

**DEPARTMENT OF
CITY PLANNING**

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DEPUTY DIRECTOR

March 9, 2023

Owner/Applicant

Maj Ridgewood LLC
1499 Huntington Drive Suite 500
South Pasadena, CA 91030

Representative

Jonathan E. Hakimi
Summit Development Consulting

RE: Tentative Tract Map No. VTT-78231-SL
Related Cases: None
Address: 916-926 North Ridgewood Place
Community Plan: Hollywood
Council District: 13 – Hugo Soto-Martinez
Existing Zone: RD1.5-1XL
CEQA: ENV-2017-5449-CE

EXTENSION OF TIME

On July 25, 2018, the Deputy Advisory Agency (DAA) approved Vesting Tentative Tract No. 78231-SL (VTT Approval) for the approved 10 small lots, located at 916-926 North Ridgewood Place in the Hollywood Community Plan. There was a letter of clarification issued on July 31, 2019, regarding revisions to Condition 23(e)(2).

Pursuant to LAMC Section 17.07 A.1, the initial life of the VTT Approval is three years. Absent an applicable extension of time or tolling, the subdivider shall record the final map within this period, or in this instance by July 25, 2021.

In accordance with the provisions of Government Code Section 65914.5(b) (Assembly Bill 1561 (2020)), the VTT Approval is eligible for an 18-month extension, thereby extending the VTT Approval's expiration date to January 25, 2023.

On February 27, 2023, the Subdivider's Representative, Jonathan E. Hakimi from Summit Development Consulting, contacted the DAA, and provided written correspondence to City Planning, along with documentation regarding the map's eligibility for tolling under the development moratorium provisions of the Subdivision Map Act, pursuant to Government Code Section 66452.6(f). Specifically, this letter cites evidence of Los Angeles Department of Water and Power (LADWP), a public agency, and a 7-month delay (between January 2022, *prior to the* January 25, 2023 expiration date, and August 2022) associated with the relocation of an existing water meter, pursuant to VTT Approval Conditions of Approval Nos. S-1(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] and 16 [LADWP Condition re: LADWP's Water Services Organization and compliance with LADWP's Water System Rules and requirements]]. See also, **Exhibit B**. The delays were based on easements, plotted on the final map, which are based on LADWP's design of water and power services for the VTT Approval.

Based on the DAA's review of the documentation and evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium tolling applies to the map entitlement, approved under VTT-78261-SL, specifically the provisions set forth in Government Code Section 66452.6(f)(1), related to the Bureau of Engineer's Conditions of Approval Nos. 1-9, S1-S3, 16 (LADWP), 18 (Sanitation).

Therefore, the VTT Approval shall be tolled for a 7-month period from January 25, 2023 (the date of time extension from provisions of Government Code Section 65914.5(b)) and from which time the subject Conditions were unenforceable due to public agency delay.

Therefore, the new expiration date for the subject map is **August 25, 2023.**

VINCENT P. BERTONI, AICP
Director of Planning



Nelson Rodriguez
Deputy Advisory Agency
VPB:AMV: NR

cc: Councilmember Hugo Soto-Martinez

Encls.: Exhibit A – February 27, 2023, Email Correspondence; March 3, 2023 Letter from J. Hakimi of Summit Development Consulting to A. Vidal of City Planning and Supporting Documentation
Exhibit B – Email correspondences from applicant to LADWP



Exhibit A - Email Correspondence and Letter

Anna Vidal <anna.vidal@lacity.org>

Re: 916 N Ridgewood PI - AB 1561 Time Extension Request (VTT-78231-SL)

1 message

Jonathan Hakimi <summitdc.bh@gmail.com>

Mon, Feb 27, 2023 at 11:02 AM

To: Anna Vidal <anna.vidal@lacity.org>

Cc: "planning.mbc2@lacity.org" <planning.mbc2@lacity.org>, Ash Hammad <ahammad23@gmail.com>, Ben Rocca <brocca@roccadevelopment.com>, Alma Alvarado <alma.alvarado@compass.com>

Good Morning Anna,

Our contractor has outlined a major delay caused by LADWP for relocation of the existing water meter which effected the timeline of wet / dry utility installs across the board. The inverse effect of the delayed installs & planning were final clearances by LADWP power & water, which are required for recordation of the final map.

Please see attached email screenshots with LADWP, as well as an affidavit from the contractor stating that LADWP caused 7 months in delays due to their non-action.

The subdivider and contractor have made continuous efforts for completion of the final map & construction of the homes since issuance of the LOD. If it were not for major delays caused by the local utility provider, the map would have be recorded by now.

All final map conditions will be cleared upon payment of property taxes for the upcoming year. The assessments have already been distributed by the assessor's office and LA County Public Works. They will be paid once we receive extension of the map.

We will need 3 months for the recordation of the final map, or however long it will take for our map to be processed by the City Clerk for approval by City Council.

Sincerely,

Jonathan E. Hakimi

President

Summit Development Consulting

Direct: (310) 405-9548

From: Anna Vidal <anna.vidal@lacity.org>
Date: Friday, February 24, 2023 at 4:03 PM
To: Jonathan Hakimi <summitdc.bh@gmail.com>
Cc: planning.mbc2@lacity.org <planning.mbc2@lacity.org>, Ash Hammad <ahammad23@gmail.com>, Ben Rocca <brocca@roccadevelopment.com>, Alma Alvarado <alma.alvarado@compass.com>
Subject: Re: [916 N Ridgewood PI](#) - AB 1561 Time Extension Request (VTT-78231-SL)

Hello Jonathan,

You may provide all information and a one page explanation of the delays. You may attach proof to the one page explanation. Also please provide how much time you will need to record the map, if you are close to recording the map.

Thank you.



Anna M. Vidal

Pronouns: She/her/hers - hablo español

Senior City Planner

Los Angeles City Planning

6262 Van Nuys Blvd., 2nd floor

Van Nuys, CA. 91401

Planning4LA.org

T: (213) 482-7079

Holiday: Mar. 27



On Thu, Feb 23, 2023 at 3:58 PM Jonathan Hakimi <summitdc.bh@gmail.com> wrote:

Hi Anna,

According to the owner & contractor, there were many delays caused by LADBS & LADWP that we can prove up. How should we go about providing the proof of delays for the approval of the final map?

Thank you,

Jonathan E. Hakimi

President

Summit Development Consulting

Direct: (310) 405-9548

From: Anna Vidal <anna.vidal@lacity.org>

Date: Thursday, February 23, 2023 at 3:46 PM

To: Jonathan Hakimi <summitdc.bh@gmail.com>

Cc: planning.mbc2@lacity.org <planning.mbc2@lacity.org>, Ash Hammad <ahammad23@gmail.com>, Ben Rocca <brocca@roccadevelopment.com>, Alma Alvarado <alma.alvarado@compass.com>

Subject: Re: [916 N Ridgewood PI](#) - AB 1561 Time Extension Request (VTT-78231-SL)

Hello Jonathan,

The subject map qualifies for AB 1561, unfortunately it expired on January 25, 2023. Therefore it is not eligible for Chapter 1 time extension.

Thank you.



Anna M. Vidal

Pronouns: She/her/hers - hablo español

Senior City Planner

Los Angeles City Planning

6262 Van Nuys Blvd., 2nd floor

[Van Nuys, CA. 91401](#)

Planning4LA.org

T: (213) 482-7079

Holiday: Feb. 20



On Tue, Feb 21, 2023 at 11:16 AM Jonathan Hakimi <summitdc.bh@gmail.com> wrote:

| Good Morning Anna,

I originally completed the AB 1561 time extension request google form, but I was advised that this is not the correct means of submission.

We are requesting the extension of VTT-78231-SL via AB 1561. The LOD is dated July 25, 2018 (before March 4, 2020) and expired 3 years after on July 25, 2021 (before Dec. 31, 2021). Letter of clarification from 7/31/19 is also provided here.

Building permits are active & the homes are set to be complete in the next couple weeks. We are currently pursuing recordation of the final map, estimated recordation within the next 2 months.

Please advise if an extension can be issued so we can proceed with recordation & bring these units to the housing market ASAP.

Thank you,

Jonathan E. Hakimi

President

Summit Development Consulting

Direct: (310) 405-9548

From: Google Forms <forms-receipts-noreply@google.com>

Date: Wednesday, February 15, 2023 at 3:22 PM

To: summitdc.bh@gmail.com <summitdc.bh@gmail.com>

Subject: AB 1561 Time Extension Request

Google Forms

Thanks for filling out [AB 1561 Time Extension Request](#)

Here's what was received.

March 3, 2023

Attn: Los Angeles Department of City Planning C/O Anna Vidal

Re: 916 N. Ridgewood Pl. - VTT-78231-SL – Tract Map Time Extension

Dear Anna Vidal,

In accordance with California Government code section 66452.6 (f), we are requesting an extension of vesting tentative map VTT-78231-SL. This extension request is based on a “development moratorium”, as defined within the subsection, caused by the Los Angeles Department of Water and Power (LADWP). LADWP is the public agency that regulates the provision of services to the property in question and provides their approval of the subdivision through the tract clearance process which involves the recordation of easements for public utilities. Easements are plotted on the final map are based on LADWP’s design of water & power services for the tract or subdivision.

LADWP is responsible for providing tract clearances for this project’s water & power systems. LADWP’s *inaction* of relocating the water meter upon request of the developer resulted in delays in recordation of the final map. The developer had followed up with LADWP multiple times from initial requests for meter relocation starting February 2022 through August 2022.

Accompanied by this letter are exhibits inclusive of correspondence between LADWP and the developer.

Exhibit A

The contractor, Chad Farnan of WJK Development, filed a service request to LADWP for the relocation of the 2” water meter on February 7, 2022.

Exhibit B

Chad Farnan emails Amy Kurakusu May 18, 2022 for an update on the relocation request. Chad had not heard back from LADWP water following his initial service request over three months earlier. Although there is no email proof, Chad stated that he had called & left emails for Amy “dozens of times” in between these dates with no response. This is a 3-month delay caused by LADWP.

Amy responds, same day, directing Chad to reach out to Cynthia Taylor, who is a new water business representative for LADWP.

Exhibit C

Cynthia Taylor responds to Chad Farnan May 18, 2022 with LADWP's cost letter for the "setback" of the water meter.

Exhibit D

LADWP sent Chad a fee to pay fees, on June 16, 2022. The fee sent to Chad was not working for payment. Chad asked LADWP to resend the payment link on June 17, 2022. Chad does not receive any response. Chad follows up on July 7, 2022 requesting a new working payment link.

Exhibit E

On July 12, 2022, Chad reaches out to Cynthia Taylor via email after speaking over the phone. Chad inquires if the SDRF fees are required since the area of work is to be restored under the B Permit. Chad never received a response from Cynthia.

