCY

35. 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 CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at the Metro, Valley, or West LA Development Services Centers, unless otherwise indicated.

36. 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 17 lots.
 - b. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.

- c. Limit the retaining wall and guardrail to 9.5-feet, in lieu of 8-feet in the required side and rear yards. Prior to the issuance of sin-offs, the subdivider shall submit elevations of the over-in-height retaining walls to the satisfaction of the Advisory Agency.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

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

Lot No.	Front Yard	Rear Yard	Side Yard	Side Yard	Lot No.	Front Yard	Rear Yard	Side Yard	Side Yard
1	15' (east)	5' (west)	4" (south)	5' (north)	10	5' (north)	5' (south)	4" (east)	4" (west)
2	15' (east)	5' (west)	4" (south)	4" (north)	11	5' (north)	5' (south)	4" (east)	5' (west)
3	15' (east)	5' (west)	4" (south)	4" (north)	12	10' (west)	5' (east)	4" (south)	5' (north)
4	15' (east)	5' (west)	5' (south)	4" (north)	13	10' (west)	5' (east)	4" (south)	4" (north)
5	5' (west)	5' (east)	4" (south)	5' (north)	14	10' (west)	5' (east)	4" (south)	4" (north)
6	5' (west)	5' (east)	4" (south)	4" (north)	15	10' (west)	5' (east)	4" (south)	4" (north)
7	5' (west)	5' (east)	5' (south)	4" (north)	16	10' (west)	5' (east)	4" (south)	4" (north)
8	5' (north)	5' (south)	15' (east)	4" (west)	17	10' (west)	5' (east)	5' (south)	4" (north)
9	5' (north)	5' (south)	4" (east)	4" (west)					

(ii) The width of the common access driveway shall be a minimum of 20 feet and shall remain clear to the sky.

- 37. Provide a copy of related DIR case (DIR-2018-1630-CDO). Show compliance with all the conditions/requirements of the DIR case as applicable.
- 38. 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.

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.

That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation do the covenant and agreement.

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.

40. 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.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
- (a) Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the 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.
 - (b) All other conditions applying to Model Dwellings under Section 12.22 A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify

tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

- (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. Construct new street lights: two (2) on Fletcher.
- 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 conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street

Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Fletcher Drive being dedicated and adjoining the subdivision by the removal of the existing sidewalk and the construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway; or a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - b. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
 - c. Improve the alley turning area satisfactory to the City Engineer, including any necessary removal and reconstruction of the existing improvements.
 - d. Improve Fletcher Drive being dedicated and adjoining the subdivision by the removal of existing sidewalk and construction of a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvement.
 - e. Improve the newly dedicated corner cut with concrete sidewalk.
 - f. 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.

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):

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines.

The project is for the demolition of six (6) structures including an existing one (1)-story, 89-year old, 1,264 square foot single family dwelling; one (1)-story, 90-year old, 908 square foot single family dwelling; one (1)-story, 39-year old, 720 square foot restaurant; and one (1)-story, 97-year old, 776 square foot single family dwelling for the construction of 17 small lot dwellings and a haul route for the import of 2,250 cubic yards and the export of 2,000 cubic yards. As 17 dwellings, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD1.5-1-CDO and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.62 acres. Lots adjacent to the subject site are developed with the following urban uses: single family residential, multi-family residential, and commercial/restaurant use. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no Protected Trees on the site, as identified in the Tree Report prepared by Jan C. Scow Consulting Arborist #382. There are, however, three (3) Protected Street Trees that may be impacted by the Project. At the time of preparation of the Tree Report, no trees were proposed to be removed. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that

the construction of a 17-lot small lot subdivision will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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 is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes an existing one (1)-story, 89-year old, 1,264 square foot single family dwelling; one (1)-story, 90-year old, 908 square foot single family dwelling; one (1)-story, 39-year old, 720 square foot restaurant; and one (1)-story, 97-year old, 776 square foot single family dwelling and the construction of 17 small lot dwellings in an area zoned and designated for such development. All adjacent lots are developed with single family residential, multi-family residential, and commercial use, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) which is less than what the site is permitted to have, which is a maximum FAR of 3:1. The project proposes a maximum of 45-foot height limits which is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential projects in the area or in the construction phase in the 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. The Topanga Canyon State Scenic Highway is about 30 miles west of the subject site. 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 any site in the vicinity, is 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. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Vesting Tentative Tract Map No. 74749, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

