

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



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

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SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

February 13, 2023

Owner/Applicant

CH Glassell Park 37, LLC
Nicholas Long
3760 Kilroy Airport Way, Suite 130
Long Beach, CA 90806

Representative

three6ixty
Dana Sayles
11287 Washington Boulevard
Culver City, CA 90230

RE: Vesting Tentative Tract Map No. 82440-SL
Related Cases: ZA-2018-7123-ZAD-CDO, VTT-
82440-M1

Address: 3811 & 3845 North Fletcher Drive
Community Plan: Northeast Los Angeles
Council District: 13 - Soto-Martinez
Existing Zone: RD2-1-CDO
CEQA: ENV-2018-7125-CE

EXTENSION OF TIME

On April 15, 2020, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82440-SL for a maximum of 37 small lots, pursuant to the LAMC Section 12.22 C.27, as shown on revised map stamp-dated February 24, 2020, and a Haul Route approval in the Northeast Los Angeles Community Plan in the RD2-1-CDO Zone, located at 3811 and 3845 North Fletcher Drive.

On May 14, 2020, the Zoning Administrator conditionally approved a Zoning Administrator Determination to permit retaining walls in lieu of more than two sets of retaining walls per lot with certain retaining walls over the restricted height limit, located within the required yards, in conjunction with the development of a Vesting Tentative Tract, otherwise not permitted pursuant to LAMC Section 12.21 C.8 and 12.21 C.1(g); and a Community Design Overlay (CDO) Plan Approval for the construction, use and maintenance of 37 Small Lot homes located within the Cypress Park and Glassell Park CDO.

On October 21, 2020, the Advisory Agency approved a Revised Map stamp-dated July 17, 2020, and Modification request to identify an existing sewer easement that was not included in the original map, and a correction to Condition No. 20.m.(iv) regarding the haul route under Case No. VTT-82440-SL-M1.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 82440-SL.

In addition, pursuant to Chapter 1, LAMC Section 12.36 G.2, quasi-judicial approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map and related Case No. ZA-2018-7123-ZAD-CDO is **April 15, 2029**.

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Deputy Advisory Agency
VPB:MN:RV

cc: Councilmember Hugo Soto-Martinez

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: October 21, 2020

Last Day to Appeal: November 2, 2020

Nicholas Long (A)(O)
CCA Fletcher Partners, LP
2301 Rosecrans Avenue, Unit 1150
El Segundo, CA 9245

Dana Sayles (R)
Three6ixty
11287 W. Washington Blvd
Culver City, CA 90230

RE: Vesting Tentative Tract No. VTT-82440-
SL-M1

Related Case: ZA-2018-7123-ZAD-CDO
Address: 3811, 3845 North Fletcher Drive
Planning Area: Northeast Los Angeles
Zone: RD2-1-CDO

D.M.:

C.D.: 13-O'Farrell

CEQA: ENV-2018-7125-CE

Legal Description: Lot 19, Tract TR 9540; Lot
PT Glassell and Chapman 2296.11 ACS, tract
Ranchos San Rafael and La Canada Arb 102
and 103

On April 15, 2020, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03, 17.15, and Section 12.22 C.27, the Advisory Agency approved Vesting Tentative Tract Map No. 82440-SL, located at 3811, 3845 North Fletcher Drive, for a maximum of 37 small lots, as shown on map stamp-dated February 24, 2020, in conjunction with the construction of 37 small lot homes, in the Northeast Los Angeles Community Plan.

On July 9, 2020, the applicant filed a **Modification** to identify an existing sewer easement that was not included in the original map. This includes the abandonment of that sewer and the merger with the existing public sewer easement. The applicant also requested a correction to the haul route condition [Department of City Planning Condition No. 20.m.(iv)].

In accordance with the provisions of Sections 17.03 and 17.11 of the Los Angeles Municipal Code, the Advisory Agency considered and hereby approves a Revised Map stamp-dated July 17, 2020, a **Modification** request to identify an existing sewer easement that was not included in the original map, and a correction to the haul route condition.

The Advisory Agency, therefore, changes the number of hauling trips per day as delineated by this letter. Additionally, the Zoning Division of the Department of Building and Safety and the Bureau of Engineering (BOE) have submitted additional conditions on the Modified map and those conditions are added as Condition Nos. 11a-e, 21, 22 and 23.

Deleted text is shown below in ~~italicized strikethrough~~ and added text is **underlined and bolded**.

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.

MODIFY DEPARTMENT OF BUILDING AND SAFETY - ZONING DIVISION - CONDITION 11:

11. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. *The submitted Map dimensions do not agree with ZIMAS. Revise the Map to address the discrepancy. If there is a portion of the original boundary that is not included in the subdivision, include that portion of the lot on the final map and label it as "Remainder Parcel" on the final map.*
- b. *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.*
- c. *Provide a copy of ZA case ZA 2018 7123 ZAD CDO. Show compliance with all the conditions/requirements of the DIR case as applicable.*
- d. *Provide a copy of affidavits AFF 67183 LT and AFF 26981. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.*
- e. *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 requirement shall be required to comply with current code as measured from new property lines after dedication.*
- f. *For the purpose of determining the required setbacks, the perimeter of this subdivision shall be treated as a lot. The provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the perimeter of the subdivision. For any subdivision that shares a property line with an R1 or more restrictive single family zone, the provisions of the front yard, side yard and rear yard of the underlying zone shall apply.*
- g. *Revise the Setback Matrix to correctly identify the Front, Side, and Rear setbacks for each lots as specified in the above condition. The front lot line shall be based on the lot line along the street. The rear lot line shall be based on the northern perimeter of the subdivision and the rest of the perimeter shall be considered the side lot lines. Provide a minimum 15 ft. front yard setback, 7 ft. side yard setback (for a 4 stories building), and a 15 ft. rear yard setback or obtain City Planning to allow for setback as presented in the Setback Matrix.*
- h. *Proposed retaining walls are in violation of LAMC Section 12.21 G.8. Revise the map to comply with the above requirements or obtain City Planning to allow for more than two retaining walls on each lot and to allow retaining wall height to be over 10 feet high when there are more than one wall on each lot.*
- i. *Retaining walls are not allowed to be more than 3.5 ft. in height within the required front yard setback for Lots 1 to 8 (minimum 15 ft. front yard setback). Revise the map to comply with the above requirement or obtain City Planning to allow retaining walls to be over 3.5 ft. in the required front yard.*
- j. *Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.*

- a. The submitted Map dimensions do not agree with ZIMAS. Revise the Map to address the discrepancy. If there is a portion of the original boundary that is not included in the subdivision, include that portion of the lot on the final map and label it as "Remainder Parcel" on the final map.
- b. 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.
- c. Provide a copy of affidavits AFF-67183-LT and AFF-26981. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- d. 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 requirement shall be required to comply with current code as measured from new property lines after dedication.
- e. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

MODIFY DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITION 20.m (Haul Route Conditions):

- m. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:
 - (i) Streets to be used are limited to Fletcher Drive, West Avenue 36, North Eagle Rock Boulevard, Figueroa Street, and Scholl Canyon Road.
 - (ii) Hours of operation shall be from 08:00 a.m. to 05:00 p.m.
 - (iii) Days of the week shall be Monday through Saturday.
 - (iv) Total trips per day shall be ~~20~~ 30.
 - (v) Duration of project shall be 13 days.
 - (vi) Trucks shall be restricted to 10-wheel dump trucks or smaller for streets with a width of 25 feet or less. Eighteen-wheel dump trucks are permitted on streets with a width greater than 25 feet. **There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets.**
 - (vii) The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 486-0777.

- (viii) Streets shall be cleaned of spilled materials at the termination of each work day.
- (ix) The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- (x) The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- (xi) Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- (xii) All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- (xiii) All trucks are to be watered at the job site to prevent excessive blowing dirt.
- (xiv) All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- (xv) The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- (xvi) All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- (xvii) A Truck Crossing warning sign shall be placed 300 feet in advance of the exit in each direction.
- (xviii) One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of Work Area Traffic Control Handbook.
- (xix) The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.
- (xx) Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting Street Services Investigation and Enforcement Division at (213) 847-6000 before the change takes place.
- (xxi) The permittee shall notify Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- (xxii) A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central Los Angeles District Engineering Office, 201 N. Figueroa Street, Land Development Section, Suite 1150, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 202-3495.

ADD BUREAU OF ENGINEERING CONDITIONS 21, 22, AND 23:

21. In the event that Bureau of Engineering's **Wastewater Conveyance Engineering Division and Central District B-permit Section** have no objection then the existing public sewer easement within the tentative tract map and substantially as shown on the modified tentative tract map stamp dated July 17, 2020 be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code.
22. That if in the event that Bureau of Engineering's **Wastewater Conveyance Engineering Division and Central District B-permit Section** has no objection then the existing public sewer system within the tentative tract map and substantially as shown on the modified tentative tract map stamp dated July 17, 2020 be abandoned prior to the recordation of the final map satisfactory to the City Engineer (B-permit Section).
23. That in the event that Bureau of Engineering's **Wastewater Conveyance Engineering Division and Central District B-permit Section** require a new public sewer easement then this easement shall be provided with a **separate instrument** prior to the recordation of the final map satisfactory to the City Engineer.

All other language is to remain unchanged.

VINCENT P. BERTONI, AICP
Advisory Agency



KEVIN GOLDEN
Deputy Advisory Agency

KG:DL:NS

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

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

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

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

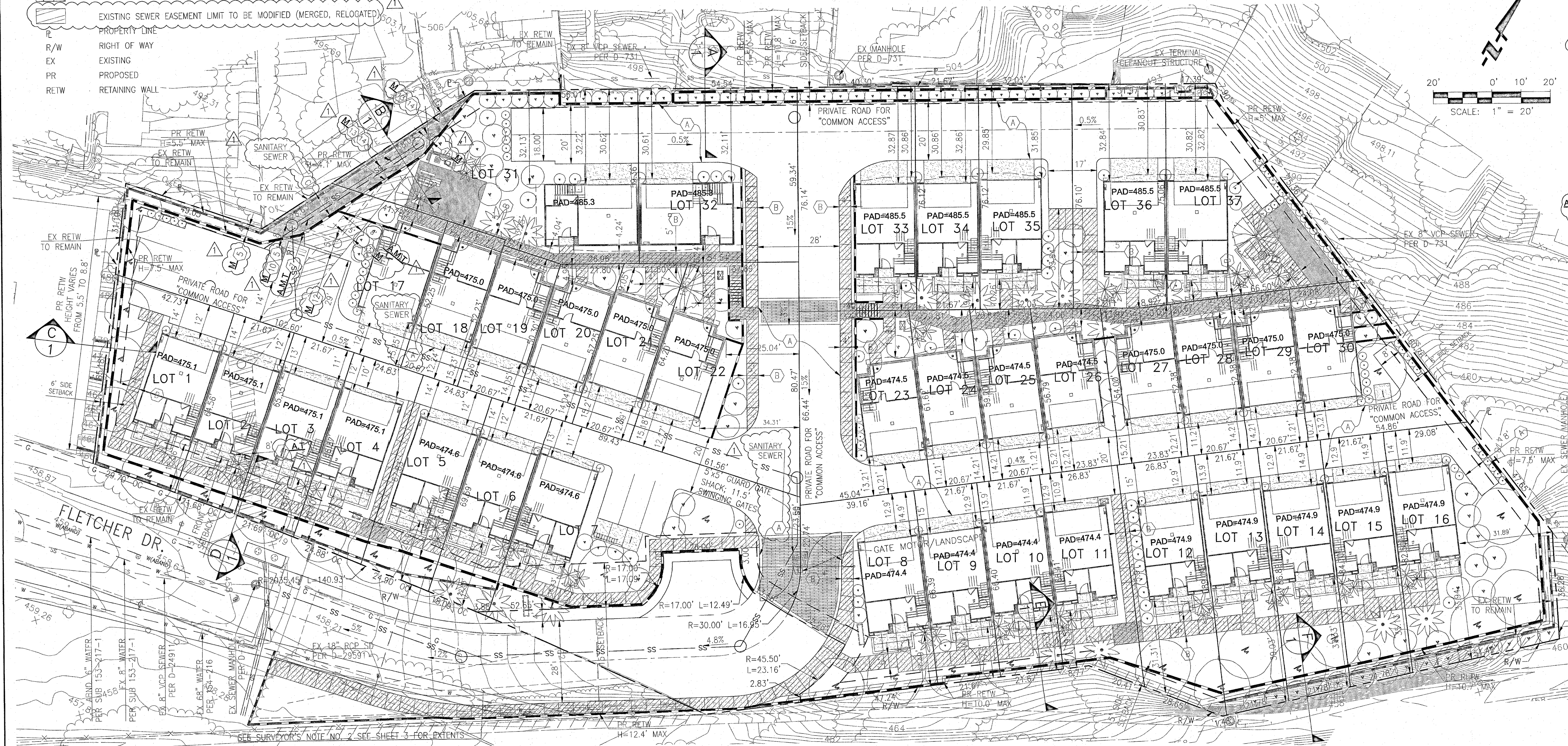
Forms are also available on-line at <http://planning.lacity.org>

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

LEGEND & ABBREVIATIONS

- RIGHT-OF-WAY/PROPERTY LINE
- PROPOSED LOT LINE
- STREET CENTER LINE
- EXISTING RECORD LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SEWER REALIGNMENT
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EASEMENT FOR UTILITY INFRASTRUCTURE
- EASEMENT FOR COMMON ACCESS PURPOSES
- EXISTING SEWER EASEMENT LIMIT TO BE MODIFIED (MERGED, RELOCATED)
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING
- PROPOSED
- RETAINING WALL

MODIFIED VESTING TENTATIVE TRACT MAP MAP NO. 82440 FOR LOT MERGER AND SMALL LOT SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA 3845 FLETCHER DRIVE



EXISTING EASEMENT STATEMENT

PROPOSED MODIFICATION REQUEST
A = ABANDON EXISTING SEWER LINE AS SHOWN IN EASEMENTS #4 & #7
M = TO BE RELOCATED TO BE MODIFIED & MERGE EASEMENT TO TRACT
T = MERGE EXISTING PUBLIC SEWER EASEMENT WITH THIS MAP AS SHOWN IN EASEMENTS #4 AND 7

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: TRACT NO. 9540
RECORDING NO: IN BOOK 139 PAGES 8 AND 9 OF MAPS
PURPOSE: SANITARY SEWER
AFFECTS: THE EASTERLY 8 FEET OF SAID PARCEL 6

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: CITY OF LOS ANGELES
RECORDING NO: POLE LINES, CONDUITS
PURPOSE: IN BOOK 7095 PAGE 64 OFFICIAL RECORDS
AFFECTS: THE REAR 4 FEET OF PARCEL 6
AND RECORDING NO: IN BOOK 7078 PAGE 261 OFFICIAL RECORDS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: HAPPY HILLS TRACT
RECORDING NO: IN BOOK 126 PAGES 31 TO 33 INCLUSIVE OF MAPS
PURPOSE: SANITARY SEWER
AFFECTS: THE SOUTHERLY 8 FEET OF LOT 23 AND OVER THE SOUTHEASTERLY AND SOUTHWESTERLY 8 FEET OF LOT 24 OF PARCEL 7.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: CITY OF LOS ANGELES
RECORDING NO: POLE LINES
PURPOSE: IN BOOK 7095 PAGE 64 OFFICIAL RECORDS
AFFECTS: OVER THE REAR 4 FEET OF PARCEL 7

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: SOUTHERN CALIFORNIA TELEPHONE COMPANY
RECORDING NO: POLE LINES, CONDUITS
PURPOSE: IN BOOK 2237 PAGE 265 OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 5 FEET OF SAID PARCEL 7

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: BENJAMIN C. MASON, AN UNMARRIED MAN
RECORDING NO: SEWER LINES
PURPOSE: JANUARY 24, 1950
AFFECTS: INSTRUMENT NO. 610, IN BOOK 32057 PAGE 89 OFFICIAL RECORDS A STRIP OF LAND MORE PARTICULARLY DESCRIBED THEREIN.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
MAP/PLAT: TELEPHONE LINES AND ELECTRIC LIGHT WIRES, SEWER LINES
RECORDING NO: JANUARY 24, 1950
AFFECTS: INSTRUMENT NO. 610, IN BOOK 32057 PAGE 89 OFFICIAL RECORDS THAT PORTION OF SAID LAND AS DESCRIBED THEREIN.

FLOOD ZONE INFORMATION

AREA OF PROJECT IS OUTSIDE THE FLOOD ZONE PER LADBS PARCEL PROFILE REPORT.
FEMA FIRM PANEL 1626 OF 2350, MAP NUMBER 06037C1626F

EFFECTIVE DATE SEPTEMBER 26, 2008 INDICATES AREA IS IN ZONE X

PROPOSED METHOD OF SEWAGE DISPOSAL

THE WESTERNLY PORTION OF SITE WILL BE TIED IN AND SERVED BY THE EXISTING SEWER ON FLETCHER DRIVE. THE EASTERLY PORTION OF THE SITE WILL BE TIED IN AND SERVED BY THE EXISTING SEWER ALONG THE EASTERN PROJECT BOUNDARY LINE.

PROTECTED TREE STATEMENT

THERE ARE NO PROTECTED TREES ON SITE. ALL ON SITE TREES TO BE REMOVED.

