

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

SAMANTHA MILLMAN  
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**CITY OF LOS ANGELES  
CALIFORNIA**



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MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

January 31, 2021

**Owner**

Victory 4, LLC (A)(O)  
650 Town Center Dr., #1530  
Costa Mesa, CA 92626

**Representative**

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

**RE:** Vesting Tentative Tract No. 74642-SL-WDI  
Address: 11212, 11218, and 11222 W.  
Victory Boulevard  
Community Plan: North Hollywood-Valley  
Village  
Council District: 2 - Krekorian  
Zone: [Q]RD3-1  
CEQA: ENV-2017-803-CE  
Legal Description: Lot 22, 23, and 24 of Tract  
11139

**EXTENSION OF TIME**

On July 25, 2017, the Deputy Advisory Agency approved Tentative Tract No. 74642-SL-WDI for a maximum sixteen (16) small lots for the purposes of a Small Lot Subdivision as shown on map stamped February 28, 2017, located at 11212, 11218, and 11222 West Victory Boulevard within North Hollywood-Valley Village Community Plan.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 A.1 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a six-year extension, totaling nine years from the decision date for the recording of the final Tentative Tract No. 74642-SL-WDI.

Therefore, the new expiration date for the subject map is **July 25, 2026**.

VINCENT P. BERTONI, AICP  
Director of Planning

Nelson Rodriguez  
Deputy Advisory Agency  
VPB:NR

cc: Councilmember Paul Krekorian

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DEPUTY DIRECTOR

Date: June 16, 2022

Victory 4, LLC (A)(O)  
650 Town Center Dr., #1530  
Costa Mesa, CA 92626

Argos Development, Inc (S)  
385 W. California Blvd. #2  
Pasadena, CA 91105

Robert Kameoka (E)  
5011 Acacia Street  
San Gabriel, CA 91776

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

RE: Vesting Tentative Tract Map No. 74642-SL-WDI  
Related Cases: N/A  
Address: 11212, 11218, and 11222 West  
Victory Boulevard  
Community Plan: North Hollywood – Valley  
Village  
Zone: [Q]RD3-1  
Council District: 2 - Krekorian  
CEQA No.: ENV-2017-803-CE

**LETTER OF CORRECTION**

On July 25, 2017, 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. 74642-SL, located at **11212, 11218, and 11222 West Victory Boulevard** for a maximum of **sixteen (16) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated February 28, 2017 in the North Hollywood – Valley Village Community Plan.

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency also approved an adjustment of 20 percent encroachment into the 18-foot post-dedication Building Line established pursuant to Ordinance No. 97,446.

In an Interdepartmental Correspondence Letter dated April 6, 2022 (attached), the Subdivision Committee Member from the Bureau of Engineering (BOE) stated that, based on Hydrology and Hydraulic calculations for the project, Condition 8 of the subject tract is not applicable.

Therefore, the Deputy Advisory Agency has decided to delete Condition 8 of the LOD for VTT-74642, which reads:

8. That a Covenant and Agreement be recorded stating that all first floor finished elevations to be 1.5-foot above the top of the curb of Victory Boulevard.

While the above Condition 8 shall be deleted, all other existing conditions in the LOD for VTT-74642 shall remain the same.

Vincent P. Bertoni, AICP  
Advisory Agency

*Kevin Golden*

KEVIN S. GOLDEN  
Deputy Advisory Agency

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DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
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LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

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

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

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

Decision Date: July 25, 2017

Appeal Period Ends: August 4, 2017

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RE: Vesting Tentative Tract Map No. 74642-SL-WDI  
Related Cases: N/A  
Address: 11212, 11218, and 11222 West  
Victory Boulevard  
Community Plan: North Hollywood – Valley  
Village  
Zone: [Q]RD3-1  
Council District: 2 - Krekorian  
CEQA No.: ENV-2017-803-CE

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. 74642-SL, located at **11212, 11218, and 11222 West Victory Boulevard** for a maximum of **sixteen (16) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated February 28, 2017 in the North Hollywood – Valley Village Community Plan. This unit density is based on the [Q]RD3-1 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 for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (818) 374-5050, or (310)231-2598.