Exhibit F

Amy Kurakusu (LADWP Water) takes over the project from Cynthia due to Cynthia's non-response. Amy sends new payment instructions to Chad for the SDRF fees on August 4, 2022.

Exhibit G

Internal correspondence between Amy & LADWP Water's Ethel Perez on August 4, 2022 to see if the SDRF fees have been paid. There seems to be confusion as to who can locate the fees.

Exhibit H

Grant from WJK Development requested install dates from the Water Utility Supervisor, Travis Deaton, on August 10, 2022. Travis responds and says that the project is still in permitting and that he cannot do anything.

Exhibit I

Site photos provided to demonstrate that the homes are constructed with common areas & interiors complete. The homes are within weeks of completion, pending recordation of the final map.

Based on the evidence provided in Exhibits A-I, we request that vesting tentative map VTT-78231-SL be granted a one-year time extension for the recordation of the final map based on CA Gov. Code section 66452.6 (f)

Sincerely,

Jonathan E. Hakimi
President
Summit Development Consulting
Direct: (310) 405-9548

Exhibit B - email correspondences

3 of 7

LA DWP Water Service Work: HOLD PLACED on 916 N Ridgewood Pl External

newwater@ladwp.com

Dear , Please note that your Water Service Work has been placed ON HOLD due to the following reason: SDRF/Permitting due please contact New Business to make pay

Thu, Jun 16, 2022, 1:00 AM

Chad Farnan

The link I have been sent is not working. Can you please send a new link? Thank you, Chad

Fri, Jun 17, 2022, 2:39 PM

Chad Farnan <chad@wijkdevelopment.com>

to Cynthia, Ethel

Hello Cynthia and Ethel,

I received this payment link for 916 Ridgewood to pay for the permit to move our water meter but the link is not working. Any way you could resend the link for this so we can have our meter scheduled for the move?

It is urgent as our B permit work is waiting on it and I have not been able to get a hold of anyone who can help.

Thank you,

Chad

Chad Farnan

Director of Operations and Finance

WJK Development Co.

(949)521-2216

www.wjkdevelopment.com

Reply

Reply all

Forward

Small New Water Service Request

External

Inbox x



Mon, Feb 7, 2022, 9:32 AM



 newwater@ladwp.com

to Chad ▾

Thank you for using the LADWP online new water service request form.

You have now completed the online portion of your service request. A Water Service Representative will contact you with a cost estimate for your project.

The information that you provided is listed below:

Form for: Small New Water Service Request

Form Data:

Contact Person Information

First name: Chad

Last name: Farnan

Email address: Chad@wikdevelopment.com

Phone number: 949-521-2216

Fax number:

Service address: 916 ridgewood, Los angeles, CA, 90038,

Property Information

Legal description of property: Wait Tract lot 16

Assessor's parcel number: 5536016019

Desired location of meter and service: 3 feet closer to PL

Service Information

Service size requested: 2 inch

Purpose of service: Domestic

Service use: Small lot subdivision

Desired in-service date: 03/15/2022

Plan check/permit number: C22269

Comments: Line has already been upgraded, just need it shifted over.



Chad Farnan <chad@wjkddevelopment.com>

to Amy ▾

May 18, 2022, 8:49 AM ☆ ↶ ⋮

Hello Amy,

Could you please update me on the status for this meter relocation at 916 Ridgewood you helped me out with? It has been over 3 months since I submitted the request and I have heard nothing back about it. It is holding our project up and I want to make sure we can have it moved soon.

Thank you,
Chad

Chad Farnan
Director of Operations and Finance
WJK Development Co.
[\(949\)521-2216](tel:(949)521-2216)
www.wjkdevelopment.com



Kurakusu, Amy <Amy.Kurakusu@ladwp.com>

to me ▾

May 18, 2022, 10:10 AM ☆ ↶ ⋮

Please contact the Water Service Representative assigned to your request Cynthia Taylor at (213) 367-1306 or cynthia.taylor@ladwp.com for status.



Chad Farnan <chad@wjkddevelopment.com>

to Amy ▾

May 18, 2022, 10:30 AM ☆ ↶ ⋮

Thank you Amy!

Chad Farnan
Director of Operations and Finance
WJK Development Co.

Online Request - 916 N Ridgewood Pl - Setback External Inbox x



Taylor, Cynthia <Cynthia.Taylor@ladwp.com>

to me ▾

Wed, May 18, 2022, 3:13 PM ☆ ↶ ⋮

Hello Mr. Faman,

Below is the Cost Letter for the Relocation (Setback) of the existing meter & service for the property address below.

Map No. 144-192

Mr. Chad Farnan

chad@wikdevelopment.com

(949) 521-2216

Subject: Water Facility Charges - Setback

916 North Ridgewood Place – **Service No. 1008912**

(APN: 5536-016-019; Wait Tract, Lot 16)

The cost to setback a 2-inch water meter and service **at least five feet from current location is \$5,110.00**. This charge has been calculated in accordance with present Los Angeles Department of Water and Power (LADWP) rules and charges.

Your payment will be accepted as a non-interest bearing advance, subject to revision as a result of changes in your plans. Payments based on currently effective charges will be binding for a period of one year. Non-standard installations may require an adjustment to normal charges, which could result in a significant increase to the amount quoted above. Tracts or properties not ready for installation of ordered water facilities within the one year period will be subject to adjustment based on the charges in effect at the time installations are performed. **New charges generally become effective July 1 of each year.**

Curbs must be installed in new streets and in existing streets subject to change of grade before we will install our portion of the water facilities.

Should you require additional information, please contact Ms. Cynthia Taylor at (213) 367-1306.

At this time, we are only accepting check payments by mail due to the COVID-19 virus. Checks should be payable to LADWP and along with a copy of this letter to: LADWP – Water New Business Attention: Cynthia Taylor, 111 North Hope Street, Room 1425, Los Angeles, California 90012

Please include a contact name, phone number, and an email address on all correspondence.

Sincerely,

LA DWP Water Service Work: HOLD PLACED on 916 N Ridgewood Pl External ⌵ Inbox x



newwater@ladwp.com

Thu, Jun 16, 2022, 1:00 AM ☆

Dear , Please note that your Water Service Work has been placed ON HOLD due to the following reason: SDRF/Permitting due please contact New Business to make pay



Chad Farnan

Fri, Jun 17, 2022, 2:39 PM ☆

The link I have been sent is not working. Can you please send a new link? Thank you, Chad



Chad Farnan <chad@wikdevelopment.com>

Thu, Jul 7, 2022, 10:53 AM ☆ ↶ ⋮

to Cynthia, Ethel ▾

Hello Cynthia and Ethel,

I received this payment link for 916 Ridgewood to pay for the permit to move our water meter but the link is not working. Any way you could resend the link for this so we can have our meter scheduled for the move?

It is urgent as our B permit work is waiting on it and I have not been able to get a hold of anyone who can help.

Thank you,

Chad

Chad Farnan
Director of Operations and Finance
WJK Development Co.
[\(949\)521-2216](tel:9495212216)
www.wikdevelopment.com

916 Ridgewood Meter Move ▾



Chad Faman <chad@wjkdevelopment.com>

to Cynthia, Grant, Ash ▾

Tue, Jul 12, 2022, 10:09 AM



Hello Cynthia,

I just spoke to you about the street restoration fee from the city for our project at 916 Ridgewood. We have a  permit for this work already and will be repairing the street already so is this fee still necessary?

Thank you,
Chad

Chad Faman
Director of Operations and Finance
WJK Development Co.
[\(949\)521-2216](tel:9495212216)
www.wjkdevelopment.com

↩ Reply

↩↩ Reply all

➦ Forward

LADWP SDRF Payment Request - 916 N Ridgewood Pl External > Inbox x



Kurakusu, Amy <Amy.Kurakusu@ladwp.com>
to me, Cynthia ▾

Thu, Aug 4, 2022, 2:43 PM ☆ ↶ ⋮

Hi Chad,
chad@wjkddevelopment.com
949.521.2216

The SDRF amount due for your water services at the subject address is \$356.30.
Service #1008912

Please submit payment at your earliest convenience to avoid any possible delays.
Check payment should be made out payable to LADWP, with the address written in the memo area, and mailed in with a copy of this email to:

LADWP
Water New Business
Attention: Cynthia Taylor
111 North Hope Street, Room 1425
Los Angeles, California 90012

You will know if your SDRF payment has been processed when you receive an email with the attached receipt.

From that point on, your point-of-contact will be the District Construction Supervisor listed below. Please direct all follow up questions to him, including scheduling, installation or status.

Travis Deaton
travis.deaton@ladwp.com
(213) 367-5680

To track your service request, please click on link below for general updates:
<https://mywaterservice.waterapps.ladwp.com/>

As mentioned in the cost letter, small service installations, enlargements or relocations can take up to 100-120 calendar days from the time the initial installation and equipment charges were paid. Please allow time for system payment and scheduling updates if you plan to inquire about status.

Thank you,

Amy Kurakusu
Los Angeles Department of Water and Power

916 Ridgewood Pl - SDRF Status Request External > Inbox x



Kurakusu, Amy <Amy.Kurakusu@ladwp.com>
to Ethel, me, Cynthia ▾

Thu, Aug 4, 2022, 9:46 AM ☆ ↶ ⋮

Hi Ethel,

I'm not sure if the SDRF amount for the subject address was sent to you or Cynthia. I'm thinking since you processed the initial payment, the SDRF was may have been sent to you.

Can you follow up with customer (copied on this email) when you have a chance?

DATE	ADDRESS	NAME	PHONE	EMAIL	NAME	DATE
2/7/2022	916 Ridgewood Pl	Chad Farnan	(949) 521-2216	chad@wjkddevelopment.com	Cynthia	2/10/2022

Thanks,

Amy Kurakusu
Los Angeles Department of Water and Power
Water New Business
111 North Hope Street, Room 1425
Los Angeles, CA 90012
(213) 367-4908

-----Confidentiality Notice-----

This electronic message transmission contains information from the Los Angeles Department of Water and Power, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.



Perez, Ethel <Ethel.Perez@ladwp.com>
to Amy, me, Cynthia ▾

Thu, Aug 4, 2022, 10:44 AM ☆ ↶ ⋮

Hi Amy,

This was indeed assigned to Cynthia and I have I not received the SDRF.

I requested a service verification for this address but meter shop said that it was a duplicate request as Cynthia had already done so previously.

Thank you.

Re: [EXTERNAL] Timing water meter move- 916 Ridgewood External > Inbox x



Grant Keene <grant@wikdevelopment.com>

to Travis, Ash, me ▾

Wed, Aug 10, 2022, 8:21AM ☆ ↶ ⋮

Hello Travis,

I know we paid the permit fee last week, who should I follow up with to make sure they have received and are processing it?