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

The project site is located within the Northeast Los Angeles Community Plan area, one of the 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the project site with a land use designation of Low Medium II Residential with the corresponding zones of RD1.5, RD2, RW2 and RZ2.5. The site is

zoned RD1.5-1-CDO, which is consistent with the land use designation. The site is within the Cypress Park and Glassell Park Community Design Overlay (CDO) and the East Los Angeles State Enterprise Zone. The site is in Height District 1 which restricts the height of development to 45-feet.

The project proposes 17 small lots containing 17 single-family dwellings measuring four (4)-stories, a maximum of 45-feet in height, and range in size from 1,505 square feet to 2,000 square feet. There is a related case (DIR-2018-1630-CDO) which demonstrates how the proposed project complies with the Cypress Park and Glassell Park CDO.

The project will, therefore, be consistent with the adopted zones, their lot area requirements and density limitations. The project will provide much needed new home ownership opportunities within the Northeast Los Angeles Community Plan area.

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

The adopted Northeast Los Angeles Community Plan designates the subject property for Low Medium II residential land uses with the corresponding zones of RD1.5-1-CDO. The property contains approximately 0.62 acres. The proposed subdivision for 17 small lots is allowable under the current RD1.5 Zone, and the Low Medium II land use designation. The property is not located within the jurisdiction of any adopted Specific Plan but is within the adopted Cypress Park and Glassell Park Community Design Overlay.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to dedicate a 3-foot wide strip of land along Fletcher Drive adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of the LA Mobility Plan.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prove areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The development of this tract is an infill development in an otherwise mixed-density and mixed-use neighborhood.

The project site consists of 33,296 gross square feet of land, and is currently improved with three (3) single family dwellings and one (1) restaurant, which will be demolished as part of the implementation of the proposed project. The project site is located within the Hollywood Fault Zone. The site is not identified as having hazardous waste or past remediation.

The Grading Division of the Department of Building and Safety concluded on May 1, 2018, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. The Applicant shall comply with any requirements of the Department of

Building and Safety, Grading Division for recordation of the final map and issuance of any permit. Therefore, the site is physically suitable for the proposed project.

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

The project site consists of three (3) parcels with frontage along Fletcher Drive. The street frontage along Fletcher Drive measures approximately 150-feet.

The adjacent properties across Fletcher Drive are zoned RD1.5-1-CDO and have a similar proposed project currently seeking entitlements for the subdivision of an 18-small lot development. There is also an elementary school at the corner of Fletcher Drive and Avenue 34. The adjacent properties to the east are zoned RD1.5-1-CDO and are developed with multi-family and single family residential uses. The adjacent properties to the west are zoned RD1.5-1-CDO and are developed with multi-family residential uses. Adjacent properties to the north and directly abutting the subject site are zoned RD2-1-CDO and are developed with multi-family residential units.

The proposed subdivision of 17 small lots is allowable under the current RD1.5-1-CDO Zone, and the Low Medium II multi-family land use designation.

The Department of Building and Safety, Grading Division has reviewed the project and determined that the site is physically suitable for the proposed type of development. Per the requirements of the RD1.5 Zone and the Small Lot Ordinance, the site is sufficient in size for the proposed subdivision. Therefore, the site is physically suitable for the proposed density of 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.

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Section 15332 of the CEQA State Guidelines, and no substantial environmental damage would be caused through the proposed improvements.

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

There will 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.

While the proposed 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 proposed tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

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

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

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

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

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

ADJUSTMENT FINDINGS

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

The proposed project includes an Adjustment request of not more than 20 percent for an over-in-height wall not to exceed nine (9)-feet six (6)-inches in lieu of the otherwise allowed eight (8)-feet. The purpose of the request is to improve the drainage and prevent the need for a sump pump to be installed at the property. The over-in-height wall will be located in the required side and rear yards. The wall will have no visual impact to the site or adjacent uses.