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved an adjustment of 20 percent encroachment into the 18-foot post-dedication Building Line established pursuant to Ordinance No. 97,446.

The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

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

1. That a 2-foot wide strip of land be dedicated along Victory Boulevard adjoining the tract to complete a 52-foot wide half right-of-way. In addition, a 20-foot radius property line return be dedicated at intersection of Victory Boulevard with Klump Avenue. That an additional 3-foot wide public sidewalk easement be provided along Victory Boulevard adjoining the dedication stated above.
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 if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
7. That any fee deficit under Work Order No. EXT00743 expediting this project be paid.
8. That a Covenant and Agreement be recorded stating that all first floor finished elevations to be 1.5-foot above the top of the curb of Victory Boulevard.

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

9. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivide shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

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

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

10. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked

as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

- c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. 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.
- d. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

**Notes:**

There is a 20 ft. Building Line along Victory Boulevard 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 indicated on the Map.

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

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**

*If you have any questions, contact Taghi Gharagozli at 818-374-4699.*

- 11. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum 20-foot reservoir space is required between any security gate or

parking space and the property line, to the satisfaction of DOT.

- b. A minimum two-way driveway width of W=28 feet is required for the common access driveway.
- 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. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
- 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 the 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 further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.*

- 12. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. 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.
  - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - e. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - f. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required
  - g. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
  - h. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

- i. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- j. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- k. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- l. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- m. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- n. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- o. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- p. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- q. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders
- r. 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**

- 13. 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**

- 14. 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**

- 15. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their

structures or potential maintenance problem, as stated in the memo dated March 16, 2017. 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**

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

#### **DEPARTMENT OF RECREATION AND PARKS**

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

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

18. 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 subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note:

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

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

19. 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 16 small lots.
  - b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 74642-SL shall not be issued until after the final map has been recorded.
  - c. Provide a minimum of 2 off-street parking spaces per dwelling unit.
  - d. Provide a minimum of 3 guest parking spaces. The guest parking spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety. Tandem parking spaces shall not be used for guest parking.
  - e. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring

residences, if no such wall already exists, except in required front yard.

- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. No vehicular gates shall be permitted within the development.
- h. 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.
- i. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- j. A Maintenance Association 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 Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- k. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

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

- 1) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	East Side	West Side	Rear
1	15'	0.25'	5'	8.34'
2	15'	0.25'	0.25'	8.34'
3	15'	0.25'	0.25'	8.34'
4	15'	0.25'	0.25'	8.34'
5	15'	0.25'	0.25'	8.34'
6	15'	0.25'	0.25'	8.34'
7	15'	0.25'	0.25'	8.34'
8	15'	11.58'	0.25'	8.34'
9	8.34'	0.25'	5'	5'
10	8.34'	0.25'	0.25'	5'
11	8.34'	0.25'	0.25'	5'
12	8.34'	0.25'	0.25'	5'
13	8.34'	0.25'	0.25'	5'
14	8.34'	0.25'	0.25'	5'
15	8.34'	0.25'	0.25'	5'
16	8.34'	11.58'	0.25'	5'

- 2) A 16-foot clear-to-the sky common access driveway may be provided.
  - 3) The small lot homes located on Lot Nos. 1 through 8 may observe a front yard setback of 15 feet.
20. 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.
21. Indemnification and Reimbursement of Litigation Costs.

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, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- 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. (b)
- e. If the City determines it necessary to protect the City's interests, 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, commission, 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.

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

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

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

SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 847-3077.