HAZARD AREA INFORMATION

- PROJECT IS NOT LOCATED IN AN AIRPORT HAZARD AREA.
- PROJECT IS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
- PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
- PROJECT IS NOT LOCATED WITHIN A TSUNAMI INUNDATION ZONE.
- PROJECT IS NOT LOCATED WITHIN A LANDSLIDE AREA.
- PROJECT IS NOT LOCATED WITHIN A HIGH WIND VELOCITY AREA.
- PROJECT IS NOT METHANE HAZARD SITE.
- PROJECT IS NOT LOCATED WITHIN A LIQUEFACTION ZONE.
- PROJECT IS LOCATED WITHIN AN ALQUIST-PROLO FAULT ZONE.
- PROJECT IS NOT LOCATED WITHIN A HAZARDOUS WASTE/BORDER ZONE.

HAUL ROUTE NOTE

A PROPOSED HAUL ROUTE FORM HAS BEEN PROVIDED TO THE CITY OF LOS ANGELES AS A PART OF THIS VESTING TENTATIVE TRACT MAP PACKAGE.

SPECIAL PLANNING AREA INFORMATION

- PROJECT IS NOT LOCATED IN A COASTAL ZONE.
- PROJECT IS LOCATED WITHIN THE HILLSIDE ORDINANCE AREA.
- PROJECT IS LOCATED WITHIN A SPECIAL GRADING AREA.
- PROJECT IS NOT LOCATED WITHIN A CRA AREA.
- PROJECT IS LOCATED WITHIN AN URBAN AGRICULTURE INCENTIVE ZONE.
- PROJECT IS NOT LOCATED WITHIN A BUSINESS IMPROVEMENT DISTRICT.
- PROJECT IS NOT LOCATED WITHIN A PROMISE ZONE.
- PROJECT IS NOT LOCATED WITHIN A REVITALIZATION ZONE.
- PROJECT IS NOT LOCATED WITHIN A RENT STABILIZED ORDINANCE AREA.

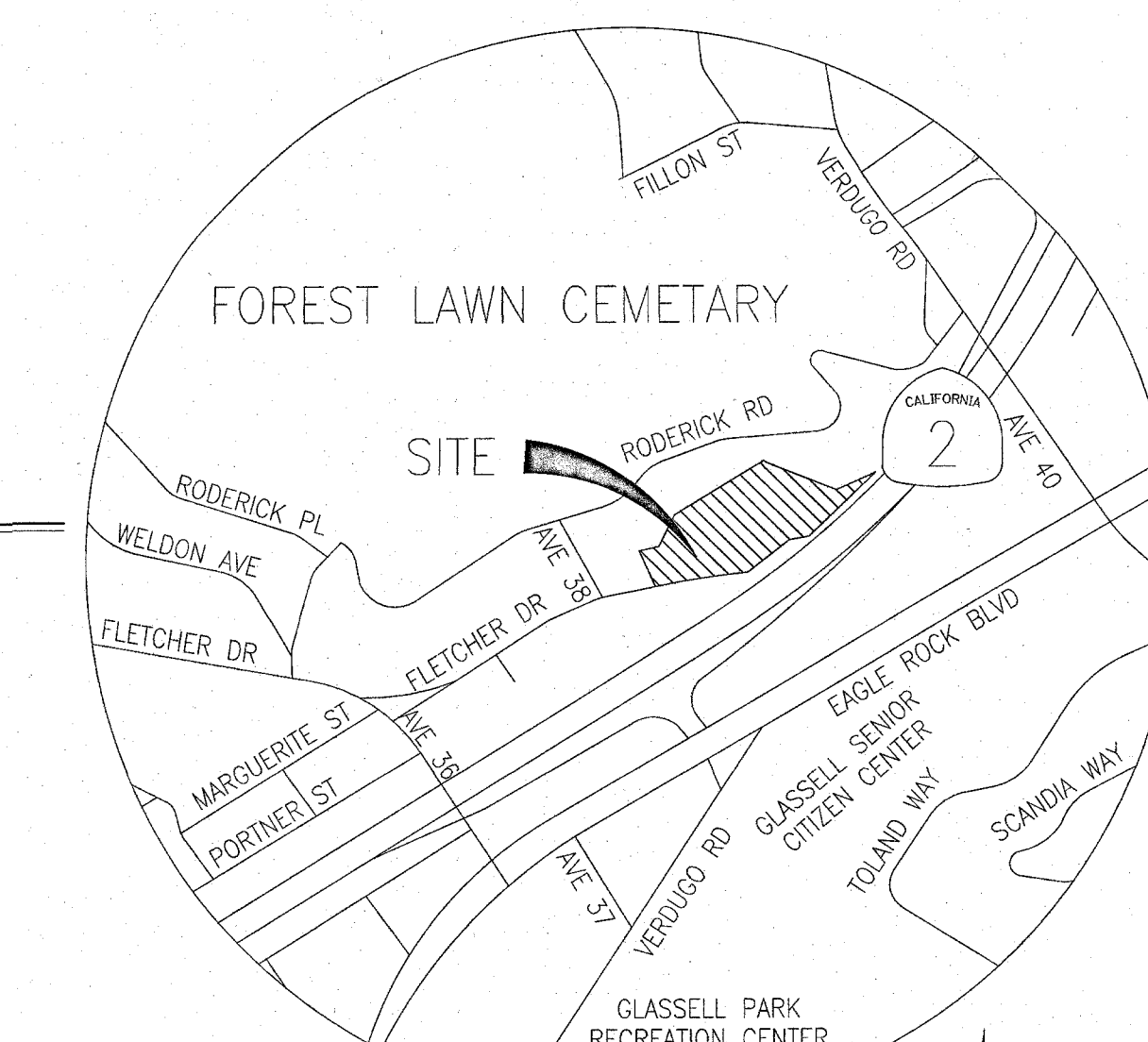
BENCHMARK

BENCHMARK DESIGNATION: 12-26330, NAVD83
ELEV. = 437.992' (2000 ADJUSTMENT)
MONUMENT TYPE: SPK IN CURB
DESCRIPTION: SPK IN CURB FLETCHER DR; 17.5 FT W OF CTR LINE PROD
MARGUERITE ST. E END CB

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED THE BEARING BEING CONTINUOUSLY OPERATED STATIONS (CORS) "SLIK" AND "OXYC" BEING N61°15'00.9"E
"SLIK"
N=1859919.91
E=6481788.84
"OXYC"
N=1869323.45
E=6489929.40

COORDINATES OF THE STATIONS SHOWN HEREON ARE BASE UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 83 (CALIFORNIA SPATIAL REFERENCE CENTER 2011 ADJUSTMENT).



VICINITY MAP
THOMAS GUIDE PC, 994-H11
MAP SHEET 1564217 & 154-5A217
NOT TO SCALE

OWNER/SUBDIVIDER

COMSTOCK HOMES
2301 ROSECRANS AVE., SUITE 1150
EL SEGUNDO, CA 90245-4976
TEL: (424) 363-9214
CONTACT: ZACHARY ANDREWS

CIVIL ENGINEER

FUSCOE ENGINEERING, INC.
600 WILSHIRE BLVD., SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
FAX: (213) 988-8803
CONTACT: SAMSON KAWAJEE, PE #CB3863

SHEET INDEX

PROPOSED SUBDIVISION SUMMARY..... 1
PROPOSED LOT SUMMARY TABLE AND TYPICAL SECTIONS..... 2
EXISTING CONDITIONS..... 3

GENERAL NOTES

- THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER, SEWER, AND STORM DRAIN INFRASTRUCTURE DIRECTLY ADJACENT TO THE PROPERTY.
- ALL BOUNDARY MONUMENTS ARE TO BE SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDATION, OR MONUMENTS WILL BE BONDED FOR.
- NO COMMUNAL TRENCH ENCLOSURE, TRASH CONTAINERS TO BE STORED IN EACH UNIT.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1-CDD ZONE, PURSUANT TO ORDINANCE NO. 176-554.
- PROPOSED EASEMENTS (A) AND (C) TO INCLUDE MERGER OF RESIDUAL SEWER EASEMENTS (4) AND (7) AND PROPOSED SEWER REALIGNMENT, SEWER EASEMENTS (4) AND (7) TO BE ABANDONED/MODIFIED AS PART OF THIS MAP.

GRADING

THE PROPOSED SITE IS A CUT SITE AND WILL REQUIRE APPROXIMATELY 6,750 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES. AN EXCAVATION PLAN SHALL BE REQUIRED FOR SUBMITTAL TO OBTAIN A GRADING PERMIT FROM THE CITY OF LOS ANGELES.

PROJECT ADDRESS

3845 FLETCHER DRIVE, LOS ANGELES, CA 90065

ASSESSOR'S PARCEL MAP INFORMATION

APN: 5458-031-041, 5458-031-043, 5458-031-046, 5458-031-047

ZONING

EXISTING: RD2-1-CDD
PROPOSED: RD2-1-CDD

SITE ACREAGE

TOTAL GROSS AREA: 81,133 SF 1.86 AC

PROJECT INFORMATION

THIS PROJECT CONSISTS OF 38 PROPOSED SMALL LOT UNITS LOCATED AT THE TERMINUS OF FLETCHER DRIVE BOUND BETWEEN RODERICK ROAD TO THE NORTH, AVENUE 38 TO THE WEST, AND CALIFORNIA STATE ROUTE 2 (GLENDALE FREEWAY) TO THE SOUTH.

PROPOSED LOTS

37 PROPOSED SMALL LOT SUBDIVISIONS

PARKING

PROPOSED GARAGE PARKING SPACES: 74
PROPOSED GUEST PARKING SPACES: 17
TOTAL PROPOSED PARKING SPACES: 91

BUILDING HEIGHTS

UNIT P1 - 3 STOREY (45.0')
UNIT P2 - 3 STOREY (45.0')
UNIT P3 - 3 STOREY (45.0')

PROPOSED EASEMENTS

- AN IRREVOCABLE OFFER TO DEDICATE A NON-EXCLUSIVE PRIVATE RECIPROCAL EASEMENT FOR COMMON ACCESS AND UTILITIES, INCLUDING SANITARY SEWER
- AN IRREVOCABLE OFFER TO DEDICATE A NON-EXCLUSIVE PRIVATE RECIPROCAL EASEMENT FOR COMMON ACCESS
- AN IRREVOCABLE OFFER TO DEDICATE A NON-EXCLUSIVE UTILITY EASEMENT FOR UTILITIES, INCLUDING SANITARY SEWER

SURVEYOR'S NOTES

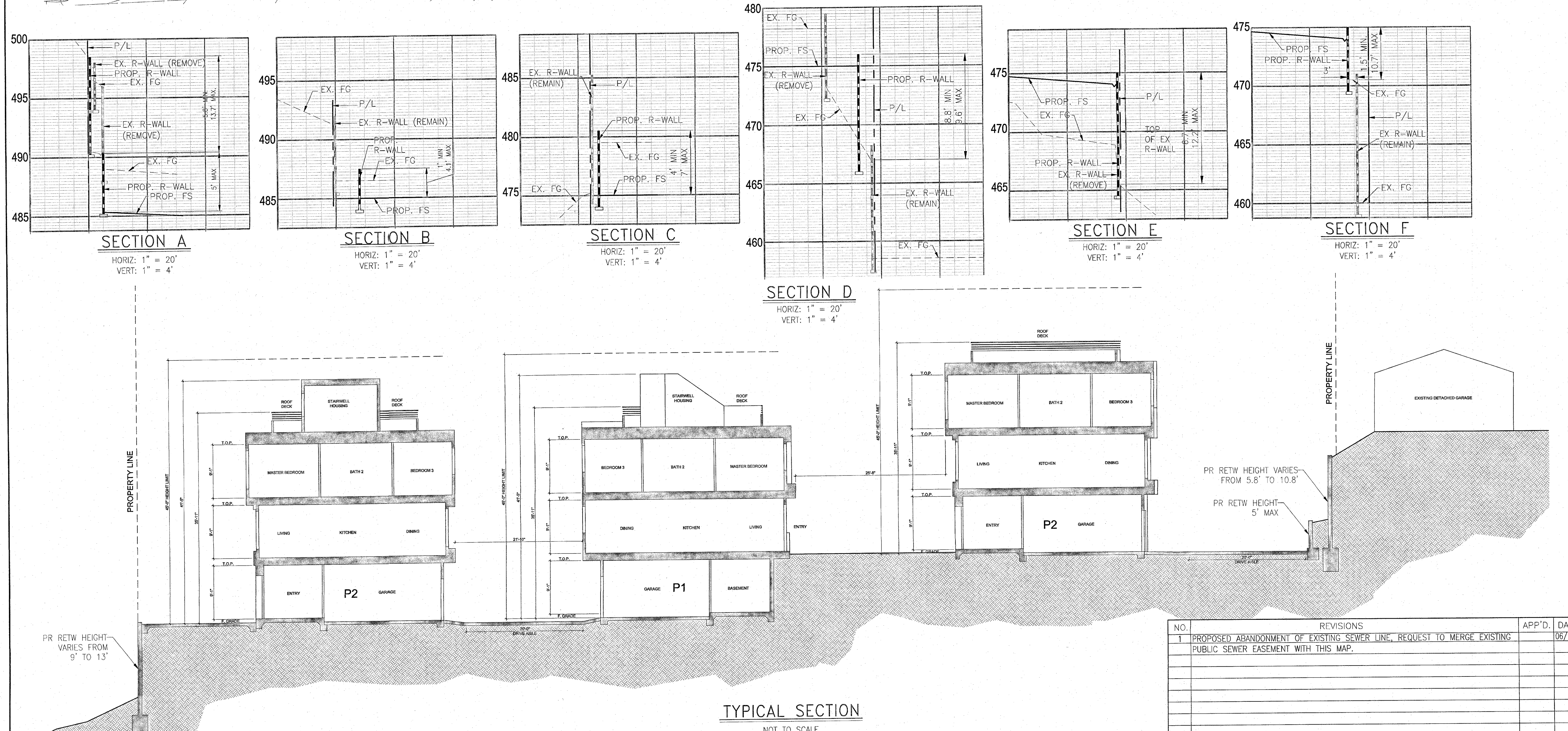
- THE SUBJECT TITLE REPORT APPEARS TO BE MISSING TITLE INFORMATION REGARDING ANY ACCESS RELINQUISHMENT TO THE STATE HIGHWAY IN THIS AREA. PER CALTRANS RIGHT OF WAY MAP NO. F1268-3 THIS ACQUIRED AREA IS REFERENCED AS PARCEL NO. C1730 AND IS DESCRIBED IN DOCUMENT RECORDED MAY 5, 1970 IN BOOK 4704, PAGE 473 OF DEEDS.
- LIMITS OF PARCEL 1 AS DESCRIBED IN THE DOCUMENT ENTITLED "ABANDONMENT OF SUPERCEDED STATE HIGHWAY IN THE CITY OF LOS ANGELES, ROAD 07-LA-2-17.1 REQUEST NO. 113" RECORDED MAY 20, 1977 AS INSTRUMENT NO. 77-562484, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

BOUNDARY RECORD DATA NOTE

THE BOUNDARY SHOWN HEREON IS BASED ON THE ALTA SURVEY COMPLETED ON OCTOBER 18, 2018 BY FUSCOE ENGINEERING INC.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS REFERENCED FROM THE ALTA SURVEY PREPARED BY FUSCOE ENGINEERING INC.



600 Wilshire, Suite 1470 Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

NO. 1
PROPOSED ABANDONMENT OF EXISTING SEWER LINE, REQUEST TO MERGE EXISTING PUBLIC SEWER EASEMENT WITH THIS MAP.