As a proposed 17 unit small lot development, the proposed project complies with all other applicable regulations of the zone. There are no other deviation requests proposed as part of the proposed project and it therefore conforms to the intent of the regulations.

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

The project proposes 17 small lots containing 17 single-family dwellings measuring four (4)-stories, a maximum of 45-feet in height, and range in size from 1,505 square feet to 2,000 square feet. There is a related case (DIR-2018-1630-CDO) which demonstrates how the proposed project complies with the Cypress Park and Glassell Park CDO. The project will, therefore, be consistent with the adopted zones, their lot area requirements and density limitations.

Adjacent properties are zoned RD1.5-1-CDO and RD2-1-CDO and are developed with an elementary school, multi-family residential uses and single family residential uses. The site across the street from the subject site has a similar proposed project currently seeking entitlements for the subdivision of an 18-small lot development.

The Adjustment request of not more than 20 percent for an over-in-height wall not to exceed nine (9)-feet six (6)-inches in lieu of the otherwise allowed eight (8)-feet would improve the drainage and prevent the need for a sump pump to be installed at the property. The wall would be located in the required rear and side yards but would not visually impact the subject site or adjacent uses.

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

The proposed project is located within the adopted Northeast Los Angeles Community Plan which designates the subject property for Low Medium II residential land uses with the corresponding zone of RD1.5-1-CDO. The property contains approximately 0.62 acres. The proposed subdivision for 17 small lots is allowable under the current RD1.5 Zone, and the Low Medium II land use designation. The property is not located within the jurisdiction of any adopted Specific Plan but is within the adopted Cypress Park and Glassell Park Community Design Overlay. There is a related case (DIR-2018-1630-CDO) which demonstrates how the proposed project complies with the Cypress Park and Glassell Park CDO. The project will therefore, be in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and the applicable CDO.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. 82058-SL.