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

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved

by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of 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) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - i. Construct new street light: one (1) on Klump Ave. and two (2) on Victory Blvd.
  - (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 Victory Boulevard being dedicated and adjoining the subdivision by the removal and reconstruction of the existing sidewalk to provide a new 5-foot concrete sidewalk and landscaping of the parkway, or a full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvement. That the 3-foot sidewalk easement be landscaped as part of the front setback.
    - b) Improve Klump Avenue adjoining the subdivision by the construction of the followings:
      - (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.
- c) Improve the entire alley adjoining the tract and off-site of the tract boundary (between Klump Avenue and Fair Avenue), in order to provide proper drainage, by the construction of a new 20-foot wide alley roadway with 2-foot wide concrete longitudinal gutter and including the construction of alley intersections with Klump Avenue and Fair Avenue, all satisfactory to the Valley District Engineering Office.
  - d) Construct the necessary on-site and extension of the off-site mainline sewers satisfactory to the City Engineer.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this 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 17.05N.

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 May 18, 2017, issued ENV-2017-803-CE, and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 32.

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

In connection with the approval of Vesting Tentative Tract Map No. 74642-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element is one of eleven elements of the General Plan and is comprised of 35 Community Plans. In addition to the goals, objectives, and policies contained within the Community Plan, the Land Use Element is implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.05-C requires that the vesting tentative tract map be designed in compliance with the zoning applicable to the project site. The project site is located within the North Hollywood – Valley Village Community Plan, one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Medium Residential land use designation, which lists the R3 Zone as the corresponding zone. The project site is zoned [Q]R3-1, which is consistent with the land use designation. The project site is subject to the Qualified “Q” Condition contained within Ordinance No. 165,108 (Subarea 3660), which limits the density to one dwelling per 1,200 square feet of lot area. The “Q” Condition would permit a maximum density of sixteen dwelling units on the approximately 19,348.3 net square-foot site. As shown on the tract map, the project proposes to subdivide the project site into sixteen small lots, pursuant to LAMC Section 12.22-C,27, which is consistent with the density permitted by the zone. The site is not located within a specific plan area.

In addition to LAMC Section 17.05-C, LAMC Section 17.06-B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The tract map was prepared by Robert K. Kameoka (P.E. 15429) and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements of the tract map. The tract map indicates the tract number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06-B. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular access to the proposed small lots, consistent with LAMC Section 12.22-C,27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05-C, 17.06-B, and 12.22-C,27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05-C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned [Q]R3-1, the zone would permit a maximum of sixteen dwellings on the approximately 19,348.3 net square-foot site. As proposed for a

sixteen small lot subdivision, the map is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access and has been conditioned to require a common access easement for pedestrian access be indicated on the final map.

The tract map was distributed to and reviewed by various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedications and improvements to the public right-of-way along Victory Boulevard and Klump Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site, which is comprised of three parcels, consists of approximately 19,348.3 net square feet of land. Each of the three parcels are developed with a single family dwelling. The existing buildings would be removed for the construction of sixteen small lot homes. The project site is located within the 4.05 km (2.52 miles) from the Verdugo Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area but is located within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, methane zone, flood zone, liquefaction, landslide, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The project site and properties to the east and west have a land use designation of Medium Residential and are zoned [Q]R3-1. The properties to the east are developed with two- to three- story apartment buildings. The properties to the west, across Klump Avenue, are developed with single-family dwellings. The properties to the south, across the alley, have a land use designation of Low Residential and are zoned R1-1. The properties are developed with single-family dwellings. The project site, which is comprised of three parcels, consists of approximately 19,348.3 net square feet of land. Each of the three parcels are developed with a single-family dwelling. The project proposes to construct sixteen small lot homes, which would be three stories with a mezzanine and roof deck. The small lot homes would have a maximum height of approximately 39 feet. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of 16 dwelling units and a height of 45 feet. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to

comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Victory Boulevard, which is a public street. The project site consists of legally recorded lots identified as Lot Nos. 22-24 of Tract 11139 and is identified by the Assessor Parcel Map No. 2336-018-001, -002, and -003. While the project will provide a private easement for common access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

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

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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

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

- (i) Waiver of Dedication and/or Improvement. Pursuant to LAMC Section 12.37-I,2, the Director may waive, reduce, or modify the required dedication(s) or improvement(s) if the Director finds, based on substantial evidence in the record that:
- a) the dedication or improvement requirement does not bear a reasonable relationship to any project impact;
  - b) the dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established; or
  - c) the dedication or improvement requirement is physically impractical.