Grant Keene
President
WJK Development Co.
949/677/0668
Grant@wikdevelopment.com

www.wikdevelopment.com

New Office Address:
28392 Airoso St.
Rancho Mission Viejo, CA 92694

> On Aug 10, 2022, at 8:14 AM, Deaton, Travis D. <Travis.Deaton@ladwp.com> wrote:

>

> Good morning Grant,

>

> I can not give you an install date as your job is still in permitting. Permitting is out of my control and until all fees are paid and the permit is released I don't even have you job in my hands.

>

> Thank You

> Travis Deaton

> Water Utility Supervisor

> (213) 841-3062 cell

> (213)367-5680 office

>

>

> -----Original Message-----

> From: Grant Keene <grant@wikdevelopment.com>

> Sent: Wednesday, August 10, 2022 8:05 AM

> To: Deaton, Travis D. <Travis.Deaton@ladwp.com>

> Cc: Chad Faman <chad@wikdevelopment.com>

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TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: July 31, 2019

Ashrif Hammad (A)(O)
Maj Ridgewood, LLC
1499 Huntington Drive, Unit 500
South Pasadena, CA 91030

Kamran Kazemi (R)
Tala Associates
1916 Colby Avenue
Los Angeles, CA 90025

RE: Vesting Tentative Tract Map No. 78231-SL
Address: 916-926 North Ridgewood Place
Hollywood Planning Area
Zone : RD1.5-1XL
D. M. : 144B189
C. D. : 13 – O'Farrell
CEQA : ENV-2017-5449-CE

LETTER OF CLARIFICATION

On July 25, 2018, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 78231-SL for a maximum of 10 Small Lots and in accordance with LAMC Section 17.03-A, an Adjustment from Section 12.21.1-A,1 to permit a building height of 33 feet and four (4) inches, in lieu of the otherwise permitted 30 feet, for the purposes of a Small Lot Subdivision.

On July 23, 2019, the applicant submitted a request for a clarification of Condition No. 23(e)(2) of the Advisory Agency approval. The requested clarification is to address the Advisory Agency's intent as it relates to the Rooftop Open Space.

Condition No. 23(e)(2) reads as follows:

"The guardrail shall be located at least 5'-0" from the perimeter of the roof."

The intent of the Advisory Agency was to reduce the impact of the additional building height above 30 feet by requiring the guardrails be located at least five (5) feet from the perimeter of the roof. As guardrails between units do not contribute to the visual impact of the additional building height, the Advisory Agency did not intend to impose the five (5) foot guardrail perimeter requirement internally between the Small Lots. This requested clarification will not result in a material change to the project and meets the spirit and intent of the original grant.

Therefore the revised Condition No. 23(e)(2) reads as follows:

"The guardrail shall be located at least 5'-0" from the perimeter of the roof, except for those portions of the roof which are adjacent to a lot which is part of this subdivision."

All other conditions of Vesting Tentative Tract No. 78231-SL shall remain unchanged.

Vincent P. Bertoni, AICP
Advisory Agency

A handwritten signature in black ink, appearing to read 'Courtney Shum', with a long, sweeping horizontal line extending to the right.

COURTNEY SHUM
Deputy Advisory Agency

CS:ON:JL

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

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CITY OF LOS ANGELES
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LOS ANGELES, CA 90012-4801

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(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

Decision Date: July 25, 2018

Appeal Period Ends: August 6, 2018

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Vesting Tentative Map No.: VTT-78231-SL
916-926 North Ridgewood Place
Hollywood Planning Area
Zone : RD1.5-1XL
D. M. : 144B189
C. D. : 13 – O'Farrell
CEQA : ENV-2017-5449-CE
Legal Description: Lot Nos. 16, 17, and 18;
Wait Tract

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15, and Section 12.22-C,27, the Advisory Agency approves Vesting Tentative Tract Map No. 78231-SL (map date-stamped July 2, 2018), located at 916-926 North Ridgewood Place, for a maximum of **10 small lots** in the Hollywood Community Plan and in accordance with LAMC Section 17.03-A, an Adjustment from Section 12.21.1-A,1 to permit a building height of 33 feet and four (4) inches, in lieu of the otherwise permitted 30 feet. This unit density is based on the RD1.5-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's approval of the request 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 200, or by calling (213) 202-3484.

1. That a 5-foot wide strip of land be dedicated along Ridgewood Place adjoining the tract to complete a 30-foot wide half right-of-way in accordance with Local Street Standards of 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 Engineers 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.
9. That any fee deficit under Work Order No. EXT00774 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor, (213) 482-0480. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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.

10. That prior to the 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.

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.

11. 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.
12. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
13. Resubmit the map to provide and maintain a minimum 20-foot (19-foot setback proposed at Parcel 1 West side yard) common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projects are allowed into the 20-foot minimum common access strip. Provide the 20-foot wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.

Notes:

There is a 5-foot Building Line along Ridgewood Place on this Subdivision.

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

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

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.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

DEPARTMENT OF TRANSPORTATION

Please contact DOT at (213) 482-7024 for any questions regarding the following.

14. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21-A.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.
 - d. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is 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.

15. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. The 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.
 - d. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width.
 - e. All structures must be within 300 feet of an approved fire hydrant.
 - f. 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.

- g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- h. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

DEPARTMENT OF WATER AND POWER

Questions should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

- 16. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(c).)

BUREAU OF STREET LIGHTING

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

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

- 19. 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

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

21. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (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. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

22. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
23. 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. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
 - c. Provide a minimum of three (3) guest parking spaces.
 - d. Building Height. The building height shall not exceed 30 feet (30') with the exception of the guardrail as described under Condition No. 22(e) below.
 - (1) In no instance shall the maximum building height, including the guardrails as described under Condition No. 22(e) be permitted to exceed 33 feet and 6 inches (33'-6").
 - e. Rooftop Open Space.
 - (1) The guardrail shall not exceed the minimum height required pursuant to Section 91.023.3 of the LAMC.
 - (2) The guardrail shall be located at least 5'-0" from the perimeter of the roof.
 - (3) The guardrail facing Ridgewood Place shall be transparent (glass or plexiglass) or of an open design and be a minimum of 75% open.
 - f. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following setbacks and common access easement as it applies to

this subdivision and the proposed development on the site:

1) Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	West	East	North	South
1	6'	10'	0'-3"	20'
2	6'	10'	0'-3"	0'-3"
3	6'	10'	0'-3"	0'-3"
4	6'	10'	0'-3"	0'-3"
5	6'	10'	9'	0'-3"
6	10'	6'	0'-3"	9'
7	10'	6'	0'-3"	0'-3"
8	10'	6'	0'-3"	0'-3"
9	10'	6'	0'-3"	0'-3"
10	10'	6'	9'	0'-3"

Minor deviations to the 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 front, side, and rear yards of the subdivision measure less than five (5) feet in width.

- g. Prior to the recording of the final map, a revised map shall be submitted reflecting the setbacks approved by the Advisory Agency.
- h. Prior to issuance of a certificate of occupancy, a minimum six-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- i. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- j. 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.
- k. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- l. 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.
- m. A Maintenance Agreement shall be formed, 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 members of the association and shall be subject to a proportionate share of the maintenance. The 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.

- n. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- 24. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- 25. **Indemnification and reimbursement of litigation costs.**

The applicant shall do all of the following:

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

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 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 one-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 one-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 one-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 percent.
 - (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 Transportation 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Ridgewood Place.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street 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 (213-485-5675) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Ridgewood Place being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway; or a 12-foot full width concrete sidewalk with tree wells.
 - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - b. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05-N.

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

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

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on February 20, 2018, under Case No. Case. No. ENV-2017-5449-CE, determined that the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is categorically exempt from environmental review pursuant to Article 19 Class 32 of the CEQA Guidelines.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 78231-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 subject site is located in the Hollywood Community Plan, which designates the subject property for Low Medium II Residential land uses with the corresponding zones of RD2 and RD1.5. The property is zoned RD1.5-1XL, and is thus consistent with the existing land use designation. The project site is not within the boundaries of any specific plan or interim control ordinance.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the zoning and General Plan land use designation. Single-family uses are permitted in the RD1.5-1XL Zone and the Low Medium II Residential land use designation. The RD1.5-1XL zone allows a residential density of one (1) dwelling unit per 1,500 square feet of lot area and a maximum height of 30 feet. As such, the applicant would be permitted to construct a maximum of 11 dwelling units on the subject property, which is 17,905 square feet. With 10 small lot homes proposed, the project's density is below the maximum allowable density for the RD1.5 Zone.

The requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes

("net area"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. The Vesting Tentative Tract map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, application, and site address information as required by the Los Angeles Municipal Code ("LAMC"). In addition, Section 12.22-C,27 of the Municipal Code requires (at the time that the Vesting Tentative Tract Map application was deemed complete) that requested small lot subdivisions comply with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80%; and five-foot setback requirements for the boundary of the subdivision. The proposed project complies with the requirements of both the tentative tract map and a small lot subdivision. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B and 12.22-C,27 of the Los Angeles Municipal Code.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant and site address information as required by the Los Angeles Municipal Code ("LAMC"). The merger and subdivision of three (3) lots into 10 small lots for the construction, use, and maintenance of 10 small lot homes is consistent with the General Plan and demonstrates compliance with Sections 17.15 and 12.22-C,27 of the Los Angeles Municipal Code as well as with the intent and purpose of the General Plan, with regard to density and use. The project site is not governed by a specific plan.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a tentative map. The project site is not located in a flood zone, Very High Fire Hazard severity zone, or a landslide area.

The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and

Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the originally-submitted map. Those comments that have been included as conditions of approval. In addition, the project will be required to comply with providing necessary public access to the on-site easements. Therefore, as conditioned, the design and improvement of the proposed subdivision are 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 subject property is a rectangular, 17,905 square-foot interior parcel of land comprising of three (3) contiguous lots having a frontage of 144 feet along the east side of Ridgewood Place. The subject property is zoned RD1.5-1XL within the Hollywood Community Plan Area with a Low Medium II Residential land use designation. Vehicular access to the project site will occur from a driveway on North Ridgewood Place.

After reviewing the request, the Department of City Planning issued a Class 32 Infill Categorical Exemption which considered the physical characteristics of the site and the surrounding area. The development of the proposed project is consistent with existing development and urban character of the surrounding community. Surrounding uses are within the RD1.5-1XL and PFSP (Paramount Pictures Specific Plan) Zones and are generally developed single- and multi-family residential structures. A mix of low-medium density residential uses make up the general character of the surrounding neighborhood. Properties to the north, east and south are zoned RD1.5-1XL are developed with single- and multi-family dwellings. Properties to the west across Ridgewood Place are zoned RD1.5-1XL and PFSP are developed with a single- and multi-family dwelling and a parking structure. Therefore, the construction, use, and maintenance of 10 small lot homes will be a compatible use.