APPROVED DATE 06/18/20

NAME DATE

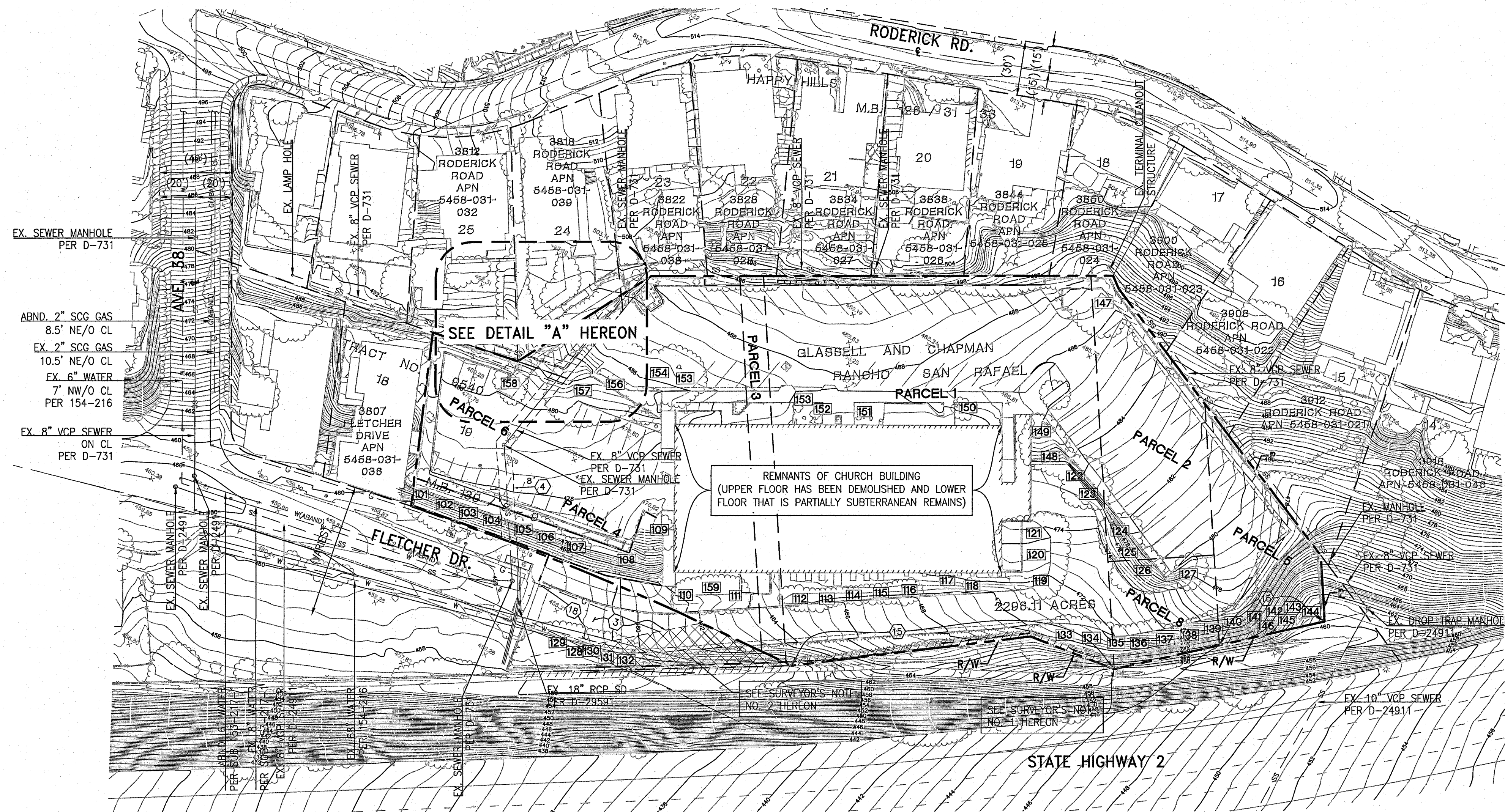
MODIFIED VESTING
TENTATIVE TRACT MAP
TRACT NO. 82440-111
PROPOSED SUBDIVISION

DRAWN: AN
DESIGN: AN
CHECKED: SK
SCALE: AS SHOWN
JOB NO.: 1770.001
DATE: 06/18/20
SHEET 1 OF 3

MODIFIED VESTING TENTATIVE TRACT MAP

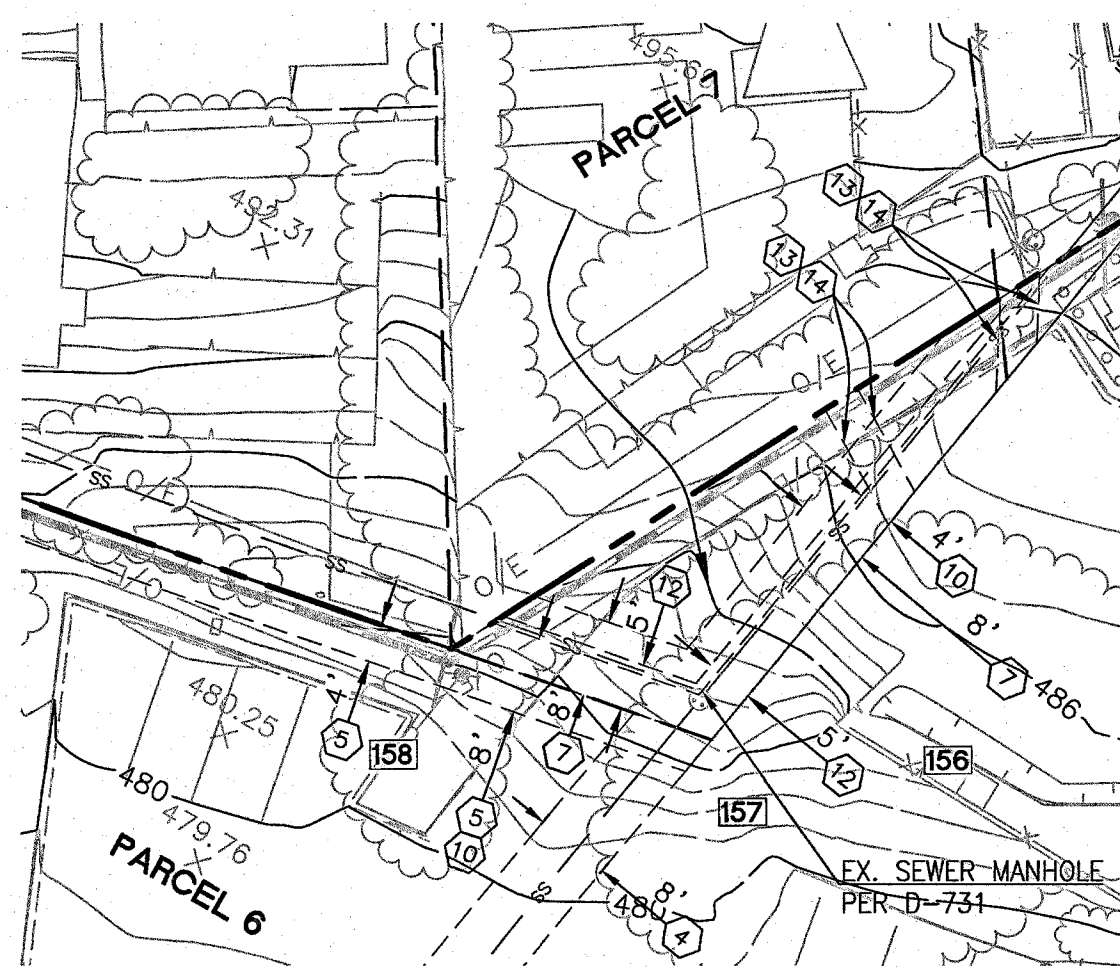
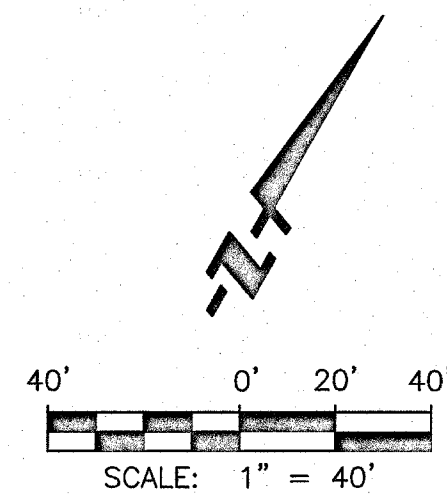
MAP NO. 82440

FOR LOT MERGER AND SMALL LOT SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
3845 FLETCHER DRIVE



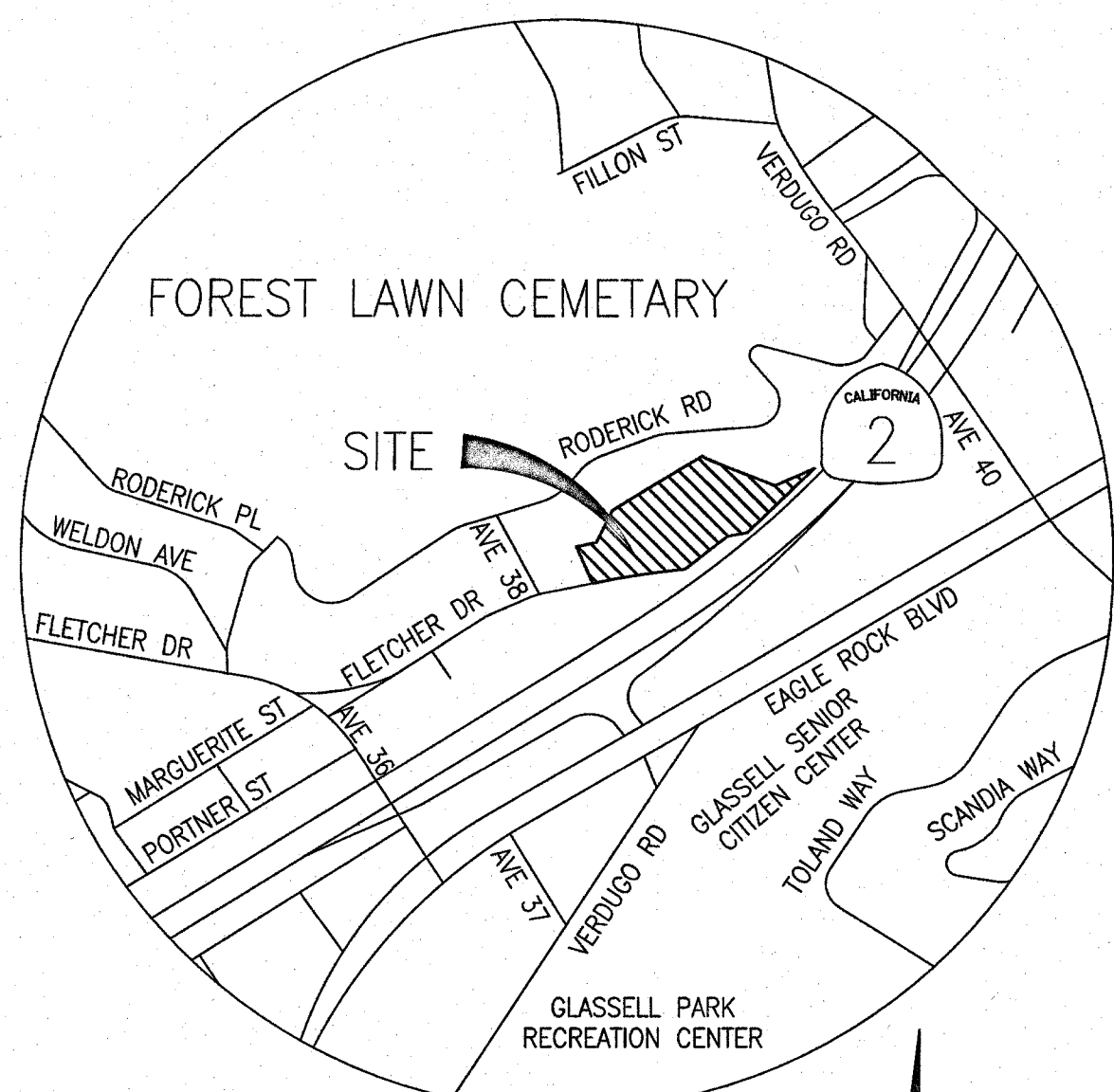
LEGEND

- RIGHT-OF-WAY/PROPERTY LINE
- STREET CENTER LINE
- RECORD LOT LINE
- EASEMENT LINE
- SS EXISTING SEWER LINE
- SD EXISTING STORM DRAIN LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- ABANDONED GAS LINE
- EXISTING TREE



DETAIL "A"

SCALE: 1" = 20'



VICINITY MAP

THOMAS GUIDE PG. 594-111
MAP SHEET 156A217 & 154-5A217
NOT TO SCALE

EXISTING ENCUMBRANCES

- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: AUGUST 14, 1999, RECORDING NO.: INSTRUMENT NO. 3727 IN BOOK 0572 PAGE 451 OFFICIAL RECORDS, AFFECTS: A PORTION OF SAID LAND INCLUDED IN FLETCHER DRIVE.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: TRACT NO. 9540, RECORDING NO.: IN BOOK 139 PAGES 8 AND 9 OF MAPS, PURPOSE: SANITARY SEWER, AFFECTS: THE EASTERLY 8 FEET OF SAID PARCEL 6.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF LOS ANGELES, RECORDING NO.: IN BOOK 7095 PAGE 64 OFFICIAL RECORDS, PURPOSE: POLE LINES, CONDUITS, AFFECTS: THE REAR 4 FEET OF PARCEL 6, AND RECORDING NO.: IN BOOK 7078 PAGE 281 OFFICIAL RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: HAPPY HILLS TRACT, RECORDING NO.: IN BOOK 126 PAGES 31 TO 33 INCLUSIVE OF MAPS, PURPOSE: SANITARY SEWER, AFFECTS: THE SOUTHERLY 8 FEET OF LOT 23 AND OVER THE SOUTHEASTERLY AND SOUTHWESTERLY 8 FEET OF LOT 24 OF PARCEL 7.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF LOS ANGELES, PURPOSE: POLE LINES, RECORDING NO.: IN BOOK 7095 PAGE 64 OFFICIAL RECORDS, AFFECTS: OVER THE REAR 4 FEET OF PARCEL 7.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY, PURPOSE: POLE LINES, CONDUITS, RECORDING DATE: NOVEMBER 5, 1943, RECORDING NO.: IN BOOK 22307 PAGE 285 OFFICIAL RECORDS, AFFECTS: THE SOUTHERLY 5 FEET OF SAID PARCEL 7.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: BENJAMIN C. MASON, AN UNMARRIED MAN, PURPOSE: SEWER LINES, RECORDING DATE: JANUARY 24, 1950, RECORDING NO.: INSTRUMENT NO. 610, IN BOOK 32057 PAGE 89 OFFICIAL RECORDS, AFFECTS: A STRIP OF LAND MORE PARTICULARLY DESCRIBED THEREIN.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT: PURPOSE: TELEPHONE LINES AND ELECTRIC LIGHT WIRES, SEWER LINES, RECORDING DATE: JANUARY 24, 1950, RECORDING NO.: INSTRUMENT NO. 610, IN BOOK 32057 PAGE 89 OFFICIAL RECORDS, AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN.
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: MAY 11, 1973, RECORDING NO.: 4304 OFFICIAL RECORDS, AFFECTS: STATE FREEWAY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND.

RECORDING DATE: OCTOBER 20, 1988
RECORDING NO.: 88-1687211 OFFICIAL RECORDS

TABLE 2 - TREE TABLE

TREE NUMBER	COMMON NAME	DBH	TO BE REMOVED
101	CANARY ISLAND PINE	15	X
102	CANARY ISLAND PINE	16	X
103	CANARY ISLAND PINE	13	X
104	CANARY ISLAND PINE	15 1/2	X
105	CANARY ISLAND PINE	7	X
106	CANARY ISLAND PINE	15	X
107	CANARY ISLAND PINE	7	X
108	AMERICAN SWEETGUM	9	X
109	CARROTWOOD	6+7+10+11	X
110	AMERICAN SWEETGUM	12	X
111	AMERICAN SWEETGUM	10	X
112	AMERICAN SWEETGUM	10	X
113	AMERICAN SWEETGUM	11	X
114	AMERICAN SWEETGUM	10	X
115	AMERICAN SWEETGUM	11	X
116	AMERICAN SWEETGUM	12	X
117	AMERICAN SWEETGUM	10	X
118	AMERICAN SWEETGUM	11	X
119	CANARY ISLAND PINE	16	X
120	CANARY ISLAND PINE	16	X

TREE NUMBER	COMMON NAME	DBH	TO BE REMOVED
121	CANARY ISLAND PINE	16	X
122	CANARY ISLAND PINE	11	X
123	CANARY ISLAND PINE	21	X
124	CANARY ISLAND PINE	7	X
125	CANARY ISLAND PINE	19	X
126	CANARY ISLAND PINE	5+5+6+6+8	X
127	CANARY ISLAND PINE	13	X
128	CANARY ISLAND PINE	14	X
129	CANARY ISLAND PINE	13	X
130	CANARY ISLAND PINE	11	X
131	CANARY ISLAND PINE	11	X
132	CANARY ISLAND PINE	12	X
133	CANARY ISLAND PINE	13	X
134	CANARY ISLAND PINE	12	X
135	CANARY ISLAND PINE	15	X
136	CHRISTMAS BERRY WILELAKE	14	X
137	CANARY ISLAND PINE	12	X
138	CANARY ISLAND PINE	12	X
139	CANARY ISLAND PINE	14	X
140	CANARY ISLAND PINE	13	X

TREE NUMBER	COMMON NAME	DBH	TO BE REMOVED
141	CANARY ISLAND PINE	8	X
142	CANARY ISLAND PINE	16	X
143	CANARY ISLAND PINE	13	X
144	CANARY ISLAND PINE	13	X
145	TREE OF HEAVEN	12 1/2	X
146	ASH TREE	10	X
147	CARROTWOOD	8+8+8+6	X
148	CARROTWOOD	8+8	X
149	CARROTWOOD	4+4+6	X
150	NATIVE FRANGIPANI	5.5	X
151	NATIVE FRANGIPANI	6	X
152	NATIVE FRANGIPANI	9	X
153	NATIVE FRANGIPANI	9	X
154	CARROTWOOD	20 1/2	X
155	CARROTWOOD	20 1/2	X
156	CARROTWOOD	20 1/2	X
157	AMERICAN SWEETGUM	10	X
158	AMERICAN SWEETGUM	10	X
159	AMERICAN SWEETGUM	12	X

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE 2296.11 ACRE TRACT OF LAND, IN THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANDREW GLASSSELL AND ALFRED B. CHAPMAN, BY FINAL DECREE OF PARTITION OF SAID RANCHO IN CASE NO. 1621 OF THE DISTRICT COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF VERDUGO ROAD, DISTANT NORTH 30°18'15" EAST, 97.15 FEET FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID ROAD, WITH THE NORTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF GLASSSELL AVENUE, AS SHOWN ON THE MAP OF WASHINGTON PARK, RECORDED IN BOOK 11 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID VERDUGO ROAD, NORTH 30°18'15" EAST, 200 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID WASHINGTON PARK, NORTH 33°35'30" WEST, 417.29 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO E.H. BUENTE, BY DEED RECORDED IN BOOK 7477 PAGE 24 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND OF BUENTE SOUTH 59°52' WEST, 179.92 FEET; THENCE SOUTH 33°35'30" EAST, 516.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND, LYING SOUTHEASTERLY, SOUTHWESTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF WASHINGTON PARK, AS PER MAP RECORDED IN BOOK 11 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTANT ALONG SAID NORTHEASTERLY LINE, NORTH 33°32'47" WEST, 347.55 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF GLASSSELL AVENUE, 25.00 FEET WIDE, SHOWN AS "DRIVE WAY" ON SAID MAP; THENCE NORTH 58°39'38" EAST, 146.74 FEET; THENCE NORTH 53°11'49" EAST, 132.13 FEET; THENCE NORTH 80°53'14" EAST, 49.05 FEET; THENCE NORTH 47°22'32" EAST, 118.21 FEET TO THE SOUTHWESTERLY LINE OF THE LAND CONVEYED TO HOWARD E. BATES, BY DEED RECORDED IN BOOK 18775 PAGE 38 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF THE 2296.11 ACRE TRACT OF LAND IN THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANDREW GLASSSELL AND ALFRED B. CHAPMAN, BY FINAL DECREE OF PARTITION OF SAID RANCHO IN CASE NO. 1621 OF THE DISTRICT COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF VERDUGO ROAD, AS NOW ESTABLISHED, DISTANT NORTH 30°18'15" EAST, THEREON 362.15 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF GLASSSELL AVENUE, SHOWN AS 25-FOOT STRIP MARKED "DRIVE WAY" ON MAP OF WASHINGTON PARK, RECORDED IN BOOK 11 PAGE 74 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 33°35'30" WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF THE LAND CONVEYED TO THE SWEDISH BAPTIST PACIFIC HOME, BY DEED RECORDED IN BOOK 42 PAGE 173, OFFICIAL RECORDS OF SAID COUNTY, A DISTANCE OF 231.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 33°35'30" WEST, PARALLEL WITH SAID NORTHEASTERLY LINE, 84.03 FEET TO THE NORTHEASTERLY BOUNDARY OF THE LAND CONVEYED TO E.H.