The project site is located on the southern side of Victory Boulevard, which is a designated Boulevard II. The site is subject to a 20-foot building line which was established pursuant to Ordinance No. 97,446 along the southern side of Victory Boulevard, west of Fair Avenue. To the east of Fair Avenue, the building line was established at 15 feet. A five-foot dedication was required by the Bureau of Engineering for the project in order to complete a 55-foot half wide right-of-way for a designated Boulevard II. As recommended by the Bureau of Engineering, no additional roadway widening was required and the parkway was to be improved with a 5-foot sidewalk and landscaping. Although the public right-of-way is not dedicated to the full 55-foot half wide right-of-way, the roadway is improved with a 40-foot wide half right-of-way, consistent with the Boulevard II street standards, and the parkway is improved with an existing five-foot sidewalk and landscaping. At the public hearing, the Bureau of Engineering recommended that the requested modifications to the dedication and improvement requirements be granted. As such the dedication and improvements is not necessary to meet the City's mobility needs for the next 20 years, and the requested modification to provide a two-foot dedication and three-foot wide public sidewalk easement is sufficient to meet the City's mobility needs.

#### ADJUSTMENT FINDINGS

Further authority of the Advisory Agency to grant adjustments of not more than 20% from applicable height, pursuant to LAMC Section 17.03-A.

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 (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- (j) 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 project site is located at the southeast corner of Victory Boulevard and Klump Avenue within the North Hollywood – Valley Village Community Plan area. The project site is subject to a 20-foot Building Line along Victory Boulevard. Building lines are an archaic planning tool which were utilized as a mechanism to establish a minimum, uniform

alignment and setback along the street. Current planning practice utilizes yard setbacks from the property line to create uniformity along the street. Additionally, building lines ensured that buildings were constructed a sufficient distance from the front property line to ensure that future dedication and improvements for the public right-of-way could be completed. Additionally, pursuant to LAMC Section 12.22-C,1, building lines may be utilized as the front yard setback requirement in lieu of the yard required for the zone. As discussed in Finding (i), the dedication and improvement requirements were revised from the required five feet to a two-foot wide dedication and a three-foot wide public sidewalk easement because Victory Boulevard is improved as necessary to meet the City's mobility needs.

The project site is comprised of three parcels, with approximately 142 feet of frontage along Victory Boulevard and a depth of 120 feet. The rear of the site is bounded by an improved alley. The project proposes to develop the project site with sixteen small lot homes arranged in two rows of eight homes, parallel to Victory Boulevard. The small lot homes proposed on Lot Nos. 1 through 8 would provide garages which would be accessible from a common access driveway located approximately 50 feet south of the northern property line. The remaining small lot homes would be accessible from the alley. The proposed common access driveway has a width of 26 feet 8 inches, which is necessary to meet the vehicular back-up requirements. Requiring the project to comply with the 18-foot post dedication building line would require that proposed circulation to be revised in order to accommodate the proposed project. A maximum encroachment of 20 percent would allow the small lot homes on Lot Nos. 1 through 8 to observe a setback of 15 feet from the post dedication property line. As Victory Boulevard would be dedicated to a width of 102 feet, the encroachment of three-feet would not obstruct light or ventilation on the adjoining residential properties or for the proposed small lot homes. Thus, the approval of this encroachment will not undermine the intent of the zoning regulations.