The proposed development of 10 small lot homes is an allowable use under the RD1.5 Zone and the buildings will be consistent with the regulations of the underlying zone with regard to floor area and height. In addition, the site is not located in a very high fire hazard severity zone, flood zone, slope stability study area, methane hazard zone, high erosion hazard area, or Alquist-Priolo Fault Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

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

The General Plan identifies, through its Community and Specific Plans, geographic locations where planned and anticipated densities are permitted. Zoning applying to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur.

The site is located within the Hollywood Community Plan, which designates the parcels for Low Medium II Residential Density. The site is zoned RD1.5-1XL which allows a residential density of one (1) dwelling unit per 1,500 square feet of lot area. The project site would allow for the construction of a maximum of 11 dwelling units. Given that the proposed subdivision will consist of 10 dwelling units, the project is consistent with the

underlying zoning of the project site.

Low-medium density residential uses make up the general character of the surrounding neighborhood. Properties to the north, east and south are zoned RD1.5-1XL and are developed with single- and multi-family dwellings. Properties to the west across Ridgewood Place are zoned RD1.5-1XL and PFSP and are developed with a single- and multi-family dwelling and a parking structure. As such, the project site is physically suitable for the proposed density of the development.

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

The subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

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

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the project is categorically exempt under Class 32, which indicated that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.

There are no known easements on the property. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource natural habitat, public park, or any other officially recognized public recreation area. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract map.

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels to be subdivided and other design and improvement requirements. A solar report, dated December 18, 2017, was submitted with the tract application.

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.

ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS [FURTHER AUTHORITY OF THE ADVISORY AGENCY TO GRANT ADJUSTMENTS OF NOT MORE THAN 20% OF PERMITTED HEIGHT]

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the relevant facts of the case to same:

1. **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 applicant is requesting a Zoning Administrator's Adjustment from Section 12.21.1-A, 1 of the Los Angeles Municipal Code to permit building heights of 33 feet and six (6) inches (33'-6"), in lieu of the otherwise permitted 30 feet.

The subject property is a rectangular, 17,905 square-foot interior lot with a 144-foot long frontage along the east side of Ridgewood Place and a depth of 124 feet. The subject property is currently developed with three (3), single-family residential structures and associated surface parking that will be demolished as part of the project. The project involves the construction of 10 Small Lot homes. Each home will be three (3) stories in height and will include two (2) parking spaces within private garages. Each unit will also include a rooftop deck for private outdoor open space.

One of the many goals of the Small Lot Ordinance is to create high-quality indoor and outdoor living environments for all residents. The construction of rooftop open space is a

much-desired amenity in achieving this goal. Typically, when open space is required by the Municipal Code, railings at the rooftop used to create outdoor open space are not considered as part of the height of a building. However, because the Open Space requirements of the Municipal Code only apply to multi-family developments of six units or more, Small Lot projects, which are considered single-family developments, do not benefit from this exemption.

In this instance, the Advisory Agency has approved a building envelope consistent with the allowable of height of 33 feet and six (6) inches, however, in order to provide usable outdoor open space on the rooftop, the applicant must install safety railings which, because the subject project is considered a single-family development, will be included in the height calculation. Requiring the proposed railings to meet the allowable height would reduce the ceiling heights of each unit.

Nevertheless, in approving the additional height, conditions have been imposed herein to ensure that the proposed railings will be constructed in conformance with existing city policy.

Therefore, strict adherence to the zoning regulations is impractical and the project nonetheless conforms with the intent of those regulations.

2. **In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The applicant is requesting a Zoning Administrator's Adjustment from Section 12.21.1-A, 1 of the Los Angeles Municipal Code to permit building heights of 33 feet and six (6) inches (33'-6"), in lieu of the otherwise permitted 30 feet.

Low-medium density residential uses make up the general character of the surrounding neighborhood. Properties to the north, east and south are zoned RD1.5-1XL are developed with single- and multi-family dwellings. Properties to the west across Ridgewood Place are zoned RD1.5-1XL and PFSP are developed with a single- and multi-family dwellings and a parking structure.

The 42" railing will not adversely affect or degrade adjacent properties as the transparent material used for the railing facing Ridgewood Place will not pose significant additional shadow and will not contribute meaningfully to the perceived massing of the subdivision. The railing located at the rear of the buildings will not be transparent to allow for privacy. Also, the 5-foot setback of the railing from the exterior wall planes facing adjacent properties will significantly limit the ability for persons on a given roof deck in the subdivision from seeing into adjacent properties and yards, and should limit the effects of rooftop noise on neighboring properties. Furthermore, the increase in the building height will only allow for the construction of railings on the rooftop in order to provide outdoor open space on the rooftop. The height of the actual structure does not exceed 30 feet, which is the allowable height of the underlying zone. That additional height for that purpose would not result in any significant increase in shading on adjoining properties.

Therefore, the project as a whole will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. **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 applicant is requesting a Zoning Administrator's Adjustment from Section 12.21.1-A,1 of the Los Angeles Municipal Code to permit the building height of 33 feet and six (6) inches, in lieu of the otherwise permitted 30 feet. The site is located within the Hollywood Community Plan, which designates the property for Low Medium II Residential Density. The site is zoned RD1.5-1XL which allows a residential density of one (1) dwelling unit per 1,500 square feet of lot area and a maximum height of 30 feet.

The Hollywood Community Plan, a part of the Land Use Element of the City's General Plan, state the following objectives relevant to the current project:

Objective 3: To make provision for the housing required to satisfy the various needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Objective 7: To encourage the preservation of open space consistent with property rights when privately owned and to promote the preservation of views...

The proposed project provides the opportunity for individual choice in terms of fee-simple ownership of townhouse-style units with the amenity of a rooftop deck. The 42" railing is necessary to allow homeowners to safely enjoy the outdoor weather, open space and views of Hollywood afforded by a private roof deck. The transparent material serves to preserve the sunlight and views that are available to neighbors from above and around the allowable envelope of the proposed project.

The proposed project expands the variety of new housing to Hollywood in the form of a small-lot subdivision. The increase in the building height will only allow for the construction of railings on the rooftop in order to provide outdoor open space on the rooftop and does not create additional units or floor area. Therefore, as the project is consistent with the allowable density and FAR and the increase in height does not create additional units or floor area, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and Hollywood Community Plan.

These findings shall apply to both the preliminary and final maps for Vesting Tentative Tract Map No. 78231-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



COURTNEY SHUM
DEPUTY ADVISORY AGENCY

CS:ON:JL

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

Downtown Los Angeles
Figueroa Plaza
201 North Figueroa St, 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 Blvd. 2nd Floor
Los Angeles, CA. 90025
(310) 231-2598

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

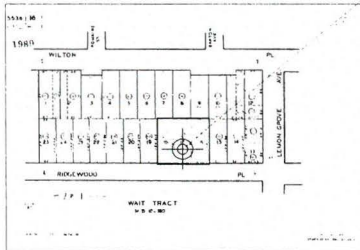
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (310) 231-2598 or (818) 374-5050.

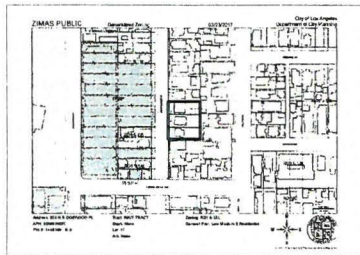
916 RIDGEWOOD



VICINITY MAP



ASSESSORS PARCEL MAP



ZONING MAP

PROJECT LOCATION:

Address: 916 Ridgewood Pl. (Lot 16)
924 Ridgewood Pl. (Lot 17)
926 Ridgewood Pl. (Lot 18)
Los Angeles, CA, 90038

LEGAL DESCRIPTION:

TRACT: WAIT TRACT
BLOCK: NONE
LOT: 16, 17, 18
MAP BOOK: 144B189
RECORDS OF LOS ANGELES COUNTY

APN: 5536-016-019 (Lot 16)
5536-016-020 (Lot 17)
5536-016-021 (Lot 18)

PLANNING DEPARTMENT INFORMATION

LEGAL DESCRIPTION

TRACT: WAIT TRACT
BLOCK: NONE
LOT: 16, 17, 18
MAP BOOK: 144B189
RECORDS OF LOS ANGELES COUNTY

APN: 5536-016-019 (Lot 16)
5536-016-020 (Lot 17)
5536-016-021 (Lot 18)

	VALUE	ALLOWABLE / REQ'D	PROVIDED
ZONE:	RD1.5-1XL		
HEIGHT:		30'-0"	33'-4"
LOT AREA:	17,900 SF		
DENSITY:	1500	11	10
	CALCULATION: 17,900 / 1500 = 11.9		
UNIT #			10
TOTAL:			10
PARKING (req'd):	2/UNIT	10	10
PARKING (guest):	-	NOT REQ'D	3
PARKING (total):			13
BLDG LINE:	5'-0" BUILDING LINE		
SETBACKS:	SEE LOT & SETBACK MATRIX BELOW		

PROJECT INFORMATION

PROJECT NAME:	RIDGEWOOD
PROJECT ADDRESS:	916 Ridgewood Pl Los Angeles, CA, 90038
APPLICANT & OWNER:	Properties4You, LLC Michael Wu James Chu Ash Hammad 1499 Huntington Dr, #500 South Pasadena, CA, 91030 T: 310.989.8788 F: 310.280.0194
ARCHITECT:	JAY VANOS ARCHITECTS 1733 S. LA CIENEGA BLVD LOS ANGELES, CA, 90035 T: 310.280.0193 F: 310.280.0194
PROJECT DESCRIPTION:	10 UNIT SMALL LOT SUBDIVISION

SHEET INDEX

00 Planning	PROJECT INFORMATION
PL 1.0	PARCEL PROFILE REPORT (LOT 16)
PL 1.1	PARCEL PROFILE REPORT (LOT 17)
PL 1.2	PARCEL PROFILE REPORT (LOT 18)
PL 1.3	RENDERINGS
PL 1.4	AREA CALCULATIONS - ZONING
PL 1.5	SURVEY
PL 1.6	SITE PLAN
PL 1.7	1.0 FIRST FLOOR
PL 2.0	2.0 SECOND FLOOR
PL 2.1	3.0 THIRD FLOOR
PL 2.2	4.0 ROOF
PL 2.3	NORTH & WEST ELEVATION
PL 2.4	SECTIONS A & B
PL 3.1	SECTIONS 1 & 2

UNIT BREAKDOWN

TOTAL # OF UNITS: 10		
UNIT TYPE	# OF UNITS	SQUARE FOOTAGE
UNIT A	2	3,912 sq. ft.
UNIT A(2)	3	5,868 sq. ft.
UNIT B	2	4,054 sq. ft.
UNIT B(2)	3	6,081 sq. ft.
TOTAL	10	19,915