BUENTE, BY DEED RECORDED IN BOOK 7477 PAGE 24 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 67°16' WEST, ALONG SAID NORTHEASTERLY BOUNDARY, 78.42 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 54°03'30" WEST, ALONG SAID NORTHEASTERLY BOUNDARY, 7.91 FEET TO THE MOST NORTHERLY CORNER OF SAID LAND SO CONVEYED TO E.H. BUENTE; THENCE SOUTH 59°52' WEST, ALONG THE NORTHWESTERLY LINE THEREOF, 12.15 FEET TO THE MOST NORTHERLY CORNER OF SAID LAND SO CONVEYED TO THE SWEDISH BAPTIST PACIFIC HOME; THENCE SOUTH 33°35'30" EAST, ALONG THE NORTHWESTERLY LINE THEREOF, 157.43 FEET TO A POINT THEREIN WHICH BEARS SOUTH 56°24' WEST, FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 56°24' EAST, 58.54 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE 2296.11 ACRE TRACT OF LAND IN THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANDREW GLASSSELL AND ALFRED B. CHAPMAN, BY FINAL DECREE OF PARTITION OF SAID RANCHO IN CASE NO. 1621 OF THE DISTRICT COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF FLETCHER DRIVE, AS CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 4770 PAGE 13, OFFICIAL RECORDS, WITH A LINE BEARING NORTH 33°35'30" WEST, FROM THE MOST NORTHERLY CORNER OF WASHINGTON PARK, AS PER MAP RECORDED IN BOOK 11 PAGES 74 AND 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF FLETCHER DRIVE, 150 FEET, MORE OR LESS, TO A POINT THAT IS DISTANT WESTERLY MEASURED ALONG SAID NORTHERLY LINE, 13.33 FEET FROM THE SOUTHWEST LINE OF THE LAND CONVEYED TO THE SWEDISH BAPTIST PACIFIC HOME, A CORPORATION, BY DEED RECORDED IN BOOK 11 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 33°35'30" WEST, PARALLEL WITH SAID SOUTHWEST LINE TO THE NORTHWEST CORNER OF THE LAND CONVEYED BY SAID DEED;

THENCE NORTHWESTERLY ALONG SAID SOUTHWEST LINE TO THE NORTHWEST CORNER OF THE LAND CONVEYED BY SAID DEED;

THENCE SOUTH 59°52' WEST, TO A POINT IN A LINE PARALLEL WITH SAID SOUTHWEST LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING;

THENCE SOUTHEAST ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

THAT PORTION OF THE 2296.11 ACRE TRACT OF LAND IN THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANDREW GLASSSELL AND ALFRED B. CHAPMAN, BY FINAL DECREE OF PARTITION OF SAID RANCHO IN CASE NO. 1621 OF DISTRICT COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWEST LINE OF FLETCHER DRIVE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 4770 PAGE 13, OFFICIAL RECORDS, WITH THE SOUTHWEST LINE OF THE 13-FOOT STRIP CONVEYED TO THE SWEDISH BAPTIST PACIFIC HOME, A CORPORATION BY DEED RECORDED IN BOOK 10131 PAGE 117, OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID SOUTHWEST LINE TO THE EASTERLY LINE OF HAPPY HILLS, AS PER MAP RECORDED IN BOOK 126 PAGES 31, ET SEQ., IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WESTERLY ALONG SAID EASTERLY LINE TO SAID NORTHWEST LINE OF FLETCHER DRIVE; THENCE EASTERLY ALONG SAID DRIVE TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PORTION OF THE 2296.11 ACRE TRACT OF LAND IN THE RANCHO SAN RAFAEL, IN

THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANDREW GLASSSELL AND ALFRED B. CHAPMAN, BY FINAL DECREE OF PARTITION OF SAID RANCHO IN CASE NO. 1621 OF THE DISTRICT COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF VERDUGO ROAD, AS THE SAME IS NOW LOCATED, DISTANT NORTH 30°18'15" EAST, 362.15 FEET FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID ROAD, WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF GLASSSELL AVENUE, AS SHOWN ON THE MAP OF WASHINGTON PARK, RECORDED IN BOOK 11 PAGE 74 OF MAPS, SAID POINT OF BEGINNING BEING NORTH 30°18'15" EAST, 65 FEET FROM THE MOST EASTERLY CORNER OF SAID TRACT OF LAND CONVEYED TO THE SWEDISH BAPTIST PACIFIC HOME, A CORPORATION, BY DEED RECORDED IN BOOK 42 PAGE 173, OFFICIAL RECORDS; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LAND SO CONVEYED TO THE SWEDISH BAPTIST PACIFIC HOME, A CORPORATION, 315.28 FEET TO A POINT IN THE NORTHERLY LINE OF FLETCHER DRIVE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 4770 PAGE 13, OFFICIAL RECORDS, OF SAID COUNTY, (SAID POINT BEING THE TRUE POINT OF BEGINNING); THENCE CONTINUING NORTH 33°35'30" WEST, PARALLEL WITH SAID NORTHEASTERLY LINE, 154.95 FEET, MORE OR LESS, TO A POINT DISTANT NORTH 33°35'30" WEST, ALONG SAID PARALLEL LINE, 231.25 FEET FROM SAID NORTHWESTERLY LINE OF VERDUGO ROAD; THENCE SOUTH 56°24' WEST, 58.45 FEET, MORE OR LESS, TO SAID NORTHEASTERLY LINE; THENCE SOUTH 33°35'30" EAST, ALONG SAID NORTHEASTERLY LINE, 130.50 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID FLETCHER DRIVE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND, LYING SOUTHEASTERLY, SOUTHWESTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE, AS FOLLOWS: PARCEL 5 (CONTINUED):

COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF WASHINGTON PARK, AS PER MAP RECORDED IN BOOK 11 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTANT ALONG SAID NORTHEASTERLY LINE, NORTH 33°32'47" WEST, 347.55 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF GLASSSELL AVENUE, 25.00 FEET WIDE, SHOWN AS "DRIVE WAY" ON SAID MAP; THENCE NORTH 58°39'38" EAST, 146.74 FEET; THENCE NORTH 53°11'49" EAST, 132.13 FEET; THENCE NORTH 80°53'14" EAST, 49.05 FEET; THENCE NORTH 47°22'32" EAST, 118.21 FEET TO THE SOUTHWESTERLY LINE OF THE LAND CONVEYED TO HOWARD E. BATES, BY DEED RECORDED IN BOOK 18775 PAGE 38, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

PARCEL 6:

LOT 19 OF TRACT 9540, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 139 PAGES 8 AND 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:

THOSE PORTIONS OF LOTS 23 AND 24 OF HAPPY HILLS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 126 PAGES 31, ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 24; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24, NORTH 79°07'16" EAST, 28.68 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID LOT 24; THENCE ALONG THE BOUNDARY LINE OF SAID LOTS, NORTH 9°42'05" EAST, 72.26 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID LOT 23; THENCE SOUTH 27°45'40" WEST, 86.61 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

THAT PORTION OF THE 2296.11 ACRE TRACT OF LAND IN THE RANCHO SAN RAFAEL, ALLOTTED TO ANDREW GLASSSELL AND ALFRED B. CHAPMAN, BY FINAL DECREE OF PARTITION OF SAID RANCHO, IN CASE NO. 1621, OF THE DISTRICT COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF VERDUGO ROAD, AS NOW ESTABLISHED, DISTANT NORTH 30°18'15" EAST, THEREON 362.15 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF GLASSSELL AVENUE, SHOWN AS 25-FOOT STRIP MARKED "DRIVE WAY" ON MAP OF WASHINGTON PARK, RECORDED IN BOOK 11 PAGE 74 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 33°35'30" WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF THE LAND CONVEYED TO THE SWEDISH BAPTIST PACIFIC HOME, BY DEED RECORDED IN BOOK 42 PAGE 173 OFFICIAL RECORDS, OF SAID COUNTY, A DISTANCE OF 76.30 FEET TO A POINT IN THE NORTHERLY LINE OF FLETCHER DRIVE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 4770 PAGE 13, OFFICIAL RECORDS, OF SAID COUNTY, (SAID POINT BEING THE TRUE POINT OF BEGINNING); THENCE CONTINUING NORTH 33°35'30" WEST, PARALLEL WITH SAID NORTHEASTERLY LINE, 154.95 FEET, MORE OR LESS, TO A POINT DISTANT NORTH 33°35'30" WEST, ALONG SAID PARALLEL LINE, 231.25 FEET FROM SAID NORTHWESTERLY LINE OF VERDUGO ROAD; THENCE SOUTH 56°24' WEST, 58.45 FEET, MORE OR LESS, TO SAID NORTHEASTERLY LINE; THENCE SOUTH 33°35'30" EAST, ALONG SAID NORTHEASTERLY LINE, 130.50 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID FLETCHER DRIVE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND, LYING SOUTHEASTERLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LAND AS DESCRIBED IN PARCEL C11731, IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY, SUPERIOR COURT, CASE NO. C-26090, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 11, 1973 AS INSTRUMENT NO. 4304, IN BOOK D5868 PAGE 267, OFFICIAL RECORDS, OF SAID COUNTY; THENCE NORTHWESTERLY IN A DIRECT LINE TO THE MOST NORTHERLY CORNER OF THE LAND AS DESCRIBED IN PARCEL C11731-1 OF SAID DECREE IN COURT CASE NO. C-26090.

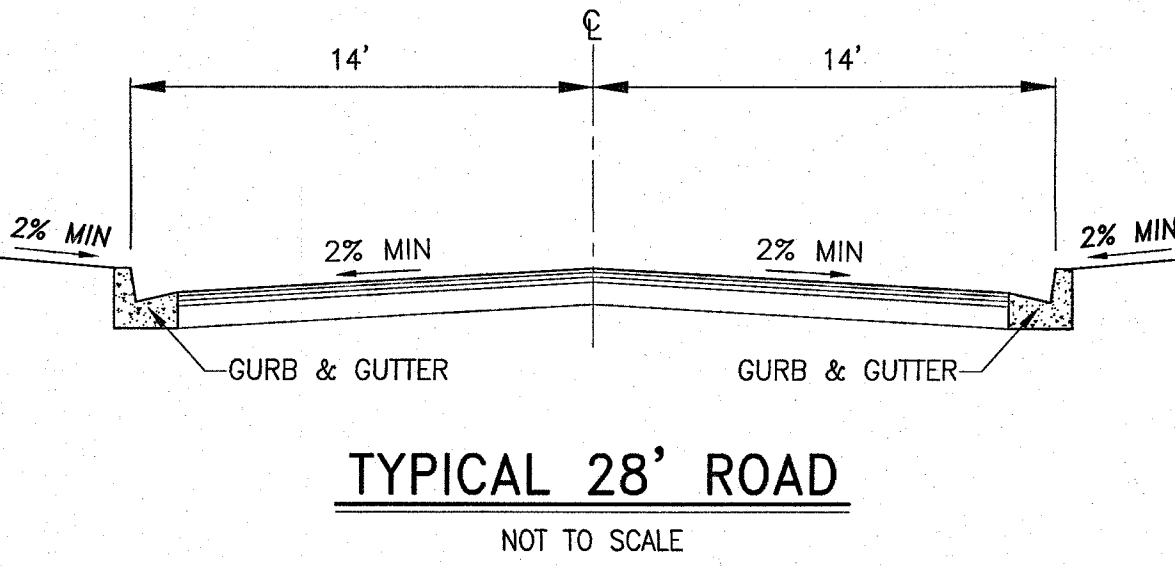
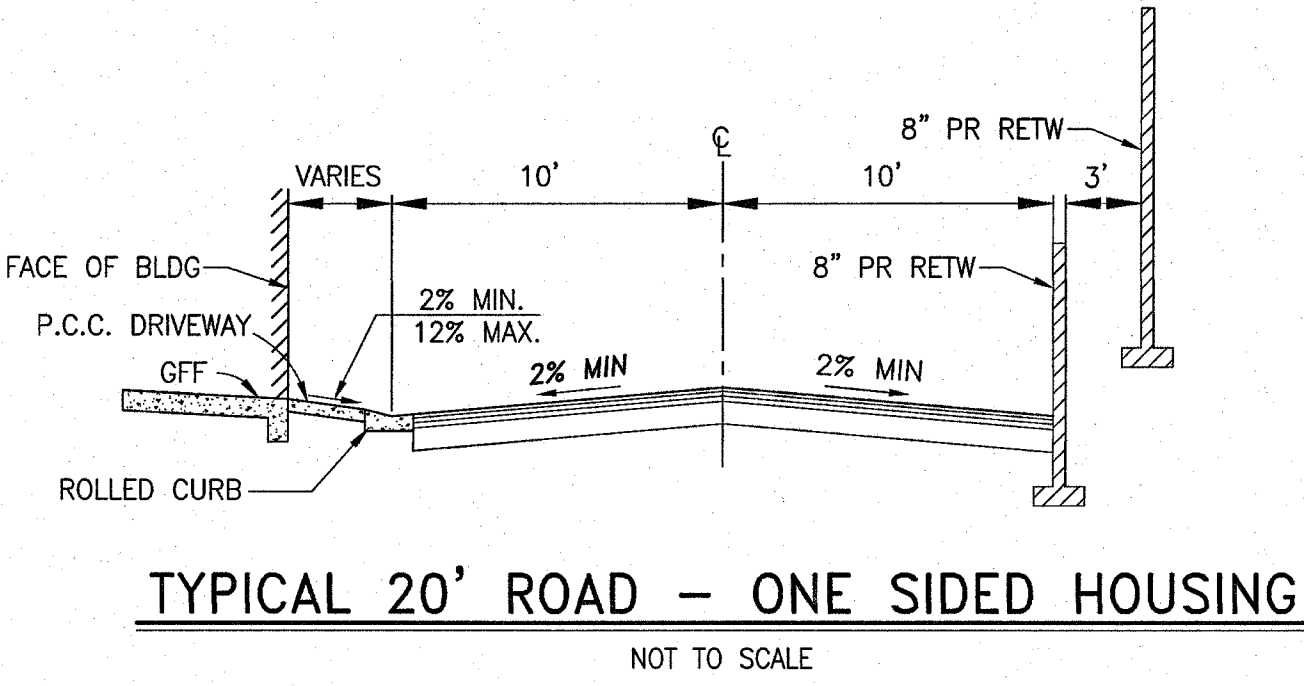
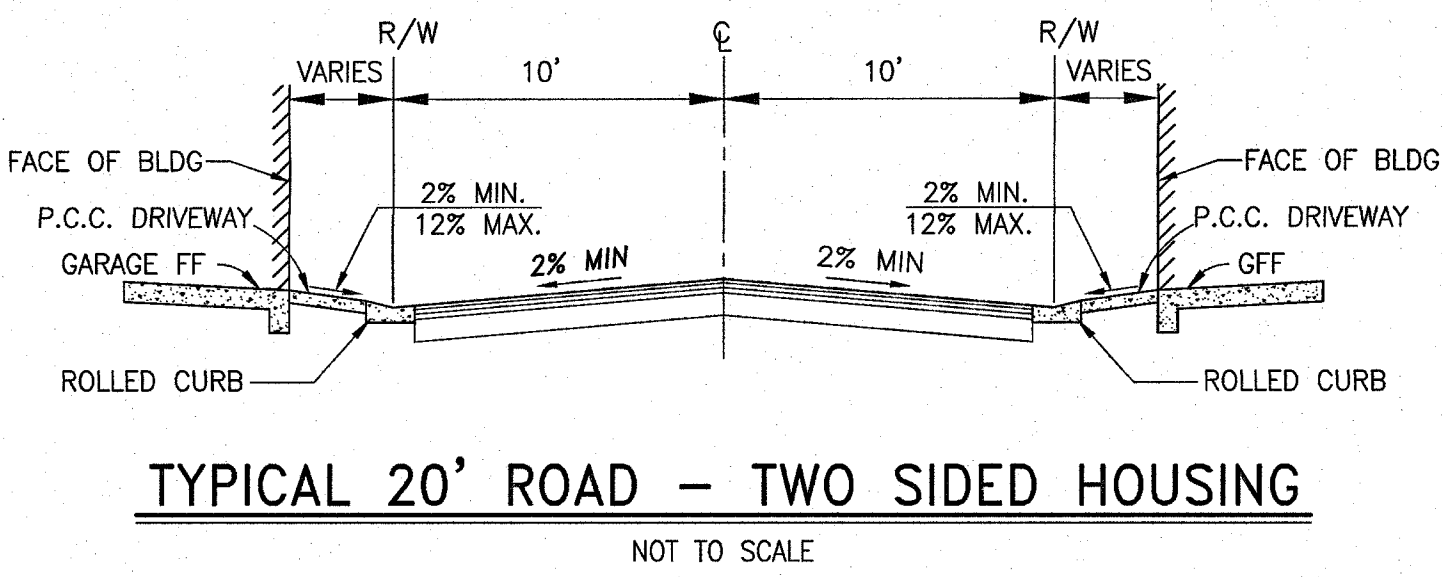
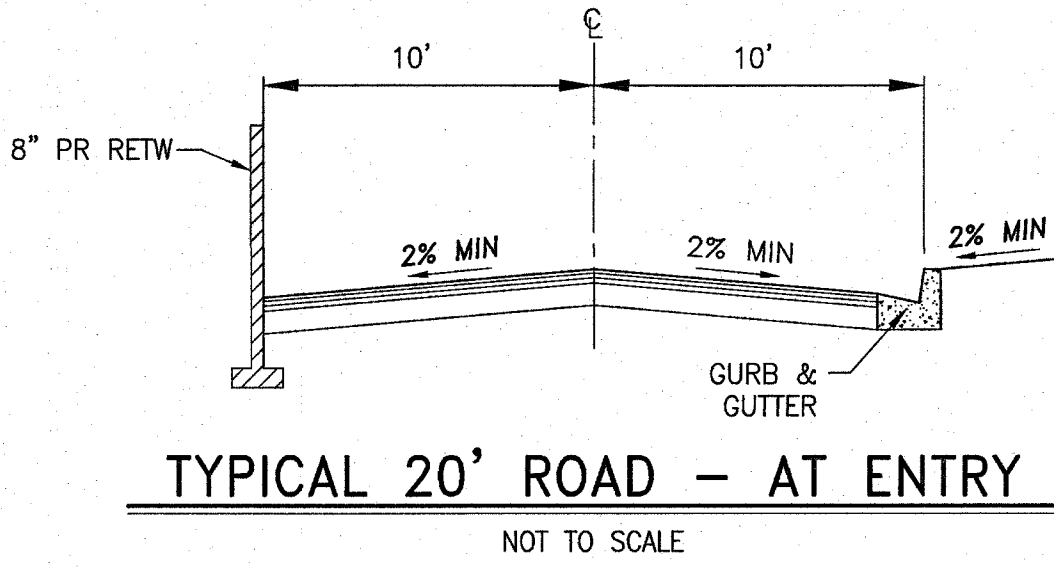
A.P.N. 5458-031-041, 5458-031-043 AND 5458-031-047