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

The project site is located at the southeast corner of Victory Boulevard and Klump Avenue and is zoned [Q]R3-1. The Qualified "Q" Condition, established pursuant to Ordinance No. 165,108, limits residential development to a maximum of one dwelling per 1,200 square feet of lot area. As the project proposes a maximum of sixteen small lot homes, the proposed density is consistent with the maximum permitted density of sixteen dwelling units on the 19,348.3 net square-foot site. The proposed small lot homes would have a maximum height of approximately 38 feet 9 inches, which is within the maximum permitted height of 45 feet in Height District 1. The properties to the north, east, and west are zoned [Q]R3-1 and would permit the future development of the lots with a similar density and height. The properties to the south are zoned R1-1 and are developed with single-family dwellings. The small lot homes on proposed Lot Nos. 9 through 16 would be setback a minimum of 25 feet from the northern property lines of the abutting R1-1 property. As such, the project would be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

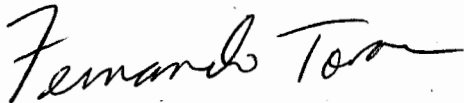
The General Plan is comprised of eleven elements, including the Mobility and Land Use Elements. The Mobility Element designates public right-of-ways with a street designation, which are then dedicated and improved per the Street Standards adopted pursuant to LAMC Section 17.05-B. As discussed in Finding (i) the requirements of the street standard for the project site along Victory Boulevard has been modified pursuant to LAMC Section 12.37-I. As conditioned, the project is in conformance with the purpose, intent and provisions of the Mobility Element.

The Land Use Element is comprised of 35 Community Plans, with each plan containing goals, objectives, and policies for the future development of the designated plan area. The goals, objectives, and policies of the community plans are further implemented through the Zoning Code. The project site is located within the North Hollywood – Valley Village Community Plan area, which designates the project site for Medium Residential land uses, and is zoned [Q]R3-1. The site is not located within a specific plan area. As discussed in Findings (a), (j), and (k), the proposed project is in substantial conformance with the purpose, intent and provisions of the Land Use Element of the General Plan.

As conditioned herein, the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable Community Plan, and any specific plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 74642-SL.

Vincent P. Bertoni, AICP  
Advisory Agency



FERNANDO TOVAR  
Deputy Advisory Agency

FT:MS:bk

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

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

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

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

Forms are also available on-line at <http://planning.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, (818) 374-5050, or (310) 231-2598.

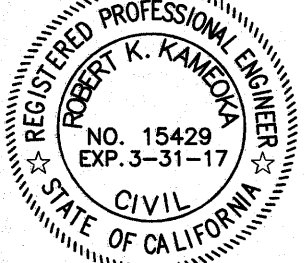
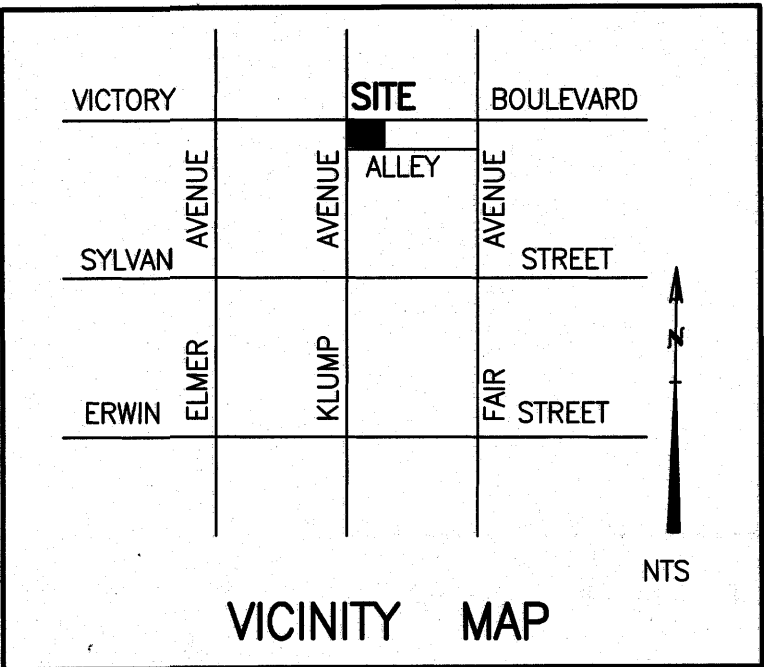
# VESTING TENTATIVE TRACT NO. 74642