LOTS & UNITS	LOT AREA	WEST	EAST	NORTH	SOUTH	FOOTPRINT	LOT COVERAGE	FLOOR AREA	FAR	LOTS & UNITS	LOT AREA	WEST	EAST	NORTH	SOUTH	FOOTPRINT	LOT COVERAGE	FLOOR AREA	FAR
LOT 1 (UNIT A)	2,605 sq. ft.	6'-0"	10'-0"	0'-3"	20'-0"	899 sq. ft.	%34.5	1,956 sq. ft.	0.8:1	LOT 6 (UNIT B)	2,604 sq. ft.	10'-0"	6'-0"	0'-3"	9'-0"	920 sq. ft.	%45.9	2,027 sq. ft.	1:1
LOT 2 (UNIT A2)	1,404 sq. ft.	6'-0"	10'-0"	0'-3"	0'-3"	899 sq. ft.	%64.0	1,956 sq. ft.	1.4:1	LOT 7 (UNIT B2)	1,447 sq. ft.	10'-0"	6'-0"	0'-3"	0'-3"	920 sq. ft.	%63.6	2,027 sq. ft.	1.4:1
LOT 3 (UNIT A2)	1,404 sq. ft.	6'-0"	10'-0"	0'-3"	0'-3"	899 sq. ft.	%64.0	1,956 sq. ft.	1.4:1	LOT 8 (UNIT B2)	1,447 sq. ft.	10'-0"	6'-0"	0'-3"	0'-3"	920 sq. ft.	%63.6	2,027 sq. ft.	1.4:1
LOT 4 (UNIT A2)	1,404 sq. ft.	6'-0"	10'-0"	0'-3"	0'-3"	899 sq. ft.	%64.0	1,956 sq. ft.	1.4:1	LOT 9 (UNIT B2)	1,447 sq. ft.	10'-0"	6'-0"	0'-3"	0'-3"	920 sq. ft.	%63.6	2,027 sq. ft.	1.4:1
LOT 5 (UNIT A)	1,998 sq. ft.	6'-0"	10'-0"	9'-0"	0'-3"	899 sq. ft.	%50.0	1,956 sq. ft.	0.9:1	LOT 10 (UNIT B)	2,011 sq. ft.	10'-0"	6'-0"	9'-0"	0'-3"	920 sq. ft.	%45.7	2,027 sq. ft.	1:1
TOTAL	17,171 sq. ft.					9,095 sq. ft.	%52.97												

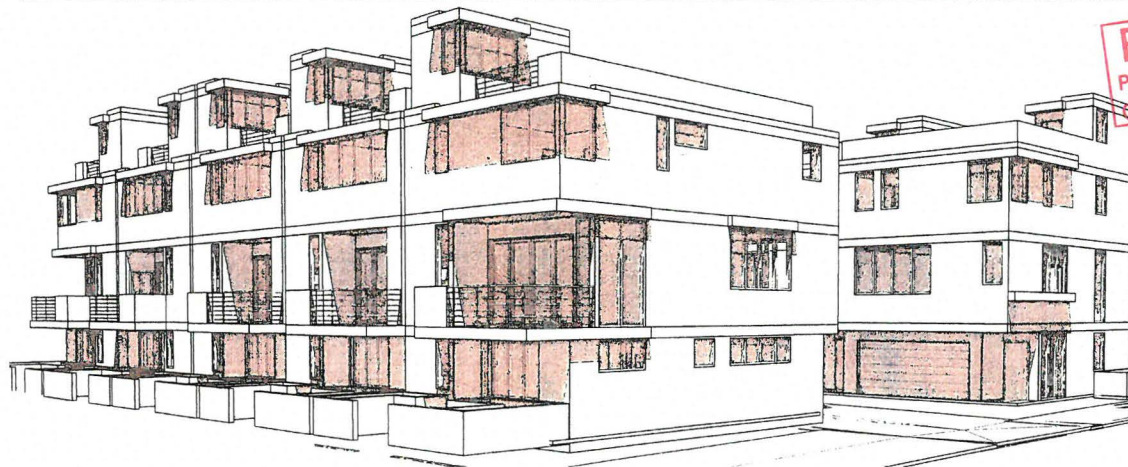


EXHIBIT "A"
Page No. 1 of 11
Case No. VT-78331-SL

VANOS ARCHITECTS INC

916 RIDGEWOOD PL.

1733 S. La Cienega Blvd. L.A. CA 90035
(310) 280-0193 (310) 280-0194
www.vanosarchitects.com

ZONE: RD1.5-1XL

PROPERTY INFORMATION:

Address: 916 Ridgewood Pl. (Lot 16)
924 Ridgewood Pl. (Lot 17)
926 Ridgewood Pl. (Lot 18)
Los Angeles, CA, 90038

APN: 5536-016-019 (Lot 16)
5536-016-020 (Lot 17)
5536-016-021 (Lot 18)

Zone: RD1.5-1XL
Lot Area: 17,900 sf

OWNER:

Properties4You, LLC
1499 Huntington Dr, #500
South Pasadena, CA, 91030
(714) 310.989.8788
Contact: Michael Wu

SURVEY:

Surveying & Drafting Services, Inc.
801 Seward St.
Los Angeles, CA, 90038
(213) 323.366.2882
(213) 323.857.1079
Contact: Michael Wu

CIVIL:

Surveying & Drafting Services, Inc.
801 Seward St.
Los Angeles, CA, 90038
(213) 323.366.2882
(213) 323.857.1079
Contact: Michael Wu

SCHEMATIC FLOOR PLAN REVIEW 07.13.2017

No.	Description	Date

PROJECT INFORMATION

Project number:	
Date:	
Drawn by:	Author
Checked by:	Checker

PL 1.0

Scale: 12" = 1'-0"

VANOS ARCHITECTS INC

916 RIDGEWOOD PL.

1733 S. La Cienega Blvd., L.A., CA. 90035
(310) 360-0150 (P) 310 360-0154
www.vanosarchitects.com

ZONE: RD1.5-1X1

PROPERTY INFORMATION:

Address: 916 Ridgewood Pl. (Lot 16)
924 Ridgewood Pl. (Lot 17)
928 Ridgewood Pl. (Lot 18)
Los Angeles, CA. 90038

APN: 5536-016-019 (Lot 16)
5536-016-020 (Lot 17)
5536-016-021 (Lot 18)

Zone: RD1.5-1X1
Lot Area: 17,300 sq.

OWNER:

Chaparral Hill LLC
1459 Huntington Dr., #600
South Pasadena, CA. 91030
(310) 399-8788
Contact: Michael Wu

SURVEY:

Surveying & Drafting Services, Inc.
801 Seward St.
Los Angeles, CA. 90038
(310) 323-3662
(310) 323-8577
Contact: Michael Wu

CIVIL:

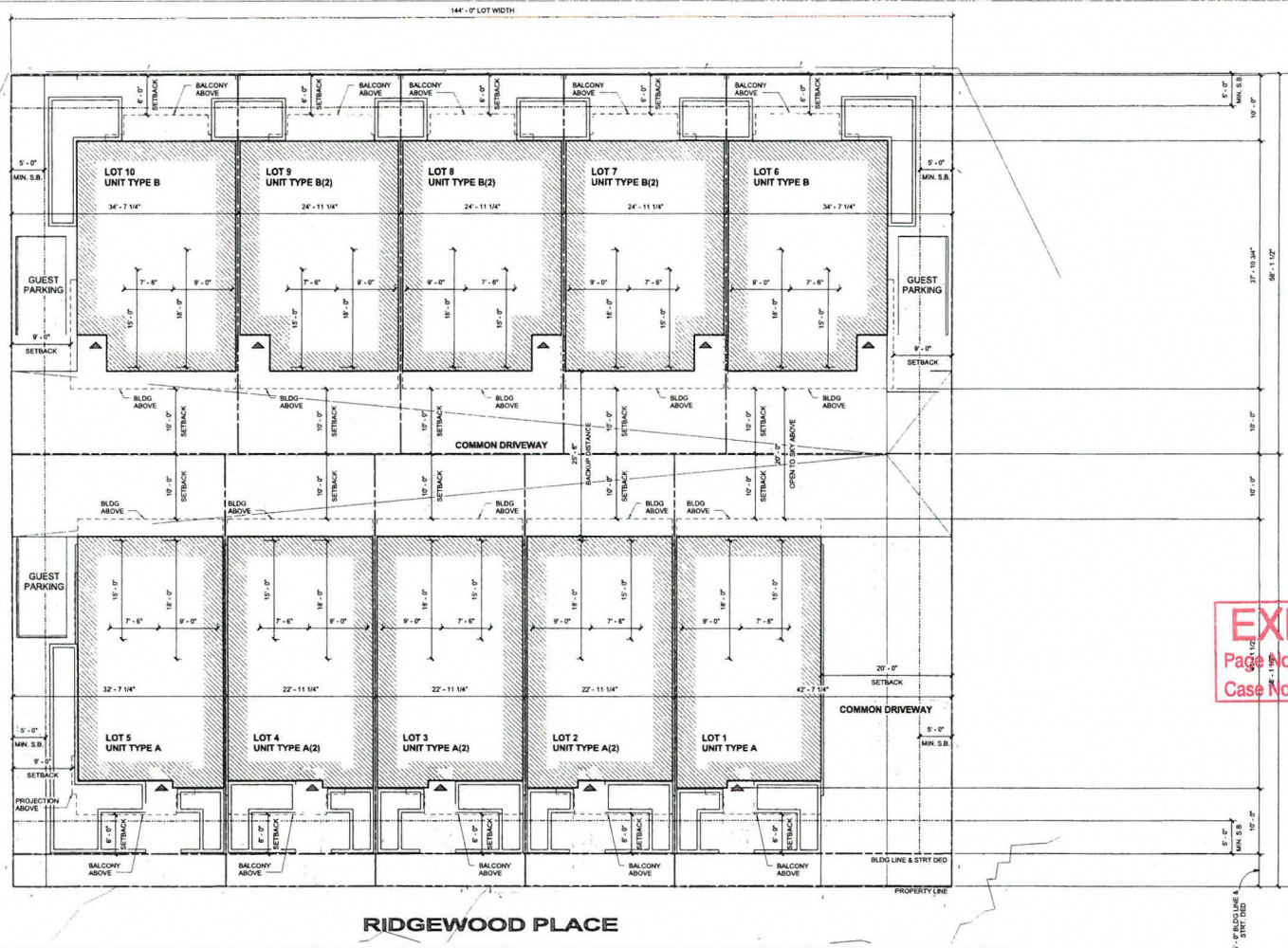
Surveying & Drafting Services, Inc.
801 Seward St.
Los Angeles, CA. 90038
(310) 323-3662
(310) 323-8577
Contact: Michael Wu