VINCENT P. BERTONI, AICP



Kevin Golden
Deputy Advisory Agency



Jane Choi
Senior City Planner

VPB:KG:JC:NS

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

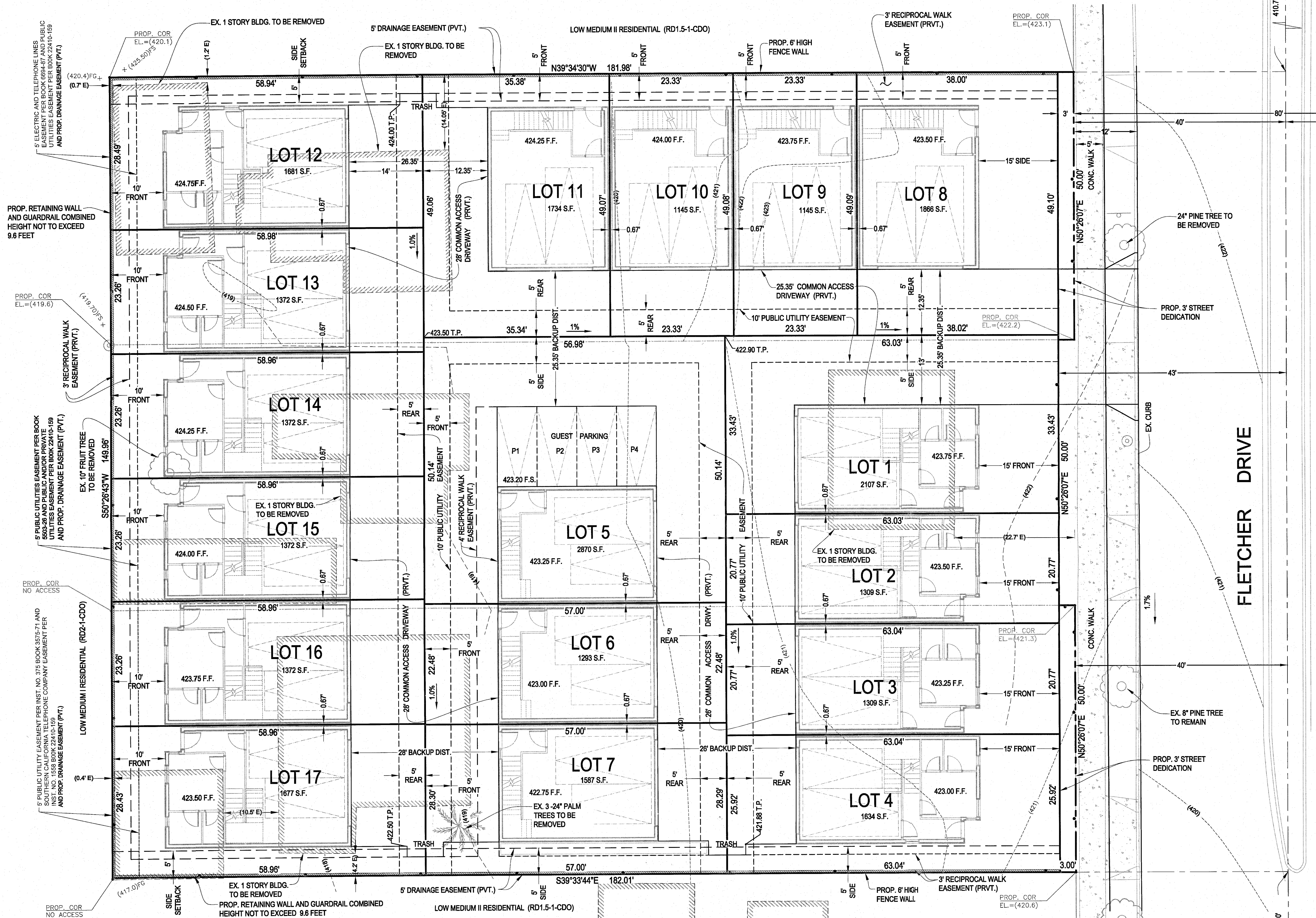
West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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

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

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050 or (310) 231-2901.

VESTING TENTATIVE TRACT MAP NO. 82058
FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGAL DESCRIPTION:
LOT 98 AND THE NORTHEAST ONE-HALF OF LOT 98 OF TRACT NO. 3122 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM:
THE SOUTHEASTERLY 10' OF THE NORTHEAST ONE-HALF OF SAID LOT 98, AND THE SOUTHEASTERLY 13' OF THE SOUTHWEST ONE-HALF OF SAID LOT 99, AND THE SOUTHEASTERLY 10' OF THE NORTHEAST ONE-HALF OF SAID LOT 99.