MODIFIED VESTING TENTATIVE TRACT MAP
MAP NO. 82440

FOR LOT MERGER AND SMALL LOT SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
3845 FLETCHER DRIVE

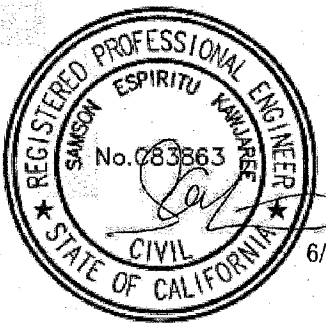
TABLE 1 - LOT SUMMARY TABLE

LOT NUMBER	PROPOSED GROSS LOT AREA		PROPOSED NET LOT AREA		LOT SETBACK MATRIX				DESCRIPTION
	SQUARE FEET	ACRE	SQUARE FEET	ACRE	NORTH	SOUTH	EAST	WEST	
1	2322	0.053	1554	0.036	10' REAR	15' FRONT	0 SIDE	6' SIDE	FRONT YARD FACING SOUTH
2	1407	0.032	1082	0.025	10' REAR	15' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH
3	1426	0.033	1101	0.025	10' REAR	16' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH
4	1666	0.038	1293	0.030	10' REAR	17' FRONT	1' SIDE	0 SIDE	FRONT YARD FACING SOUTH
5	1706	0.039	1333	0.031	10' REAR	17' FRONT	0 SIDE	1' SIDE	FRONT YARD FACING SOUTH
6	1524	0.035	1194	0.027	10' REAR	17' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH
7	4468	0.103	3236	0.074	10' REAR	15' FRONT	6' SIDE	0 SIDE	FRONT YARD FACING SOUTH
8	2684	0.062	2191	0.050	10' REAR	13' FRONT	0 SIDE	6' SIDE	FRONT YARD FACING SOUTH-EAST
9	1439	0.033	1331	0.031	10' REAR	13' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
10	1439	0.033	1331	0.031	10' REAR	14' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
11	1868	0.043	1722	0.040	10' REAR	15' FRONT	1' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
12	2226	0.051	2075	0.048	10' REAR	16' FRONT	0' SIDE	1' SIDE	FRONT YARD FACING SOUTH-EAST
13	1906	0.044	1797	0.041	10' REAR	28' FRONT	0 SIDE	0' SIDE	FRONT YARD FACING SOUTH-EAST
14	1859	0.043	1750	0.040	10' REAR	25' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
15	1811	0.042	1702	0.039	10' REAR	23' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
16	3714	0.085	2990	0.068	10' REAR	22' FRONT	6' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
17	4314	0.099	3670	0.084	1' FRONT	10' REAR	0 SIDE	9' SIDE	FRONT YARD FACING NORTH
18	1080	0.025	1080	0.025	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH
19	1040	0.024	1040	0.024	1' FRONT	10' REAR	0 SIDE	5' SIDE	FRONT YARD FACING NORTH
20	1111	0.026	1111	0.026	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH
21	1255	0.029	1255	0.029	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH
22	3501	0.080	3501	0.080	5' FRONT	10' REAR	15' SIDE	0 SIDE	FRONT YARD FACING NORTH
23	2636	0.061	2636	0.061	5' FRONT	10' REAR	0 SIDE	10' SIDE	FRONT YARD FACING NORTH-WEST
24	1249	0.029	1249	0.029	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
25	1199	0.028	1199	0.028	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
26	1320	0.030	1320	0.030	3' FRONT	10' REAR	1' SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
27	1260	0.029	1260	0.029	1' FRONT	10' REAR	0 SIDE	1' SIDE	FRONT YARD FACING NORTH-WEST
28	1083	0.025	1083	0.025	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
29	1083	0.025	1083	0.025	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
30	2068	0.047	1703	0.039	1' FRONT	10' REAR	6' SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
31	4329	0.099	3670	0.084	25' REAR	1' FRONT	0 SIDE	5' SIDE	FRONT YARD FACING SOUTH-EAST
32	3237	0.074	2910	0.067	25' REAR	1' FRONT	10' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
33	3068	0.070	2826	0.065	25' REAR	1' FRONT	0 SIDE	10' SIDE	FRONT YARD FACING SOUTH-EAST
34	1649	0.038	1519	0.035	25' REAR	1' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
35	2438	0.056	2246	0.052	25' REAR	1' FRONT	5' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
36	2428	0.056	2236	0.051	25' REAR	1' FRONT	0 SIDE	5' SIDE	FRONT YARD FACING SOUTH-EAST
37	2996	0.069	2422	0.056	25' REAR	1' FRONT	6' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST



NO.	REVISIONS	APP'D.	DATE

FUSCOE
ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com



MODIFIED VESTING
TENTATIVE TRACT MAP
TRACT NO. 82440
**PROPOSED LOT SUMMARY AND
TYPICAL SECTIONS**

DRAWN:	AN
DESIGN:	AN
CHECKED:	SK
SCALE:	AS SHOWN
JOB NO.:	1770.001
DATE:	06/18/20
SHEET	2 OF 3

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

VAHID KHORSAND
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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: April 15, 2020

Appeal End Date: April 27, 2020

Nicholas Long (A)(O)
CCA Fletcher Partners, LP
2301 Rosecrans Avenue, Unit 1150
El Segundo, CA 9245

Dana Sayles (R)
ThreeSixty
11287 W. Washington Blvd
Culver City, CA 90230

Case No.: VTT-82440-SL
Related Case: ZA-2018-7123-ZAD-CDO
Address: 3811, 3845 North Fletcher Drive
Planning Area: Northeast Los Angeles
Zone: RD2-1-CDO
D.M.:
C.D.: 13-O'Farrell
CEQA: ENV-2018-7125-CE
Legal Description: Lot 19, Tract TR 9540; Lot
PT Glassell and Chapman 2296.11 ACS, tract
Ranchos San Rafael and La Canada Arb 102
and 103

In accordance with provisions of Section 17.03 and 17.06 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2018-7125-CE as the environmental clearance, and approves Vesting Tentative Tract Map No. VTT-82240-SL located at 3845 N. Fletcher Drive, for a maximum of 37 **small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on revised map stamp-dated February 24, 2020, and a Haul Route approval in the Northeast Los Angeles Community Plan. This unit density is based on the RD2-1 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 which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development group and GIS Division, located at 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian by calling (213) 808-8588.

1. That a variable width strip of land be dedicated along Fletcher Drive adjoining the tract to complete a 36-foot wide total right-of-way in accordance with Limited Hillside Street standards including a turning area within the tract area (as shown on the revised map

stamp dated August 23, 2019).

2. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
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. 185462" 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 of record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.
9. That any fee deficit under Work Order No. E1908527 for this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

10. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated November 9, 2018, Log No. 105644 and attached to the case file for Tract No. 82440-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only – contact Laura Duong at (213) 482-0434 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 Administration.

11. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the

subject site. In addition, the following items shall be satisfied:

- a. The submitted Map dimensions do not agree with ZIMAS. Revise the Map to address the discrepancy. If there is a portion of the original boundary that is not included in the subdivision, include that portion of the lot on the final map and label it as "Remainder Parcel" on the final map.
- b. 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.
- c. Provide a copy of ZA case ZA-2018-7123-ZAD-CDO. Show compliance with all the conditions/requirements of the DIR case as applicable.
- d. Provide a copy of affidavits AFF-67183-LT and AFF-26981. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- e. 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 requirement shall be required to comply with current code as measured from new property lines after dedication.
- f. For the purpose of determining the required setbacks, the perimeter of this subdivision shall be treated as a lot. The provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the perimeter of the subdivision. For any subdivision that shares a property line with an R1 or more restrictive single family zone, the provisions of the front yard, side yard and rear yard of the underlying zone shall apply.
- g. Revise the Setback Matrix to correctly identify the Front, Side, and Rear setbacks for each lots as specified in the above condition. The front lot line shall be based on the lot line along the street. The rear lot line shall be based on the northern perimeter of the subdivision and the rest of the perimeter shall be considered the side lot lines. Provide a minimum 15-ft. front yard setback, 7-ft. side yard setback (for a 4-stories building), and a 15-ft. rear yard setback or obtain City Planning to allow for setback as presented in the Setback Matrix.
- h. Proposed retaining walls are in violation of LAMC Section 12.21 C.8. Revise the map to comply with the above requirements or obtain City Planning to allow for more than two retaining walls on each lot and to allow retaining wall height to be over 10-feet high when there are more than one wall on each lot.
- i. Retaining walls are not allowed to be more than 3.5-ft. in height within the required front yard setback for Lots 1 to 8 (minimum 15 ft. front yard setback). Revise the map to comply with the above requirement or obtain City Planning to allow retaining walls to be over 3.5 ft. in the required front yard.
- j. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

Notes:

The proposed project is within the Cypress Park and Glassell Park Community Design Overlay (CDO).

This property is in the RD Zone within the Hillside Area and may require to comply with the Hillside Ordinance (Section 12.21 A.17 LAMC).

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.

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

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

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

DEPARTMENT OF TRANSPORTATION

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

12. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

13. 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. That the project be subject to any recommendations from the Fire Department.

DEPARTMENT OF WATER AND POWER

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 5111, Room 1425, Los Angeles, CA 90051-5700 or (213) 367-1120.

14. 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 – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

15. 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

16. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found potential problems to their structure or potential maintenance problem, as stated in the memo dated October 16, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

17. 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

18. 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

19. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

A minimum of 59 trees (a 1:1 ratio) shall be planted for each one that is removed to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency.

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

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

20. 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 37 Small Lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82440-SL shall not be issued until after the final map has been recorded.
 - c. That the subdivider shall comply with Case No. ZA-2018-7123-ZAD-CDO prior to the issuance of a building or grading permit.
 - d. That the subdivider shall comply with Case No. ADM-2018-7124-SLD prior to the issuance of a building or grading permit.
 - e. Provide a minimum of 2 off-street parking spaces per dwelling unit.
 - f. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C.27:
 - (i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	North	South	East	West
1	10' Rear	15' Front	0 Side	6' Side
2	10' Rear	15' Front	0 Side	0 Side
3	10' Rear	16' Front	0 Side	0 Side
4	10' Rear	17' Front	1' Side	0 Side
5	10' Rear	17' Front	0 Side	1' Side
6	10' Rear	17' Front	0 Side	0 Side
7	10' Rear	15' Front	6' Side	0 Side
8	10' Rear	13' Front	0 Side	6' Side
9	10' Rear	13' Front	0 Side	0 Side
10	10' Rear	14' Front	0 Side	0 Side
11	10' Rear	15' Front	1' Side	0 Side
12	10' Rear	16' Front	0 Side	1' Side
13	10' Rear	28' Front	0 Side	0 Side
14	10' Rear	25' Front	0 Side	0 Side
15	10' Rear	23' Front	0 Side	0 Side
16	10' Rear	22' Front	6' Side	0 Side
17	1' Front	10' Rear	0 Side	9' Side
18	1' Front	10' Rear	0 Side	0 Side

19	1' Front	10' Rear	0 Side	5' Side
20	1' Front	10' Rear	0 Side	0 Side
21	5' Front	10' Rear	0 Side	0 Side
22	5' Front	10' Rear	15' Side	0 Side
23	5' Front	10' Rear	0 Side	10' Side
24	5' Front	10' Rear	0 Side	0 Side
25	5' Front	10' Rear	0 Side	0 Side
26	3' Front	10' Rear	1' Side	0 Side
27	1' Front	10' Rear	0 Side	1' Side
28	1' Front	10' Rear	0 Side	0 Side
29	1' Front	10' Rear	0 Side	0 Side
30	1' Front	10' Rear	6' Side	0 Side
31	25' Rear	1' Front	0 Side	5' Side
32	25' Rear	1' Front	10' Side	0 Side
33	25' Rear	1' Front	0 Side	10' Side
34	25' Rear	1' Front	0 Side	0 Side
35	25' Rear	1' Front	5' Side	0 Side
36	25' Rear	1' Front	0 Side	5' Side
37	25' Rear	1' Front	6' Side	0 Side

- (ii) The Common Access Driveway shall have a minimum width of 20-feet clear-to-sky.
- g. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- j. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- k. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- l. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. ZA-2018-7123-ZAD-CDO shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2018-7123-ZAD-CDO is not approved, the subdivider shall submit a tract modification.

- m. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:
- (i) Streets to be used are limited to Fletcher Drive, West Avenue 36, North Eagle Rock Boulevard, Figueroa Street, and Scholl Canyon Road.
 - (ii) Hours of operation shall be from 08:00 a.m. to 05:00 p.m.
 - (iii) Days of the week shall be Monday through Saturday.
 - (iv) Total trips per day shall be 20.
 - (v) Duration of project shall be 13 days.
 - (vi) Trucks shall be restricted to 10-wheel dump trucks or smaller for streets with a width of 25 feet or less. Eighteen-wheel dump trucks are permitted on streets with a width greater than 25 feet. **There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets.**
 - (vii) The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 486-0777.
 - (viii) Streets shall be cleaned of spilled materials at the termination of each work day.
 - (ix) The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
 - (x) The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - (xi) Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
 - (xii) All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - (xiii) All trucks are to be watered at the job site to prevent excessive blowing dirt.
 - (xiv) All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
 - (xv) The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
 - (xvi) All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
 - (xvii) A Truck Crossing warning sign shall be placed 300 feet in advance of the

exit in each direction.

- (xviii) One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of Work Area Traffic Control Handbook.
- (xix) The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.
- (xx) Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting Street Services Investigation and Enforcement Division at (213) 847-6000 before the change takes place.
- (xxi) The permittee shall notify Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- (xxii) A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central Los Angeles District Engineering Office, 201 N. Figueroa Street, Land Development Section, Suite 1150, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 202-3495.

n. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

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

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

- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.

- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (1) Construct new street lights: two (2) on Fletcher Dr.

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon

completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, public and/or private drainage facilities including may be required satisfactory to the City Engineer.
 - (2) Improve Fletcher Drive being dedicated and adjoining the tract by construction of concrete curbs and concrete gutters and suitable surfacing to provide a variable width and 28-foot full roadway satisfactory to the City Engineer.
 - (3) Improve the turning area with surfacing satisfactory to the City Engineer.
 - (4) 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 map action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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

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

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

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

cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file (Case No. ENV-2018-7125-CE), the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82440-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The subject site is within the Cypress Park and Glassell Park Community Design Overlay (CDO). The proposed project, as evident in the case file for Case No. ZA-2018-7123-ZAD-CDO, complies with the CDO.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Northeast Los Angeles Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 Zones as corresponding zones. The Project Site is zoned RD2-1-CDO, which is consistent with the land use designation. The project site has approximately 81,133 square feet of lot area, which would permit a maximum of 40 dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into 37 small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.06 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information

as required by LAMC Section 17.06 B. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and/or pedestrian 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 OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD2-1-CDO, the zone would permit a maximum of 40 dwellings on the approximately 81,133 square-foot site. As the map is proposed for a 37-unit small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Fletcher Drive, 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. Additionally, the Bureau of Street Lighting requires the installation of two (2) street lights on Fletcher Drive. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is a sloped, irregular shaped area, consisting of 81,133 gross square feet of lot area. The subject site is currently developed with podium parking, surface parking area, and the foundation of what used to be a church facility. There are 59 existing on-site non-Protected trees on the subject site.