EXHIBIT "A"
Page No. 3 of 11
Case No. V77-78231-JL

No.	Description	Date

SITE PLAN

Project number: _____
Date: _____
Drawn by: _____ Author: _____
Checked by: _____ Checker: _____
PL 2.0
Scale: _____ As indicated



RIDGEWOOD PLACE

LOT & SETBACK INFORMATION	LOTS & UNITS	LOT AREA	WEST	EAST	NORTH	SOUTH	FOOTPRINT	LOT COVERAGE	FLOOR AREA	FAR	LOTS & UNITS	LOT AREA	WEST	EAST	NORTH	SOUTH	FOOTPRINT	LOT COVERAGE	FLOOR AREA	FAR
	LOT 1 (UNIT A)	2,605 sq. ft.	6'-0"	10'-0"	0'-3"	20'-0"	899 sq. ft.	%34.5	1,956 sq. ft.	0.8:1	LOT 6 (UNIT B)	2,004 sq. ft.	10'-0"	6'-0"	0'-3"	9'-0"	920 sq. ft.	%45.9	2,027 sq. ft.	1:1
	LOT 2 (UNIT A2)	1,404 sq. ft.	6'-0"	10'-0"	0'-3"	0'-3"	899 sq. ft.	%64.0	1,956 sq. ft.	1.4:1	LOT 7 (UNIT B2)	1,447 sq. ft.	10'-0"	6'-0"	0'-3"	0'-3"	920 sq. ft.	%63.6	2,027 sq. ft.	1.4:1
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	TOTAL		17,171 sq. ft. 9,095 sq. ft. %52.97																	

SITE PLAN
SCALE: 1/8" = 1'-0"



9/22/2018 13:34 PM

VANOS ARCHITECTS INC.

916 RIDGEWOOD
PL.

1733 S. Le Cerny Blvd., L.A., CA. 90035
(415) 310-2801 FAX (415) 310-2801
www.vanosarchitects.com

ZONE: RD1.5-1X1

PROPERTY INFORMATION:

Address: 916 Ridgewood Pl. (Lot 16)
924 Ridgewood Pl. (Lot 17)
928 Ridgewood Pl. (Lot 18)
Los Angeles, CA. 90035

APN: 5536-016-019 (Lot 16)
5536-016-020 (Lot 17)
5536-016-021 (Lot 18)

Zone: RD1.5-1X1
Lot Area: 17,900 sq.

OWNER:

Properly Held LLC
1459 Huntington Dr. #600
South Pasadena, CA. 91030
Contact: Michael Wu

SURVEY:

Surveying & Drafting Services, Inc.
901 Seward St.
Los Angeles, CA. 90038
(415) 323-366-2882
(415) 323-857-1079
michaelwu@surveyinganddrafting.com
Contact: Cher Shapiro

CIVIL:

Surveying & Drafting Services, Inc.
901 Seward St.
Los Angeles, CA. 90038
(415) 323-366-2882
(415) 323-857-1079
michaelwu@surveyinganddrafting.com
Contact: Cher Shapiro

EXHIBIT "A"
Page No. 4 of 11
Case No. VT-78231-SL

No.	Description	Date

1.0 FIRST FLOOR

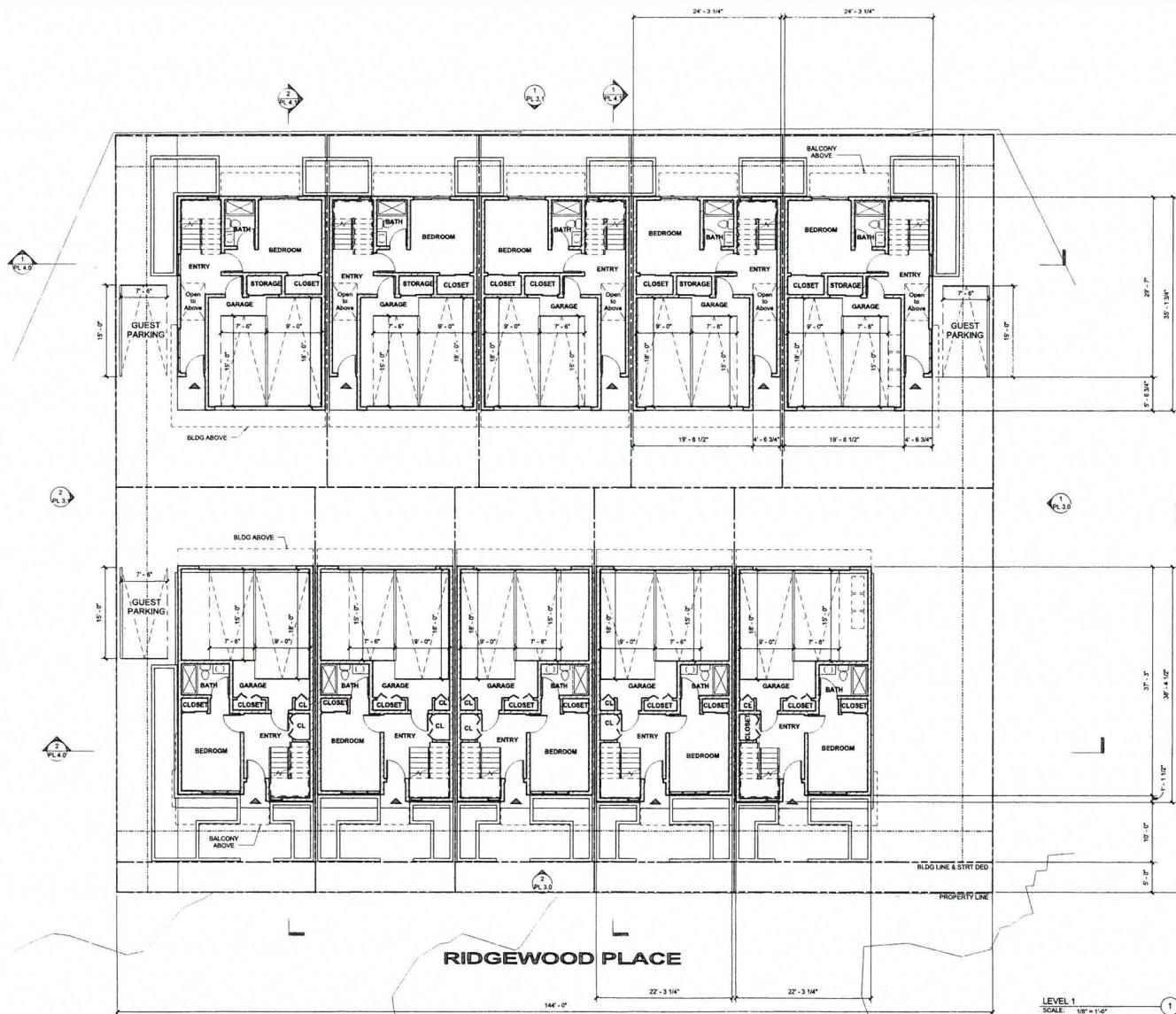
Project number	
Date	
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

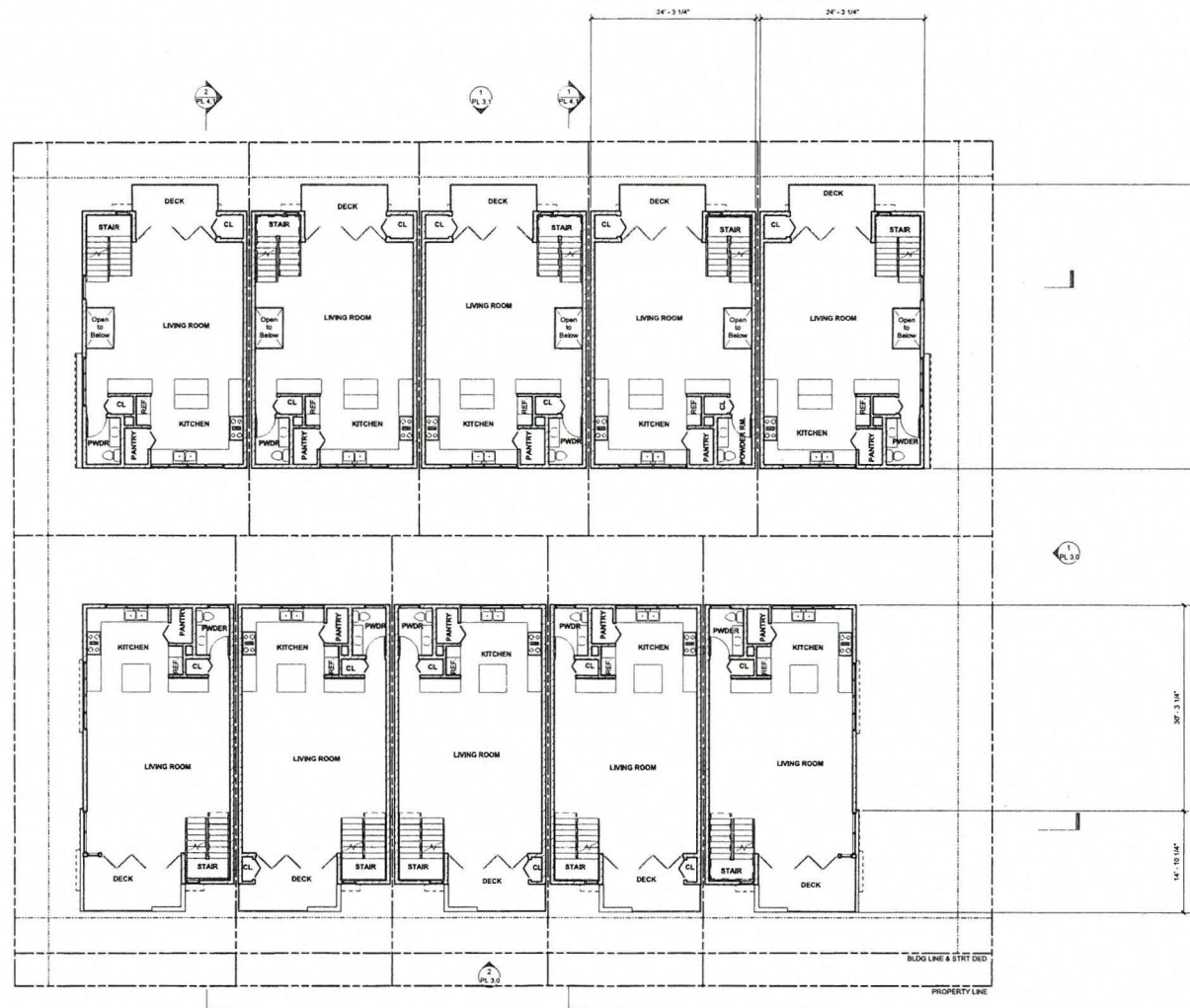
PL 2.1



LEVEL 1
SCALE: 1/8" = 1'-0"