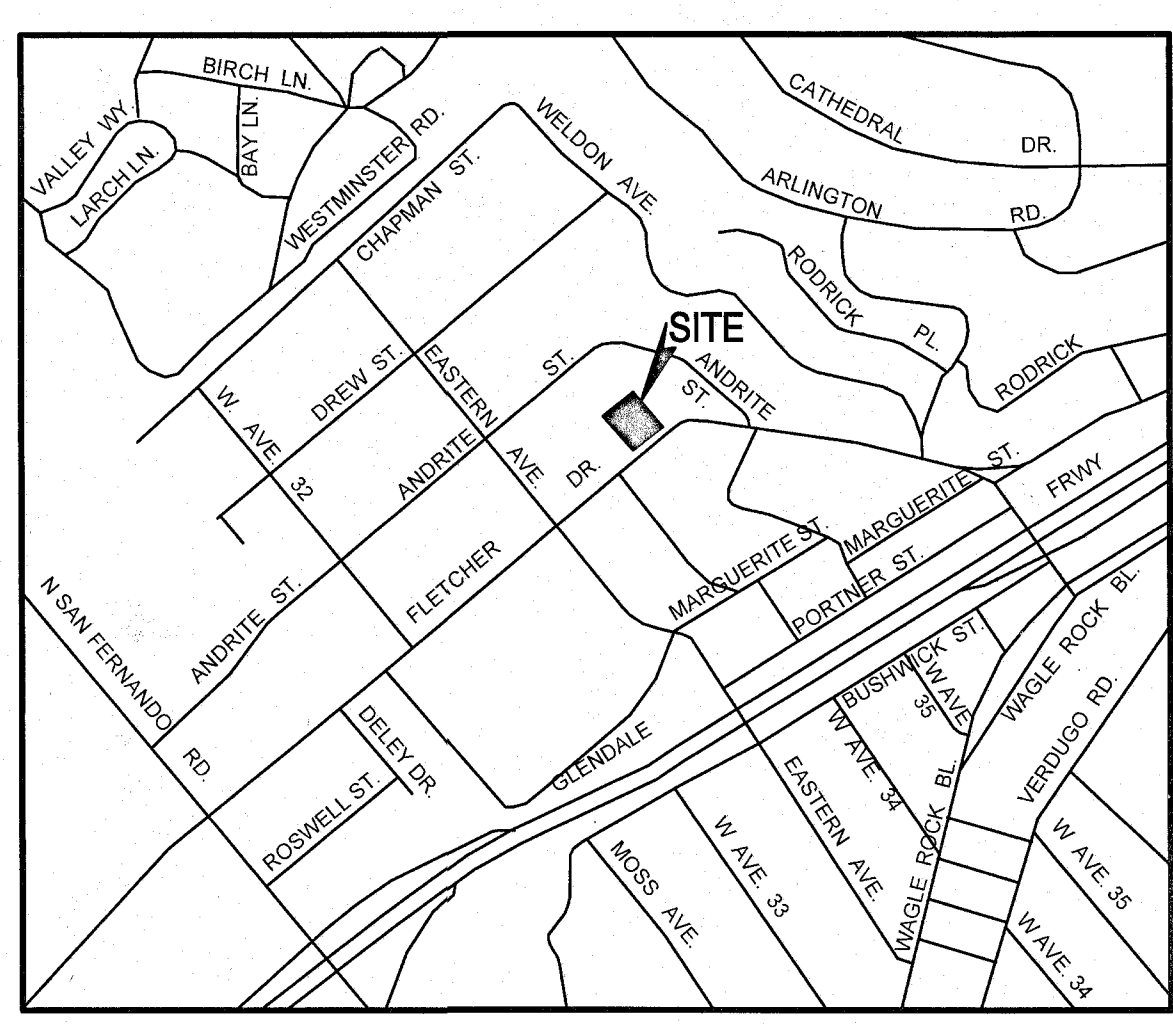
APN: 5458-024-019, 5458-024-021, 5458-024-038

OWNER / SUBDIVIDER
NEXTGEN HOMES LLC
16520 BAKE PKWY #105, IRVINE, CA 92618
TEL. (800) 710-1393

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

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
JAN 15 2019
REVISOR'S MAP
EXTENSION OF TIME
MODIFIED
DEPUTY ADVISORY AGENCY