The project site is located within the Hollywood Fault, the Alquist-Priolo Fault Zone, a designated Hillside Area, the BOE Special Grading Area, and a High Fire Hazard Severity Zone. The site is not located within a Methane Buffer Zone, Flood Zone, Landslide, Liquefaction, Methane, or Tsunami Inundation Zone. The project will be required to comply with all applicable regulations as it pertains to development within fault zones, High Fire Hazard Severity Zones, and Hillside Areas. 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 is outside a Flood Zone. The site

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

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division's Geology and Soils Approval Letter Log # 105644 dated November 9, 2018 and 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 properties to the north of the subject site are developed with single family dwellings. To the south of the subject site is the Glendale 2 Freeway. Properties to the east of the subject site are developed with single family homes and properties to the west of the subject site are developed with multi-family dwellings.

The project site, which is comprised of eight (8) parcels, consists of approximately 81,133 square feet of land and is developed with podium parking, a surface parking lot and foundation. The project proposes to construct 37 small lot homes, which would be three stories with a maximum height of 36 feet. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of 40 dwelling units and a height of 45 feet. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division's Geology and Soils Approval Letter Log # 105644 dated November 9, 2018 and prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site is currently developed with podium parking, a surface parking lot and foundation. There are 59 non-protected trees on the project site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

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

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

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Fletcher Drive which is a public street. While the project will provide a private easement for common/vehicular access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

According to the Clean Water North Collection Division of the Bureau of Sanitation, in their correspondence submitted to the case file dated October 16, 2019, there are easements contained within the property and any proposed development in close proximity to the easements must secure Department of Public Works approval.

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

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

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

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

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82440-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin Golden
Deputy Advisory Agency

KG:JC:DL:NS

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

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

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

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

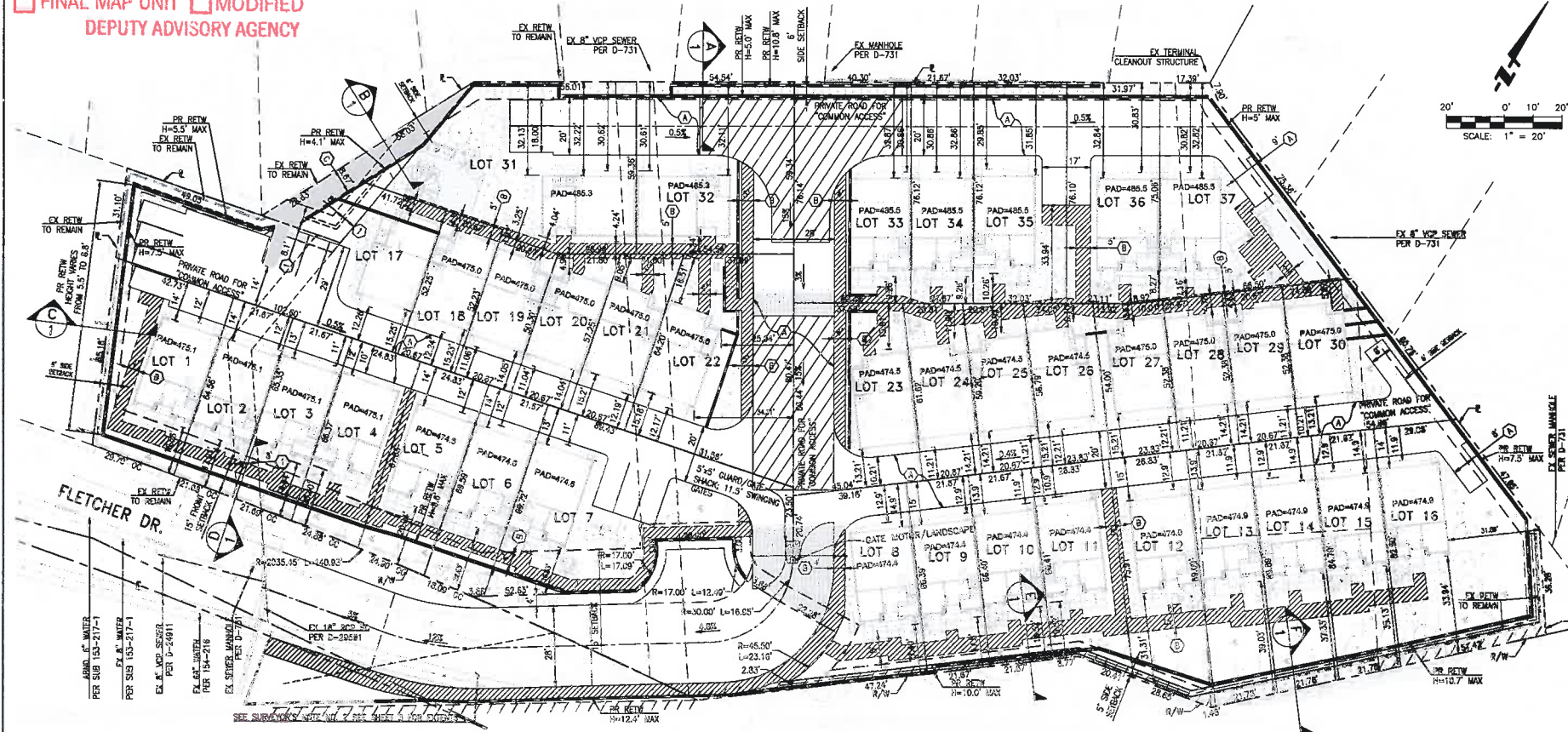
Forms are also available on-line at <http://planning.lacity.org>

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

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
FEB 24 2020

VESTING TENTATIVE TRACT MAP MAP NO. 82440 FOR LOT MERGER AND SMALL LOT SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA 3845 FLETCHER DRIVE

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



LEGEND & ABBREVIATIONS

- RIGHT-OF-WAY/PROPERTY LINE
- PROPOSED LOT LINE
- STREET CENTER LINE
- EXISTING RECORD LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EASEMENT FOR EXISTING SEWER UTILITY INFRASTRUCTURE
- EASEMENT FOR COMMON ACCESS PURPOSES
- PROPERTY LINE
- R/W
- EXISTING
- PROPOSED
- RETW
- RETAINING WALL

EXISTING EASEMENT STATEMENT

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
- TRACT NO. 8540
- RECORDING NO. IN BOOK 138 PAGES 8 AND 9 OF MAPS
- PURPOSE: SANITARY SEWER
- AFFECTS: THE EASTERLY 8 FEET OF SAID PARCEL 3

FLOOD ZONE INFORMATION

AREA OF PROJECT IS OUTSIDE THE FLOOD ZONE PER LADS PARCEL PROFILE REPORT.
FEMA FIRM PANEL 1626 OF 2350, MAP NUMBER 06037C1626F

EFFECTIVE DATE SEPTEMBER 28, 2008 INDICATES AREA IS IN ZONE X

PROPOSED METHOD OF SEWAGE DISPOSAL

THE WESTERN PORTION OF SITE WILL BE TIED IN AND SERVED BY THE EXISTING SEWER ON FLETCHER DRIVE. THE EASTERLY PORTION OF THE SITE WILL BE TIED IN AND SERVED BY THE EXISTING SEWER ALONG THE EASTERLY PROJECT BOUNDARY LINE.

PROTECTED TREE STATEMENT

THERE ARE NO PROTECTED TREES ON SITE. ALL ON SITE TREES TO BE REMOVED.

HAZARD AREA INFORMATION

- PROJECT IS NOT LOCATED IN AN AIRPORT HAZARD AREA.
- PROJECT IS NOT LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
- PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
- PROJECT IS NOT LOCATED WITHIN A TSUNAMI INUNDATION ZONE.
- PROJECT IS NOT LOCATED WITHIN A LANDSLIDE AREA.
- PROJECT IS NOT LOCATED WITHIN A HIGH WIND VELOCITY AREA.
- PROJECT IS NOT METHANE HAZARD SITE.
- PROJECT IS NOT LOCATED WITHIN A LIQUEFACTION ZONE.
- PROJECT IS LOCATED WITHIN AN ALQUIST-PRODD FAULT ZONE.
- PROJECT IS NOT LOCATED WITHIN A HAZARDOUS WASTE/BORDER ZONE.

HAUL ROUTE NOTE

A PROPOSED HAUL ROUTE FORM HAS BEEN PROVIDED TO THE CITY OF LOS ANGELES AS A PART OF THIS VESTING TENTATIVE TRACT MAP PACKAGE.

SPECIAL PLANNING AREA INFORMATION

- PROJECT IS NOT LOCATED IN A COASTAL ZONE.
- PROJECT IS LOCATED WITHIN THE HILLSIDE ORDINANCE AREA.
- PROJECT IS LOCATED WITHIN A SPECIAL GRADING AREA.
- PROJECT IS NOT LOCATED WITHIN A SPA AREA.
- PROJECT IS LOCATED WITHIN AN URBAN AGRICULTURE INCENTIVE ZONE.
- PROJECT IS NOT LOCATED WITHIN A BUSINESS IMPROVEMENT DISTRICT.
- PROJECT IS NOT LOCATED WITHIN A PROMISE ZONE.
- PROJECT IS NOT LOCATED WITHIN A REVITALIZATION ZONE.
- PROJECT IS NOT LOCATED WITHIN A REHABILITATION ZONE.

BENCHMARK

BENCHMARK DESIGNATION: 12-28330, NAVD83
ELEV. = 437.992' (2000 ADJUSTMENT)
SPK IN CURB
DESCRIPTION: SPK IN CURB FLETCHER DR. 17.5 FT N OF CTR
MARKER: ST. E END CB

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CONTINUOUSLY OPERATED STATIONS (CORS) "SLK" AND "OKYC" BEING N15°00'09"E

"SLK"
NAD83 198919.91
E=6481788.84
"OKYC"
NAD83 1989323.45
E=6499229.40

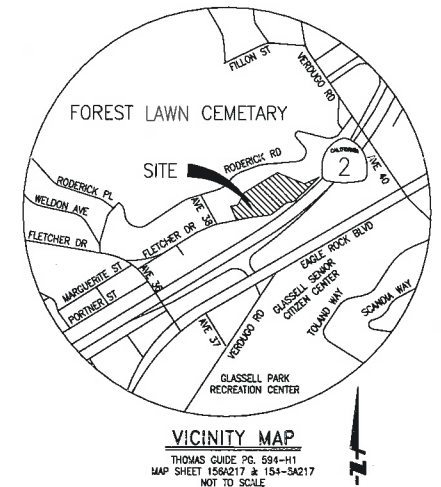
COORDINATES OF THE STATIONS SHOWN HEREON ARE BASE UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE 10, PAD 83 (CALIFORNIA SPATIAL REFERENCE CENTER 2011 ADJUSTMENT).

BOUNDARY RECORD DATA NOTE

THE BOUNDARY SHOWN HEREON IS BASED ON THE ALTA SURVEY COMPLETED ON OCTOBER 18, 2019 BY FUSCOE ENGINEERING INC.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS REFERENCED FROM THE ALTA SURVEY PREPARED BY FUSCOE ENGINEERING INC.



OWNER/SUBDIVIDER

COMSTOCK HOMES
2301 ROSECRANS AVE., SUITE 1150
EL SEQUOIO, CA 90245-4976
TEL: (424) 353-9211
CONTACT: ZACHARY ANDREWS

CIVIL ENGINEER

FUSCOE ENGINEERING, INC.
600 WILSHIRE BLVD., SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
FAX: (213) 988-8803
CONTACT: SAISON KAHN/ALICE, PE #C83863

SHEET INDEX

- PROPOSED SUBDIVISION SUMMARY
- PROPOSED LOT SUMMARY TABLE AND TYPICAL SECTIONS
- EXISTING CONDITIONS

GENERAL NOTES

- THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER, SEWER, AND STORM DRAIN INFRASTRUCTURE DIRECTLY ADJACENT TO THE PROPERTY.
- ALL BOUNDARY MONUMENTS ARE TO BE SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDATION, OR MONUMENTS WILL BE BONDED FOR.
- NO COMMUNAL TRASH ENCLOSURE, TRASH CONTAINERS TO BE STORED IN EACH UNIT.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R02-1-CDD ZONE, PURSUANT TO ORDINANCE NO. 178,354.

GRADING

THE PROPOSED SITE IS A CUT SITE AND WILL REQUIRE APPROXIMATELY 8,750 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES. AN EXCAVATION PLAN SHALL BE REQUIRED FOR SUBMITTAL TO OBTAIN A GRADING PERMIT FROM THE CITY OF LOS ANGELES.

PROJECT ADDRESS

3845 FLETCHER DRIVE, LOS ANGELES, CA 90065

ASSESSOR'S PARCEL MAP INFORMATION

APN: 5458-031-041, 5458-031-043, 5458-031-046, 5458-031-047

ZONING

EXISTING: R02-1-CDD
PROPOSED: R02-1-CDD

SITE ACREAGE

TOTAL GROSS AREA: 81,133 SF 1.86 AC

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THIS PROJECT CONSISTS OF 38 PROPOSED SMALL LOT UNITS LOCATED AT THE TERMINUS OF FLETCHER DRIVE BOUND BETWEEN ROSECRANS ROAD TO THE NORTH AND AVENUE 38 TO THE WEST, AND CALIFORNIA STATE ROUTE 2 (GLENDALE FREEWAY) TO THE SOUTH.

PROPOSED LOTS

37 PROPOSED SMALL LOT SUBDIVISIONS

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BUILDING HEIGHTS

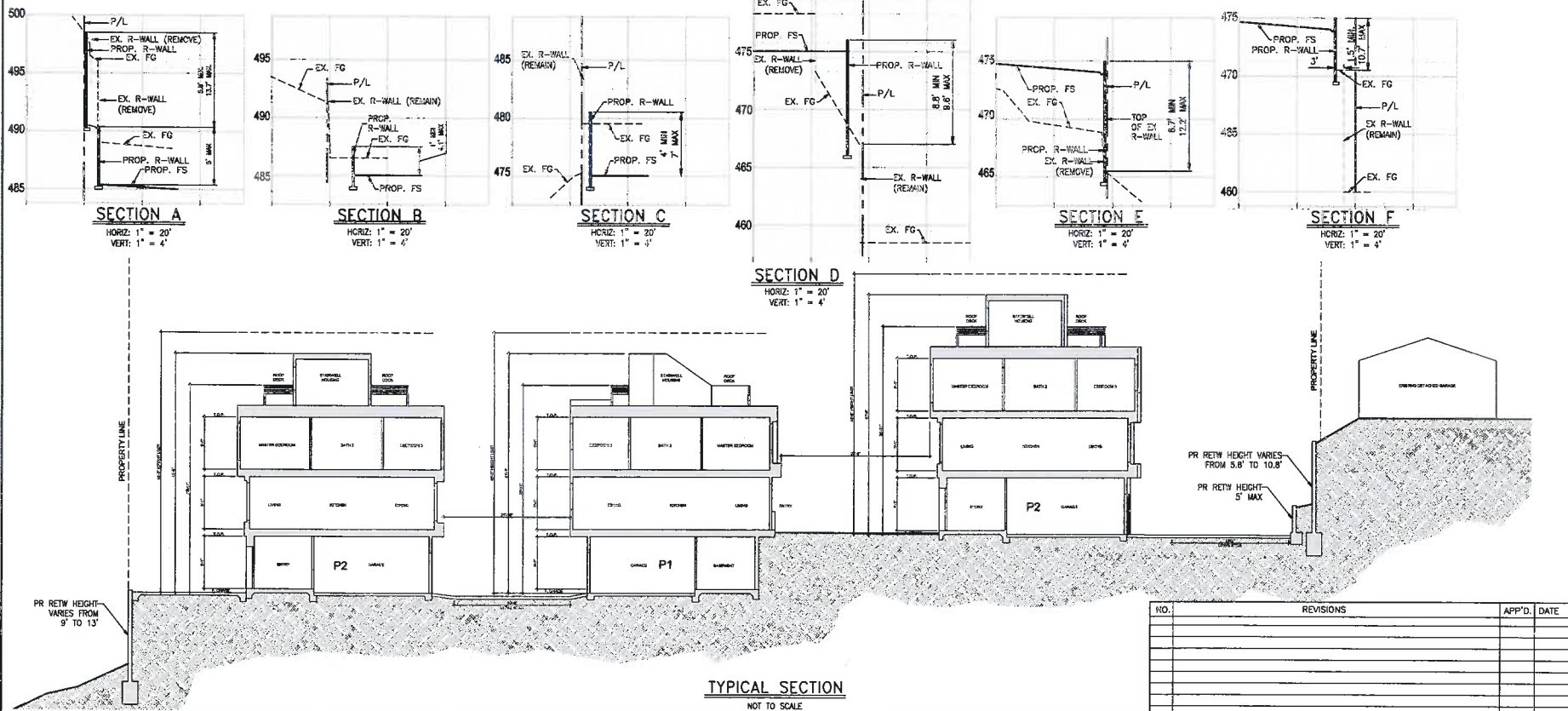
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TYPICAL SECTION
NOT TO SCALE