FOR SMALL LOT SUBDIVISION PURPOSES  
BEING A SUBDIVISION OF LOTS 22, 23 AND 24  
OF TRACT NO. 11139 M.B. 199 PGS 34 AND 35,  
RECORDS OF LOS ANGELES COUNTY.  
ADDRESS: 11212-11222 VICTORY BLVD

**OWNER/SUBDIVIDER**  
VICTORY 4, LLC/CARGOS DEV. INC.  
650 TOWN CENTER DR., #1530  
COSTA MESA, CA 92626  
(626) 449-3336

**LAND PLANNING**  
JEROME BUCKMELTER ASSOC., INC  
23534 AETNA STREET  
WOODLAND HILLS, CA. 91367  
(818) 340-8386

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



**LEGEND**

INDICATES THE BOUNDARY OF THE LAND  
BEING SUBDIVIDED BY THIS MAP  
L.A. INDICATES LANDSCAPE AREA

**NOTES:**

- TOTAL AREA: 34,560 S.F. (0.79 AC.) GROSS TO CL STREET AND ALLEY  
20,652 S.F. (0.47 AC.) NET INCL. 1/2 ALLEY
- ZONING EXISTING AND PROPOSED: [Q]R3-1
- USE: 16 SMALL LOT PURSUANT TO ORDINANCE NO. 176354 SUBDIVISIONS IN [Q]R3-1 ZONE.
- PARKING SPACES: 32 TENANTS 3 GUEST
- SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
- SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
- NO OAK, WESTERN SYC., CALIF BAY OR SC BLACK WALNUT TREES ON PROPERTY. FIVE NON-PROTECTED TREES INCLUDING ALL SMALLER TREES TO BE REMOVED. SEE TREE REPORT BY ANNE JONES, DATED JANUARY 23, 2017.
- SITE HAS 3 SINGLE FAMILY RESIDENCES TO BE REMOVED.
- SITE IS LEVEL.
- THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
- THERE ARE NO OTHER HAZARDS OR HAZARDOUS MATERIALS ON PROPERTY.
- RESERVING A 5 FT EASEMENT ALONG THE SUBDIVISION BOUNDARIES FOR STORM DRAINS AND/OR UTILITIES.
- ALLOW CROSS LOT SURFACE DRAINAGE THROUGHOUT THE SUBDIVISION.

**VESTING NOTES:**

- BUILDING HEIGHT: LOTS 1-16 INCL. = 39'-0" MAX.
- BUILDING AREA: LOTS 1-8 INCL.=1773 S.F. & LOTS 9-16 INCL.=1746 S.F.
- TOTAL PARKING SPACES : 32 TENANT AND 3 GUEST.
- ACCESS FROM KLUMP AVE AND ALLEY.
- THE FRONT YARDS FOR ALL LOTS IS ON THE NORTH SIDE.
- TRASH RECEPTACLES TO BE LOCATED IN THE GARAGE.

**LOT MATRIX**

LOT	AREA S.F.	YARDS:			
		FRONT SETBACK	EAST SIDE SETBACK	WEST SIDE SETBACK	REAR SETBACK
1	1,415	15'	0.25'	5'	8.34'
2	1,178	15'	0.25'	0.25'	8.34'
3	1,178	15'	0.25'	0.25'	8.34'
4	1,178	15'	0.25'	0.25'	8.34'
5	1,178	15'	0.25'	0.25'	8.34'
6	1,178	15'	0.25'	0.25'	8.34'
7	1,178	15'	0.25'	0.25'	8.34'
8	1,910	15'	11.58'	0.25'	8.34'
9	1,238	8.34'	0.25'	5'	5'
10	971	8.34'	0.25'	0.25'	5'
11	971	8.34'	0.25'	0.25'	5'
12	971	8.34'	0.25'	0.25'	5'
13	971	8.34'	0.25'	0.25'	5'
14	971	8.34'	0.25'	0.25'	5'
15	971	8.34'	0.25'	0.25'	5'
16	1,575	8.34'	11.58'	0.25'	5'

SCALE: 1"=10'

FEBRUARY 2017