SETBACK MATRIX					
LOT #	FRONT	REAR	SIDE 1	SIDE 2	BLDG. CLEARANCE
1	15'-0" (EAST)	5'-0" (WEST)	0'-4" (SOUTH)	5'-0" (NORTH)	8'
2	15'-0" (EAST)	5'-0" (WEST)	0'-4" (SOUTH)	0'-4" (NORTH)	8'
3	15'-0" (EAST)	5'-0" (WEST)	0'-4" (SOUTH)	0'-4" (NORTH)	8'
4	15'-0" (EAST)	5'-0" (WEST)	5'-0" (SOUTH)	0'-4" (NORTH)	8'
5	5'-0" (WEST)	5'-0" (EAST)	0'-4" (SOUTH)	5'-0" (NORTH)	8'
6	5'-0" (WEST)	5'-0" (EAST)	0'-4" (SOUTH)	0'-4" (NORTH)	8'
7	5'-0" (WEST)	5'-0" (EAST)	5'-0" (SOUTH)	0'-4" (NORTH)	8'
8	5'-0" (NORTH)	5'-0" (SOUTH)	15'-0" (EAST)	0'-4" (WEST)	8'
9	5'-0" (NORTH)	5'-0" (SOUTH)	0'-4" (EAST)	0'-4" (WEST)	8'
10	5'-0" (NORTH)	5'-0" (SOUTH)	0'-4" (EAST)	0'-4" (WEST)	8'
11	5'-0" (NORTH)	5'-0" (SOUTH)	0'-4" (EAST)	5'-0" (WEST)	8'
12	10'-0" (WEST)	5'-0" (EAST)	0'-4" (SOUTH)	5'-0" (NORTH)	8'
13	10'-0" (WEST)	5'-0" (EAST)	0'-4" (SOUTH)	0'-4" (NORTH)	8'
14	10'-0" (WEST)	5'-0" (EAST)	0'-4" (SOUTH)	0'-4" (NORTH)	8'
15	10'-0" (WEST)	5'-0" (EAST)	0'-4" (SOUTH)	0'-4" (NORTH)	8'
16	10'-0" (WEST)	5'-0" (EAST)	0'-4" (SOUTH)	0'-4" (NORTH)	8'
17	10'-0" (WEST)	5'-0" (EAST)	5'-0" (SOUTH)	0'-4" (NORTH)	8'



- NOTES:**
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1-CDO ZONE, PURSUANT TO ORDINANCE NO. 185,462.
 - HAUL ROUTE TO IMPORT 2,950 CUBIC YARDS OF EARTH MATERIALS PURSUANT TO SEC. 7006.7.5 OF LOS ANGELES CITY BUILDING CODE.
 - RELIEF FROM LAMC SEC. 12.22.C.20 (f)(3) TO ALLOW RETAINING WALL AND GUARDRAIL COMBINED HEIGHT OF NOT MORE THAN 9.6 FEET.
 - THERE ARE NO, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
 - CITY SEWER IS AVAILABLE.
 - SITE DRAINAGE WILL BE CONDUCTED TO GRIFFITH PARK BLVD.
 - THERE ARE NO WELLS ON THE PROPERTY.
 - THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS, EXCEPT THE SITE IS WITHIN HOLLYWOOD FAULT ZONE.
 - PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
 - PROJECT SITE IS NOT WITHIN THE VICINITY OF MULHOLLAND SCENIC PARKWAY.

SUMMARY:
PROPOSED NUMBER OF LOTS: 17
NUMBER OF RESIDENCE PARKING PROVIDED: 34
NUMBER OF GUEST PARKING PROVIDED: 4
EXISTING NUMBER OF UNITS TO BE REMOVED: 4
EXISTING NUMBER OF STRUCTURES TO BE REMOVED: 7
MAXIMUM BUILDING HEIGHT: 45 FT.
APN: 5458-024-019, 5458-024-038, 5458-024-021
SITE GROSS AREA = 33,298 S.F.
SITE NET AREA = 27,149.5 S.F.
EARTHWORK QUANTITIES:
CUT: 25 C.Y.
FILL: 2,975 C.Y.
IMPORT: 2,950 C.Y.
EXISTING AND PROPOSED ZONING: RD1.5-1-CDO
EXISTING AND PROPOSED LAND USE: LOW MEDIUM II RESIDENTIAL

LEGEND:
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
(E) INDICATES EXISTING
E.L. ELEVATION
E.P. EDGE OF PAVEMENT
EX. EXISTING
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
G.B. GRADE BREAK
T.P. TOP OF PAVEMENT
PROP. PROPOSED
PRVT. PRIVATE

SCALE: 1" = 10'
0 10' 20'
JANUARY 10, 2019

VESTING TENTATIVE TRACT MAP NO. 82058
3409, 3411, & 3421 FLETCHER DR., LOS ANGELES, CA 90065

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

VICINITY MAP

PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER
NO. 33508
CIVIL
STATE OF CALIFORNIA
1/10/2019

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 864-9311
FAX. (310) 450-4742
SHEET 1 OF 1
PFN: 1711-442