NO.	REVISIONS	APP'D. DATE

FUSCOE
ENGINEERING
600 WILSHIRE, SUITE 1470, LOS ANGELES, CALIFORNIA 90017
TEL 213.988.8802 • FAX 213.988.8803 • WWW.FUSCOE.COM



VESTING TENTATIVE TRACT MAP
TRACT NO. 82440
PROPOSED SUBDIVISION

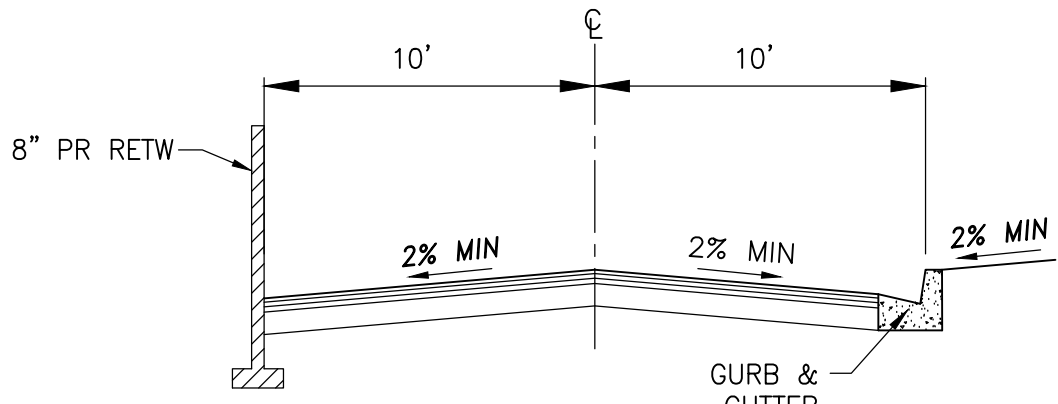
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DESIGN: AN
CHECKED: SK
SCALE: AS SHOWN
JOB NO.: 1770.001
DATE: 02/14/20
SHEET 1 OF 3

VESTING TENTATIVE TRACT MAP
MAP NO. 82440

FOR LOT MERGER AND SMALL LOT SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
3845 FLETCHER DRIVE

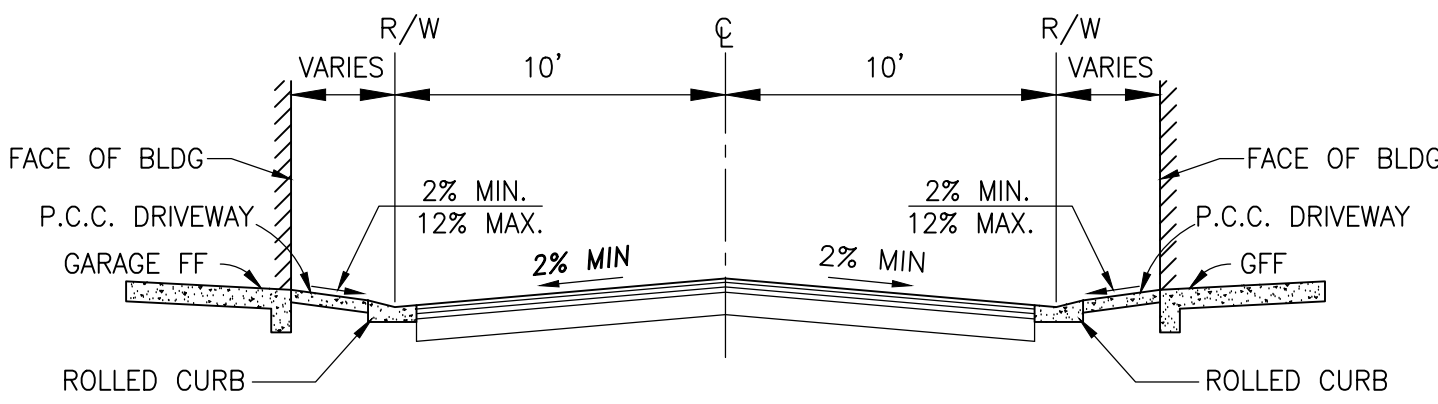
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17	4314	0.099	3670	0.084	1' FRONT	10' REAR	0 SIDE	9' SIDE	FRONT YARD FACING NORTH
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20	1111	0.026	1111	0.026	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH
21	1255	0.029	1255	0.029	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH
22	3501	0.080	3501	0.080	5' FRONT	10' REAR	15' SIDE	0 SIDE	FRONT YARD FACING NORTH
23	2636	0.061	2636	0.061	5' FRONT	10' REAR	0 SIDE	10' SIDE	FRONT YARD FACING NORTH-WEST
24	1249	0.029	1249	0.029	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
25	1199	0.028	1199	0.028	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
26	1320	0.030	1320	0.030	3' FRONT	10' REAR	1' SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
27	1260	0.029	1260	0.029	1' FRONT	10' REAR	0 SIDE	1' SIDE	FRONT YARD FACING NORTH-WEST
28	1083	0.025	1083	0.025	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
29	1083	0.025	1083	0.025	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
30	2068	0.047	1703	0.039	1' FRONT	10' REAR	6' SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
31	4329	0.099	3670	0.084	25' REAR	1' FRONT	0 SIDE	5' SIDE	FRONT YARD FACING SOUTH-EAST
32	3237	0.074	2910	0.067	25' REAR	1' FRONT	10' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
33	3068	0.070	2826	0.065	25' REAR	1' FRONT	0 SIDE	10' SIDE	FRONT YARD FACING SOUTH-EAST
34	1649	0.038	1519	0.035	25' REAR	1' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
35	2438	0.056	2246	0.052	25' REAR	1' FRONT	5' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
36	2428	0.056	2236	0.051	25' REAR	1' FRONT	0 SIDE	5' SIDE	FRONT YARD FACING SOUTH-EAST
37	2996	0.069	2422	0.056	25' REAR	1' FRONT	6' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST



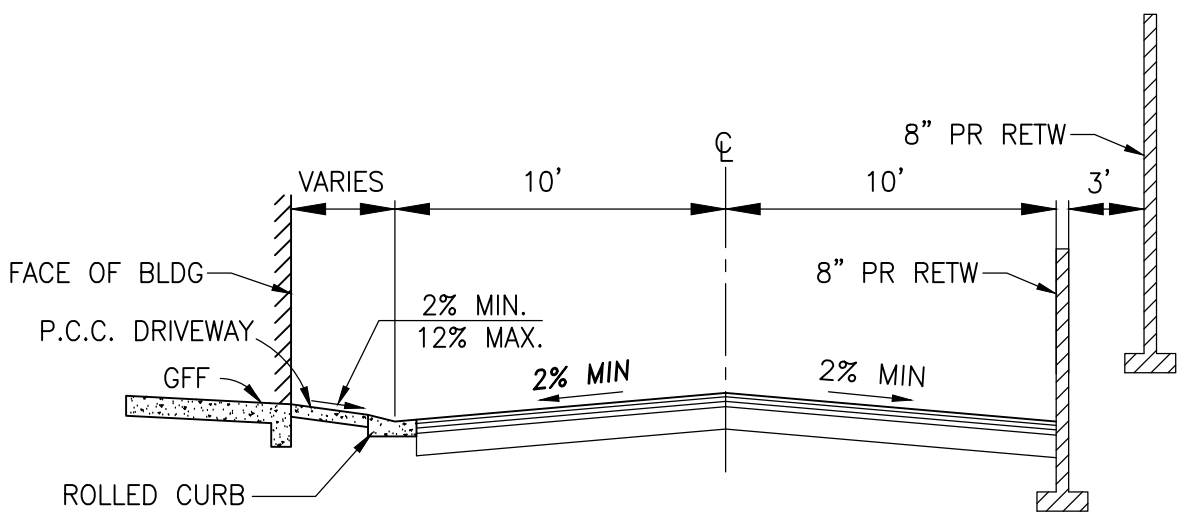
TYPICAL 20' ROAD – AT ENTRY

NOT TO SCALE



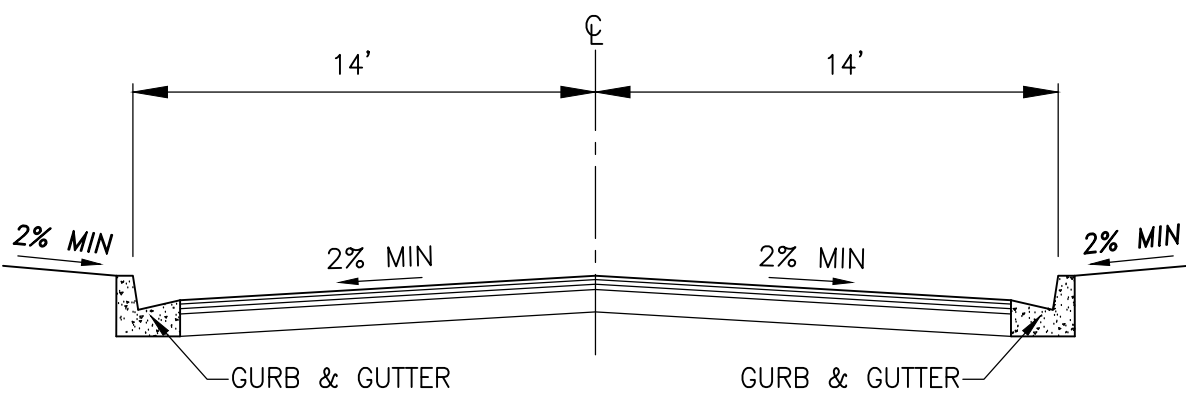
TYPICAL 20' ROAD – TWO SIDED HOUSING

NOT TO SCALE



TYPICAL 20' ROAD – ONE SIDED HOUSING

NOT TO SCALE



TYPICAL 28' ROAD

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FUSCOE
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400 Wilshire, Suite 1470, Los Angeles, California 90017
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2020

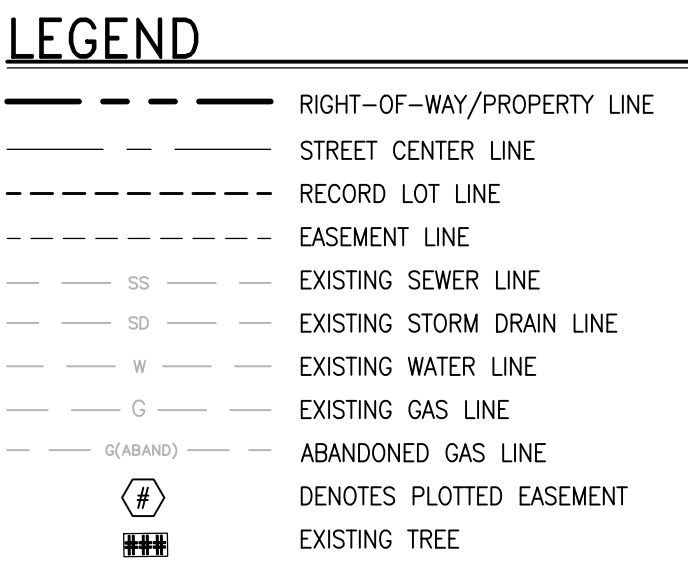
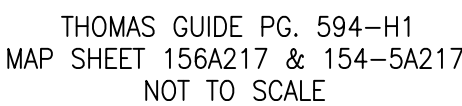
VESTING TENTATIVE TRACT MAP
TRACT NO. 82440

PROPOSED LOT SUMMARY AND
TYPICAL SECTIONS

DRAWN: AN
DESIGN: AN
CHECKED: SK
SCALE: AS SHOWN
JOB NO.: 1770.001
DATE: 02/14/20

SHEET 2 OF 3

FOR LOT MERGER AND SMALL LOT SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES,
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3845 FLETCHER DRIVE

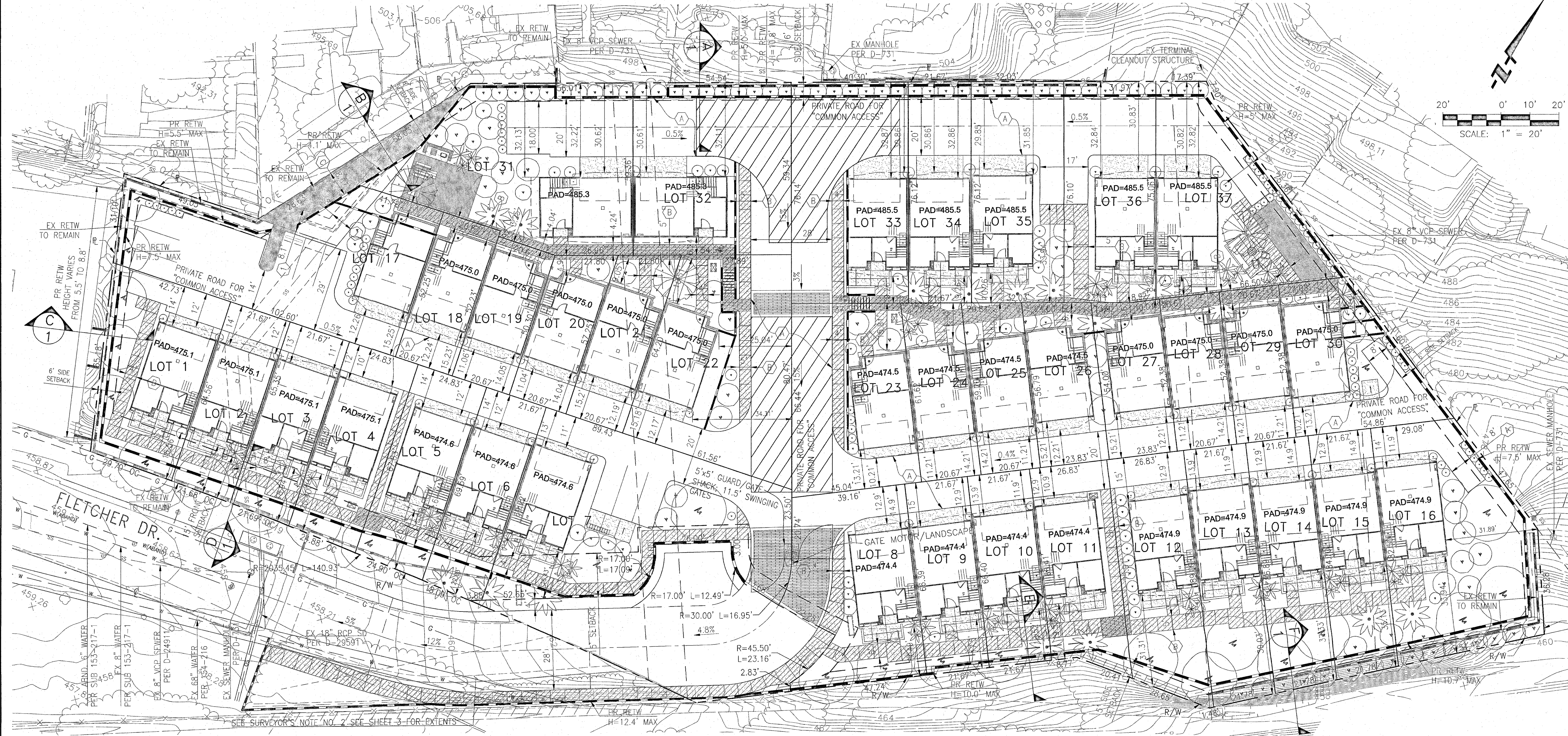


F:\PROJECTS\1770\001\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\1770-001TM02EX.DWG (02-14-20 4:07:25PM) Plotted by: Anthony Navarrete

VESTING TENTATIVE TRACT MAP

MAP NO. 82440

FOR LOT MERGER AND SMALL LOT SUBDIVISION PURPOSES IN THE CITY OF LOS ANGELES,
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3845 FLETCHER DRIVE



LEGEND & ABBREVIATIONS

---	RIGHT-OF-WAY/PROPERTY LINE
---	PROPOSED LOT LINE
---	STREET CENTER LINE
---	EXISTING RECORD LOT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING RETAINING WALL
---	PROPOSED RETAINING WALL
---	EASEMENT FOR EXISTING SEWER UTILITY INFRASTRUCTURE
---	EASEMENT FOR COMMON ACCESS PURPOSES
---	PROPERTY LINE
---	RIGHT OF WAY
---	EXISTING
---	PROPOSED
---	RETAINING WALL

EXISTING EASEMENT STATEMENT

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON:
- MAP/PLAT: TRACT NO. 9540
- RECORDING NO.: IN BOOK 139 PAGES 8 AND 9 OF MAPS
- PURPOSE: SANITARY SEWER
- AFFECTS: THE EASTERLY 8 FEET OF SAID PARCEL 6

FLOOD ZONE INFORMATION

AREA OF PROJECT IS OUTSIDE THE FLOOD ZONE PER LADBS PARCEL PROFILE REPORT.

FEMA FIRM PANEL 1626 OF 2350, MAP NUMBER 06037C1626F

EFFECTIVE DATE SEPTEMBER 26, 2008 INDICATES AREA IS IN ZONE X

PROPOSED METHOD OF SEWAGE DISPOSAL

THE WESTERNLY PORTION OF SITE WILL BE TIED IN AND SERVED BY THE EXISTING SEWER ON FLETCHER DRIVE. THE EASTERLY PORTION OF THE SITE WILL BE TIED IN AND SERVED BY THE EXISTING SEWER ALONG THE EASTERN PROJECT BOUNDARY LINE.

PROTECTED TREE STATEMENT

THERE ARE NO PROTECTED TREES ON SITE. ALL ON SITE TREES TO BE REMOVED.