RIDGEWOOD PLACE





RIDGEWOOD PLACE

LEVEL 2
SCALE: 1/8" = 1'-0"



VANOS ARCHITECTS INC.
916 RIDGEWOOD PL.
1733 E. La Cienega Blvd., L.A., CA 90035
(310) 290-0182 (F) (310) 290-0184
www.vanosarchitects.com

ZONE: RD1.5-1X

PROPERTY INFORMATION
Address: 916 Ridgewood Pl. (Lot 16)
924 Ridgewood Pl. (Lot 17)
928 Ridgewood Pl. (Lot 18)
Los Angeles, CA 90038
APN: 5536-016-019 (Lot 16)
5536-016-020 (Lot 17)
5536-016-021 (Lot 18)
Zone: RD1.5-1X
Lot Area: 17,900 sf

OWNER:
Fountainhead LLC
1430 Ridgewood Dr. #100
South Pasadena, CA 91030
(714) 315-9819, 8788
Contact: Michael Wu

SURVEY
Surveying & Drafting Services, Inc.
801 Seward St.
Los Angeles, CA 90038
(213) 346-2882
(213) 346-2882
mailto:info@surveyinganddrafting.com
Contact: Ofor Shapira

Civil:
Surveying & Drafting Services, Inc.
801 Seward St.
Los Angeles, CA 90038
(213) 346-2882
(213) 346-2882
mailto:info@surveyinganddrafting.com
Contact: Ofor Shapira

EXHIBIT "A"
Page No. 5 of 11
Case No. VTI-78231-SL

No.	Description	Date

2.0 SECOND FLOOR

Project number: _____
Date: _____
Drawn by: _____ Author: _____
Checked by: _____ Checker: _____
PL 2.2
Scale: 1/8" = 1'-0"

07/20/2018 13:38:10

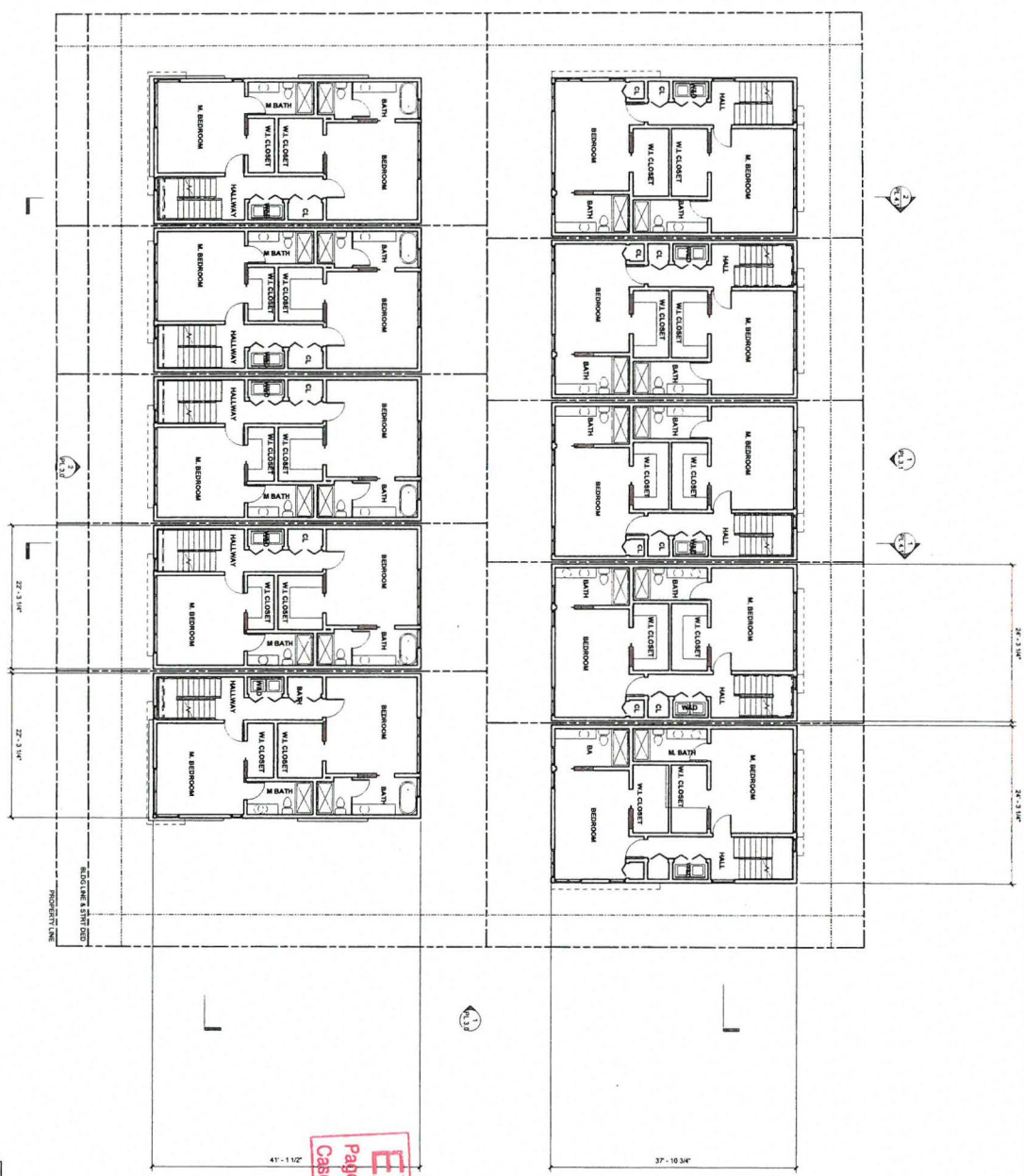
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3.0 THIRD FLOOR

Project number	
Date	
Drawn by	Author
Checked by	Checker
PL 2.3	
Scale	1/8" = 1'-0"

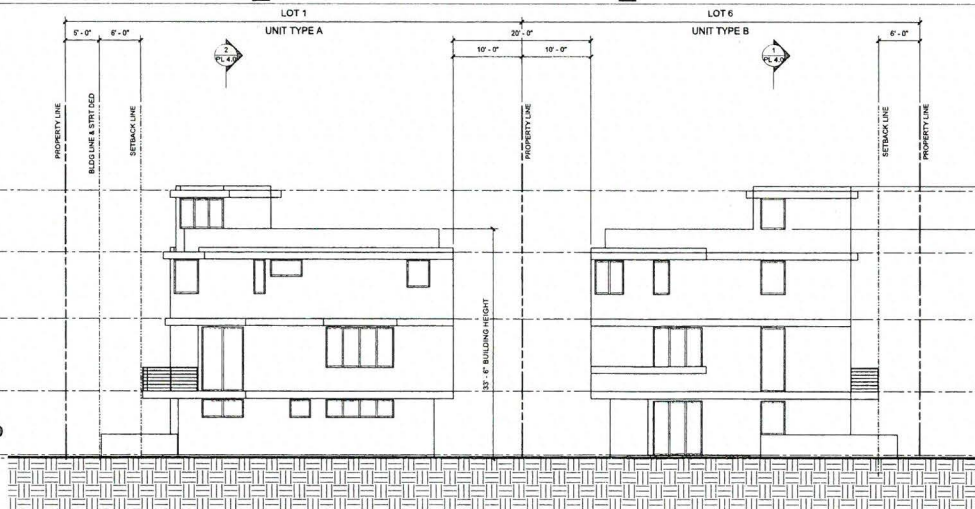


LEVEL 3
SCALE: 1/8" = 1'-0"





SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

VANOS ARCHITECTS INC.

916 RIDGEWOOD
PL.

1733 S. La Cienega Blvd., L.A., CA 90035
(310) 286-0184
www.vanosarchitects.com

ZONE: RD1.5-1X1

PROPERTY INFORMATION:

Address: 916 Ridgewood Pl. (Lot 16)
924 Ridgewood Pl. (Lot 17)
928 Ridgewood Pl. (Lot 18)
Los Angeles, CA 90038

APN: 5538-016-018 (Lot 16)
5538-016-020 (Lot 17)
5538-016-021 (Lot 18)

Zone: RD1.5-1X1
Lot Area: 17,900 sq ft

OWNER:

Progenetix LLC
1449 Pasadena, CA 91030
P: 310.989.8766
Contact: Michael Wu

SURVEY:

Surveying & Drafting Services, Inc.
801 Seward St.
Los Angeles, CA 90038
P: 323.386.2882
F: 323.857.1079
mduffy@surveyinganddrafting.com
Contact: Omer Shapira

CIVIL:

Surveying & Drafting Services, Inc.
801 Seward St.
Los Angeles, CA 90038
P: 323.386.2882
F: 323.857.1079
mduffy@surveyinganddrafting.com
Contact: Omer Shapira

EXHIBIT "A"
Page No. 8 of 11
Case No. VII-78231-SC

No.	Description	Date

**SOUTH & EAST
ELEVATION**

Project number

Date

Drawn by

Checked by

Author

Checker

PL 3.0

Scale

1/8" = 1'-0"

07/25/2013 3:36 PM

VANOS ARCHITECTS INC
916 RIDGEWOOD
PL
 1733 S. Le Grange Blvd. L.A. CA. 90035
 (N) 310.260.0184 (F) 310.260.0184
 www.vanosarchitects.com

ZONE: RD1.5-1X1

PROPERTY INFORMATION:

Address: 916 Ridgewood Pl. (Lot 16)
 924 Ridgewood Pl. (Lot 17)
 928 Ridgewood Pl. (Lot 18)
 Los Angeles, CA. 90038

APN: 5536-016-019 (Lot 16)
 5536-016-020 (Lot 17)
 5536-016-021 (Lot 18)

Zone: RD1.5-1X1
 Lot Area: 17,900 sf

OWNER:

Properties410 LLC
 1489 Huntington Dr. #500
 South Pasadena, CA. 91030
 (N) 310.989.8788
 (F) 310.989.8788
 Contact: Michael Wu

SURVEY:

Surveying & Drafting Services, Inc.
 801 Seward St.
 Los Angeles, CA. 90038
 (N) 323.388.2882
 (F) 323.857.1079
 (E) mario@surveyinganddrafting.com
 Contact: Ofer Shapiro

CIVIL:

Surveying & Drafting Services, Inc.
 801 Seward St.
 Los Angeles, CA. 90038
 (N) 323.388.2882
 (F) 323.857.1079
 (E) mario@surveyinganddrafting.com
 Contact: Ofer Shapiro

NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

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 Page No. 9 of 11
 Case No. VT-78-331-SL

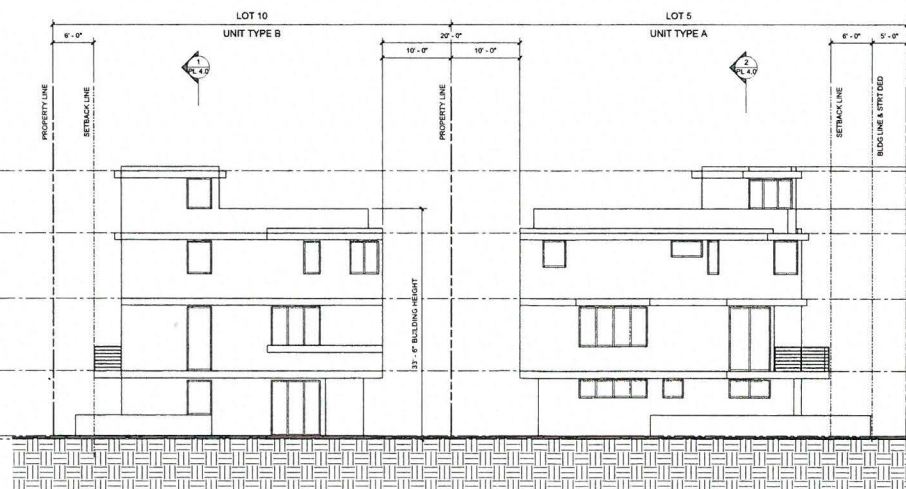
No.	Description	Date

NORTH & WEST ELEVATION

Project number: _____
 Date: _____ Author: _____
 Drawn by: _____ Checker: _____
 Checked by: _____
PL 3.1
 Scale: 1/8" = 1'-0"

WEST ELEVATION
 SCALE: 1/8" = 1'-0"

RIDGEWOOD



[illegible]

Project number	
Date	
Drawn by	
Checked by	
Author	
Checker	
<div>PL 4.1</div>	
Size	1/8" = 1'-0"

EXHIBIT "A"
Page No. 11 of 11
Case No. VII - 78231 - SC

VESTING TENTATIVE TRACT MAP NO. 78231 FOR SMALL LOT SUBDIVISION PURPOSE

LOTS 16,17 and 18 OF WAIT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 180 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5536-016-019, APN: 5536-016-020, APN: 5536-016-021

SCALE: 1"=16'

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

JUL 02 2018

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

TRACT MAP NOTES

OWNERS:
MAJ RIDGEWOOD LLC
1499 HUNTINGTON DR. #500
SOUTH PASADENA, CA. 91030
(626) 298-3030
ATTN: ASHRIF HAMMAD

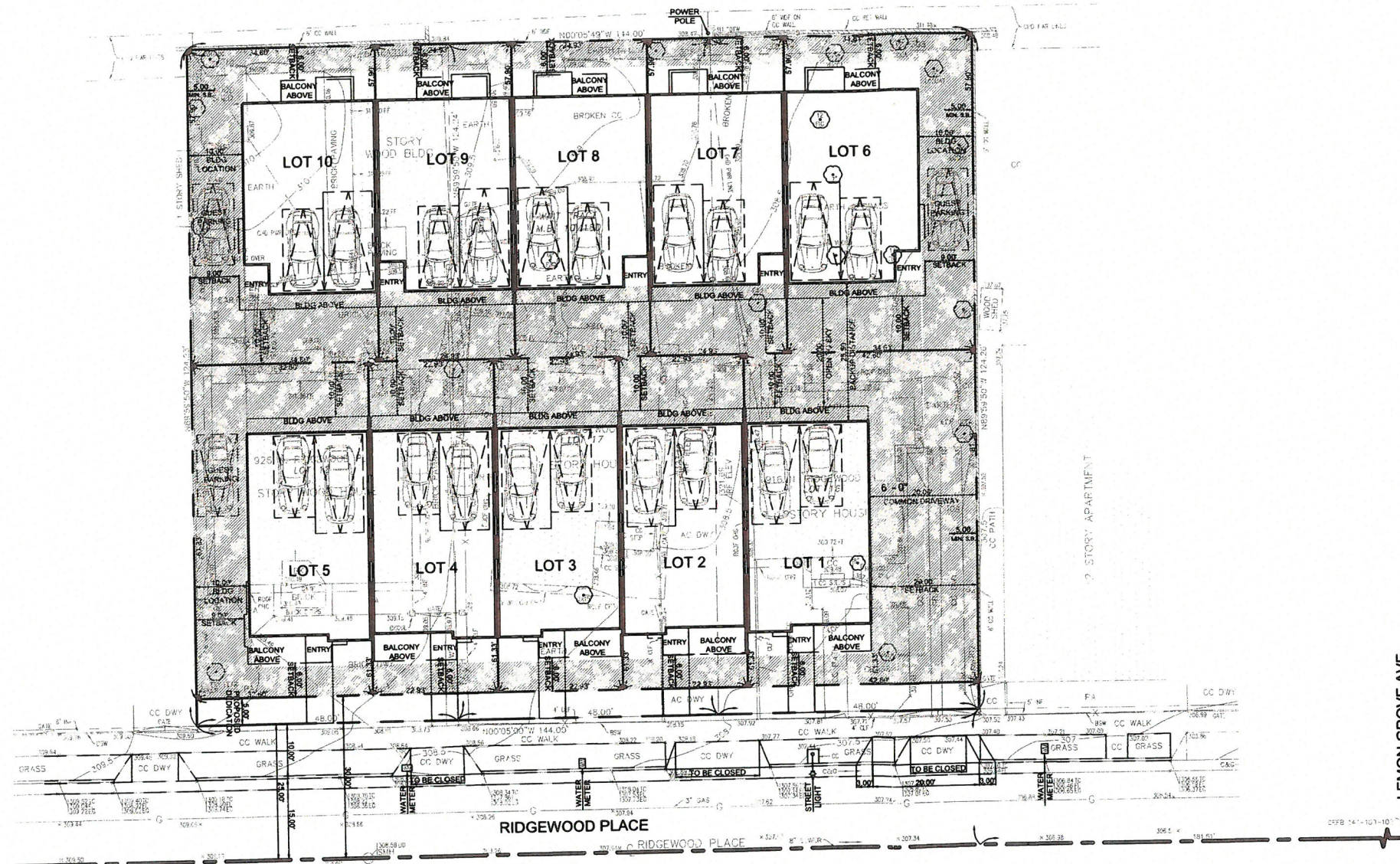
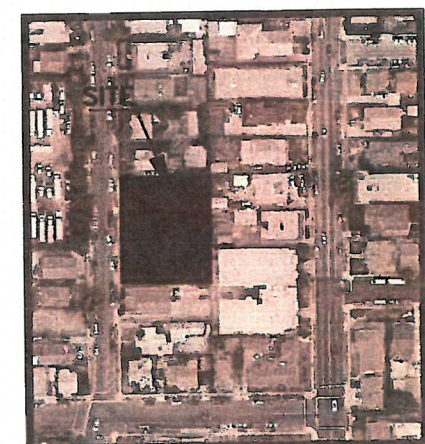
SITE ADDRESS:
916-26 RIDGEWOOD PLACE
LOS ANGELES, CA 90038

GROSS AREA: 21,490.09 SQ.FT. OR 0.493 ACRES
PIQ + HALF OF CROFT AVENUE
NET AREA : 17,171.09 SQ.FT. OR 0.394 ACRES

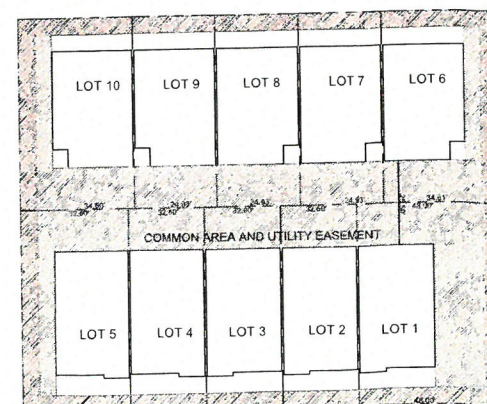
NOTES:

1. NO AREA IS SUBJECTED TO FLOODING.
2. NO PROTECTED SPECIES ON THE SITE.
3. ALL UTILITIES ARE AVAILABLE TO SITE.
4. PROPOSED PROJECT: 10 SMALL LOT SUBDIVISION
5. EXISTING ZONE RD1.5-XL PROPOSED ZONE: SAME
6. PROPOSED PARKING SPACES: 23 PARKING SPACES
20 PARKING SPACES +3 GUEST PARKING SPACES
7. NO GEOLOGICAL HAZARDOUS AREA.
8. SEWER IS AVAILABLE TO THE SITE.
9. ALL EXISTING STRUCTURES TO BE DEMOLISHED
10. TOPO SURVEY WAS DONE BY SURVEYING AND DRAFTING SERVICES, INC.
11. SITE IS NOT IN LIQUEFACTION.
12. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-XL ZONE, PURSUANT TO ORDINANCE NO. 176,354

VICINITY MAP
N.T.S.



PROPERTY DESCRIPTION AND REQUIRED SETBACKS							
PARCEL #	LOT AREA	WEST	EAST	NORTH	SOUTH	LOT COVERAGE	FAR
1	2,605 SF	6'-0"	10'-0"	0'-3"	20'-0"	%34.5	0.8:1
2	1,404 SF	6'-0"	10'-0"	0'-3"	0'-3"	%64.0	1.4:1
3	1,404 SF	6'-0"	10'-0"	0'-3"	0'-3"	%64.0	1.4:1
4	1,404 SF	6'-0"	10'-0"	0'-3"	0'-3"	%64.0	1.4:1
5	1,998 SF	6'-0"	10'-0"	9'-0"	0'-3"	%50.0	0.9:1
6	2,004 SF	10'-0"	6'-0"	0'-3"	9'-0"	%45.9	1:1
7	1,447 SF	10'-0"	6'-0"	0'-3"	0'-3"	%63.6	1.4:1
8	1,447 SF	10'-0"	6'-0"	0'-3"	0'-3"	%63.6	1.4:1
9	1,447 SF	10'-0"	6'-0"	0'-3"	0'-3"	%63.6	1.4:1
10	2,011 SF	10'-0"	6'-0"	9'-0"	0'-3"	%45.7	1:1



DETAIL - A - COMMON AREA AND UTILITY EASEMENT
N.T.S.



VESTING TENTATIVE TRACT
MAP NO.78231 PREPARED BY:
TALA ASSOCIATES
REYNALDO T DE RAMA
R.C.E. 29108
1916 COLBY AVENUE
LOS ANGELES, CA 90025
PHONE (424) 832-3455
FAX (310) 473-5968
JN3545 MARCH 08, 2018