HAZARD AREA INFORMATION

- PROJECT IS NOT LOCATED IN AN AIRPORT HAZARD AREA.
- PROJECT IS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
- PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
- PROJECT IS NOT LOCATED WITHIN A TSUNAMI INUNDATION ZONE.
- PROJECT IS NOT LOCATED WITHIN A LANDSLIDE AREA.
- PROJECT IS NOT LOCATED WITHIN A HIGH WIND VELOCITY AREA.
- PROJECT IS NOT METHANE HAZARD SITE.
- PROJECT IS NOT LOCATED WITHIN A LIQUEFACTION ZONE.
- PROJECT IS LOCATED WITHIN AN ALOUISI-PROLO FAULT ZONE.
- PROJECT IS NOT LOCATED WITHIN A HAZARDOUS WASTE/BORDER ZONE.

HAUL ROUTE NOTE

A PROPOSED HAUL ROUTE FORM HAS BEEN PROVIDED TO THE CITY OF LOS ANGELES AS A PART OF THIS VESTING TENTATIVE TRACT MAP PACKAGE.

SPECIAL PLANNING AREA INFORMATION

- PROJECT IS NOT LOCATED IN A COASTAL ZONE.
- PROJECT IS LOCATED WITHIN THE HILLSIDE ORDINANCE AREA.
- PROJECT IS LOCATED WITHIN A SPECIAL GRADING AREA.
- PROJECT IS NOT LOCATED WITHIN A CRA AREA.
- PROJECT IS LOCATED WITHIN AN URBAN AGRICULTURE INCENTIVE ZONE.
- PROJECT IS NOT LOCATED WITHIN A BUSINESS IMPROVEMENT DISTRICT.
- PROJECT IS NOT LOCATED WITHIN A PROMISE ZONE.
- PROJECT IS NOT LOCATED WITHIN A REVITALIZATION ZONE.
- PROJECT IS NOT LOCATED WITHIN A RENT STABILIZED ORDINANCE AREA.

BENCHMARK

BENCHMARK DESIGNATION: 12-26330, NAV088

ELEV. = 437.992' (2000 ADJUSTMENT)

MONUMENT TYPE: SPK N CURB

DESCRIPTION: SPK N CURB FLETCHER DR; 17.5 FT W OF CTR

LINE PROD: MARGUERITE ST. E. END CB

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED THE BEARING BETWEEN CONTINUOUSLY OPERATED STATIONS (CORS) "SILK" AND "OXYC" BEING N61°15'00.9"E

"SILK"

N=1859919.91

E=6481788.84

"OXYC"

N=1869323.45

E=6498929.40

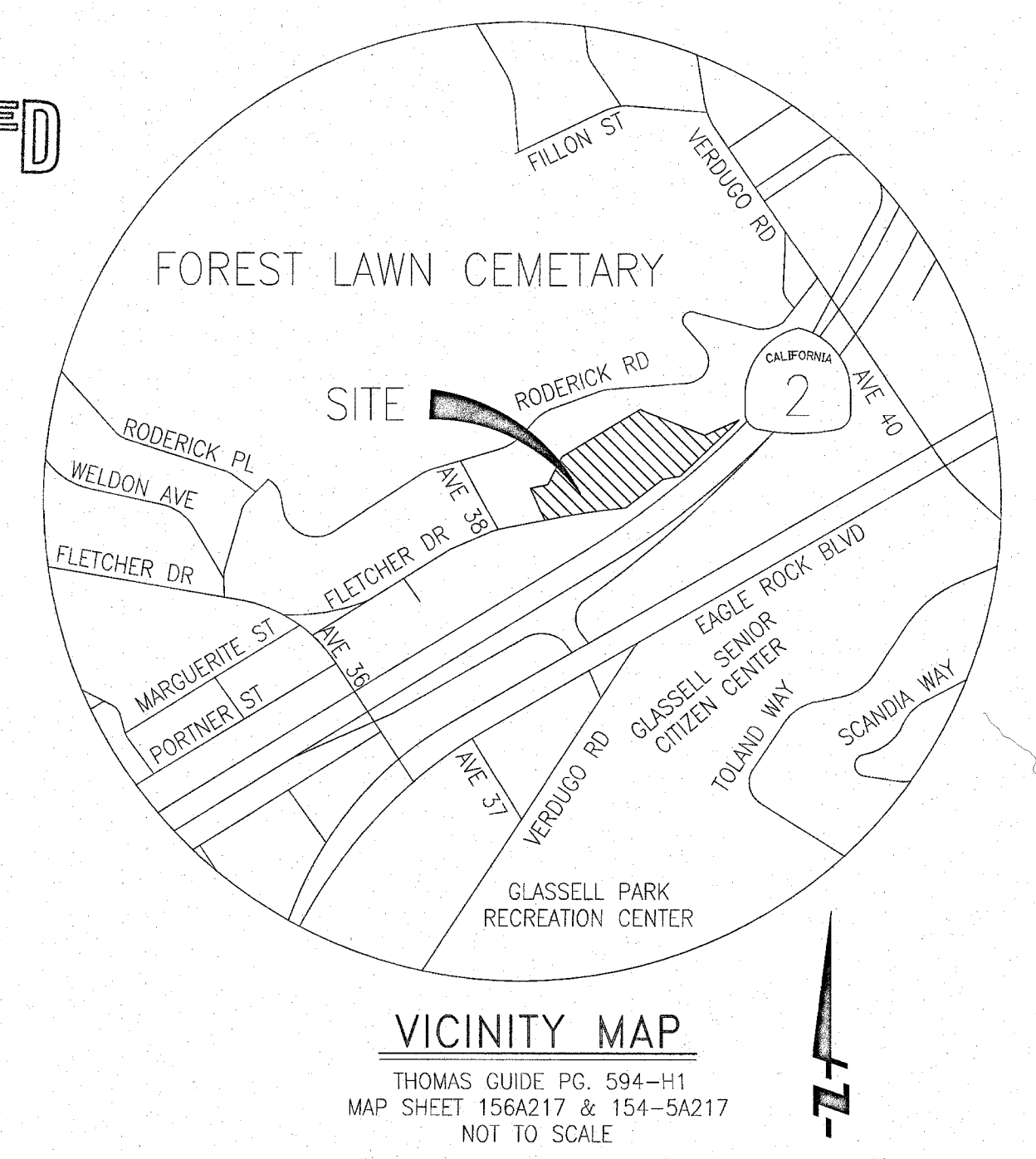
COORDINATES OF THE STATIONS SHOWN HEREON ARE BASE UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 83 (CALIFORNIA SPATIAL REFERENCE CENTER 2011 ADJUSTMENT).

BOUNDARY RECORD DATA NOTE

THE BOUNDARY SHOWN HEREON IS BASED ON THE ALTA SURVEY COMPLETED ON OCTOBER 18, 2018 BY FUSCOE ENGINEERING INC.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS REFERENCED FROM THE ALTA SURVEY PREPARED BY FUSCOE ENGINEERING INC.



OWNER/SUBDIVIDER

COMSTOCK HOMES
2301 ROSECRANS AVE., SUITE 1150
EL SEUNDO, CA 90245-4976
TEL: (424) 363-9214
CONTACT: ZACHARY ANDREWS

CIVIL ENGINEER

FUSCOE ENGINEERING, INC.
600 WILSHIRE BLVD., SUITE 1470
LOS ANGELES, CA 90017
TEL: (213) 988-8802
FAX: (213) 988-8803
CONTACT: SAMSON KAWARCE, PE #C83863

SHEET INDEX

PROPOSED SUBDIVISION SUMMARY..... 1

PROPOSED LOT SUMMARY TABLE AND TYPICAL SECTIONS..... 2

EXISTING CONDITIONS..... 3

GENERAL NOTES

- THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER, SEWER, AND STORM DRAIN INFRASTRUCTURE DIRECTLY ADJACENT TO THE PROPERTY.
- ALL BOUNDARY MONUMENTS ARE TO BE SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDED, OR MONUMENTS WILL BE BONDED FOR.
- NO COMMUNAL TRASH ENCLOSURE. TRASH CONTAINERS TO BE STORED IN EACH UNIT.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1-CDO ZONE, PURSUANT TO ORDINANCE NO. 176.354.

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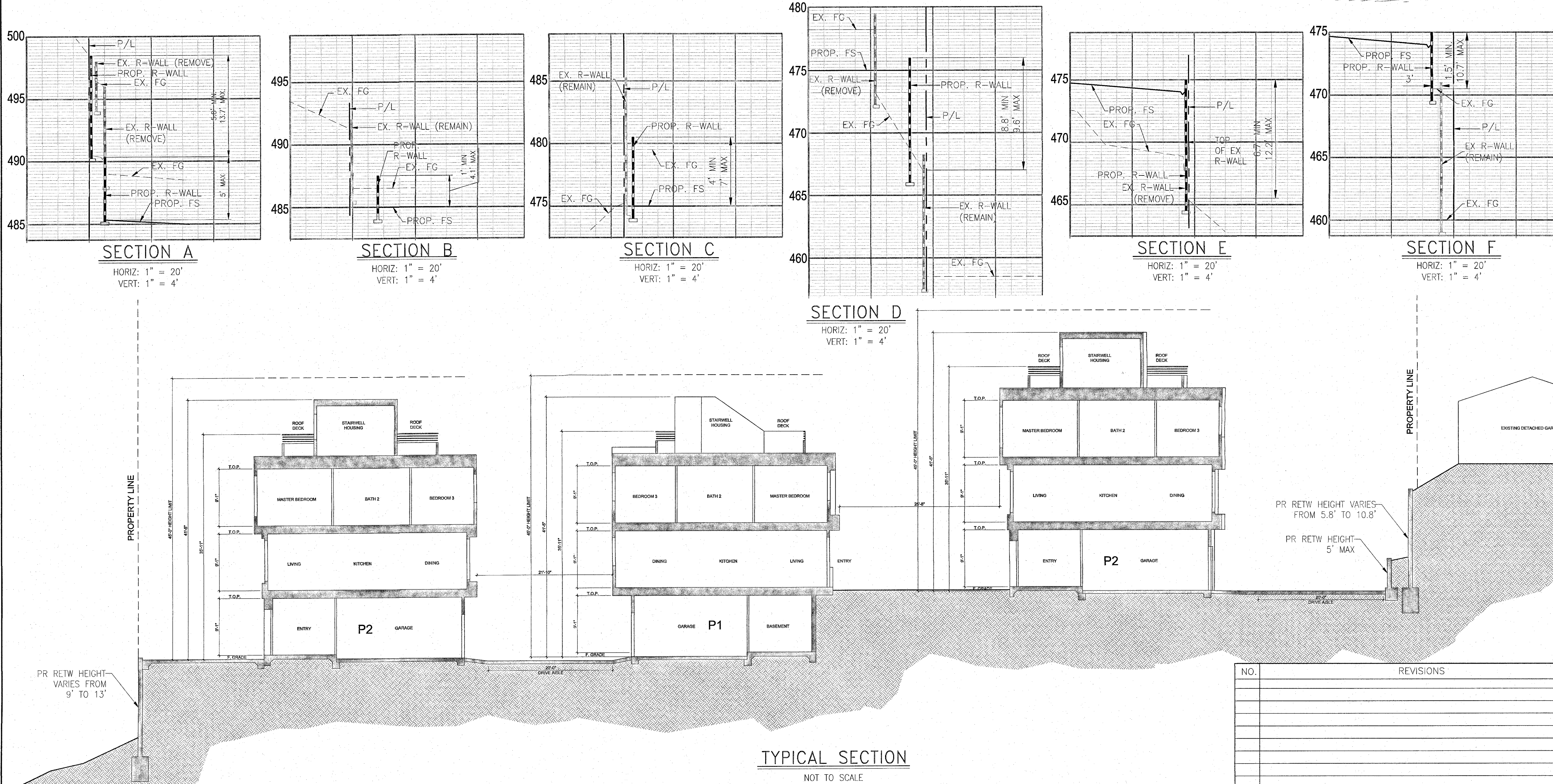
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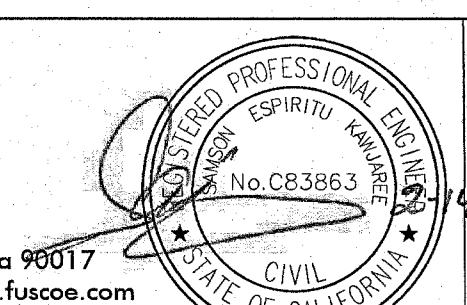
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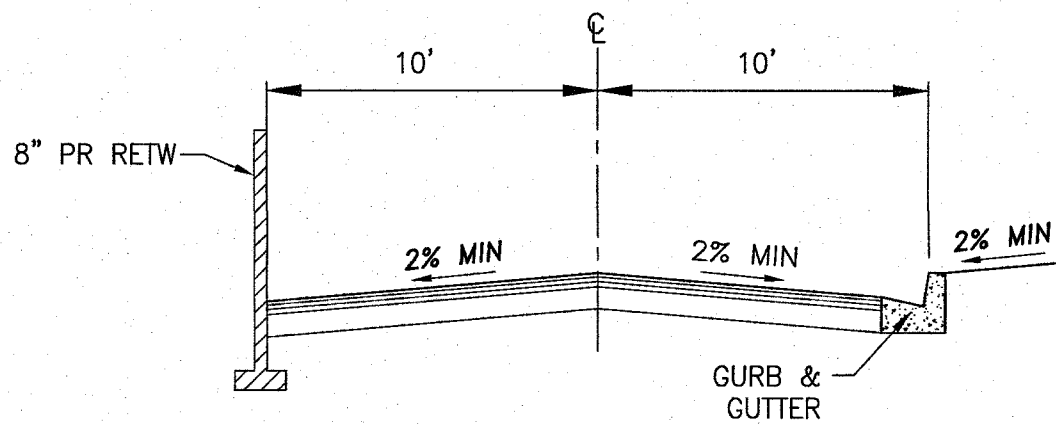
SHEET 1 OF 3

VESTING TENTATIVE TRACT MAP
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3845 FLETCHER DRIVE

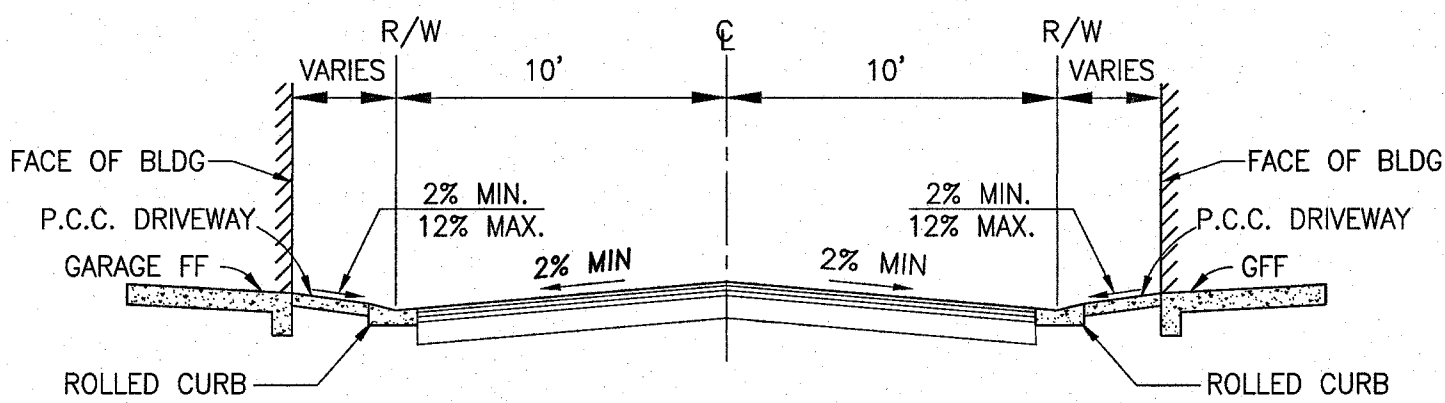
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20	1111	0.026	1111	0.026	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH
21	1255	0.029	1255	0.029	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH
22	3501	0.080	3501	0.080	5' FRONT	10' REAR	15' SIDE	0 SIDE	FRONT YARD FACING NORTH
23	2636	0.061	2636	0.061	5' FRONT	10' REAR	0 SIDE	10' SIDE	FRONT YARD FACING NORTH-WEST
24	1249	0.029	1249	0.029	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
25	1199	0.028	1199	0.028	5' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
26	1320	0.030	1320	0.030	3' FRONT	10' REAR	1' SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
27	1260	0.029	1260	0.029	1' FRONT	10' REAR	0 SIDE	1' SIDE	FRONT YARD FACING NORTH-WEST
28	1083	0.025	1083	0.025	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
29	1083	0.025	1083	0.025	1' FRONT	10' REAR	0 SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
30	2068	0.047	1703	0.039	1' FRONT	10' REAR	6' SIDE	0 SIDE	FRONT YARD FACING NORTH-WEST
31	4329	0.099	3670	0.084	25' REAR	1' FRONT	0 SIDE	5' SIDE	FRONT YARD FACING SOUTH-EAST
32	3237	0.074	2910	0.067	25' REAR	1' FRONT	10' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
33	3068	0.070	2826	0.065	25' REAR	1' FRONT	0 SIDE	10' SIDE	FRONT YARD FACING SOUTH-EAST
34	1649	0.038	1519	0.035	25' REAR	1' FRONT	0 SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
35	2438	0.056	2246	0.052	25' REAR	1' FRONT	5' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST
36	2428	0.056	2236	0.051	25' REAR	1' FRONT	0 SIDE	5' SIDE	FRONT YARD FACING SOUTH-EAST
37	2996	0.069	2422	0.056	25' REAR	1' FRONT	6' SIDE	0 SIDE	FRONT YARD FACING SOUTH-EAST



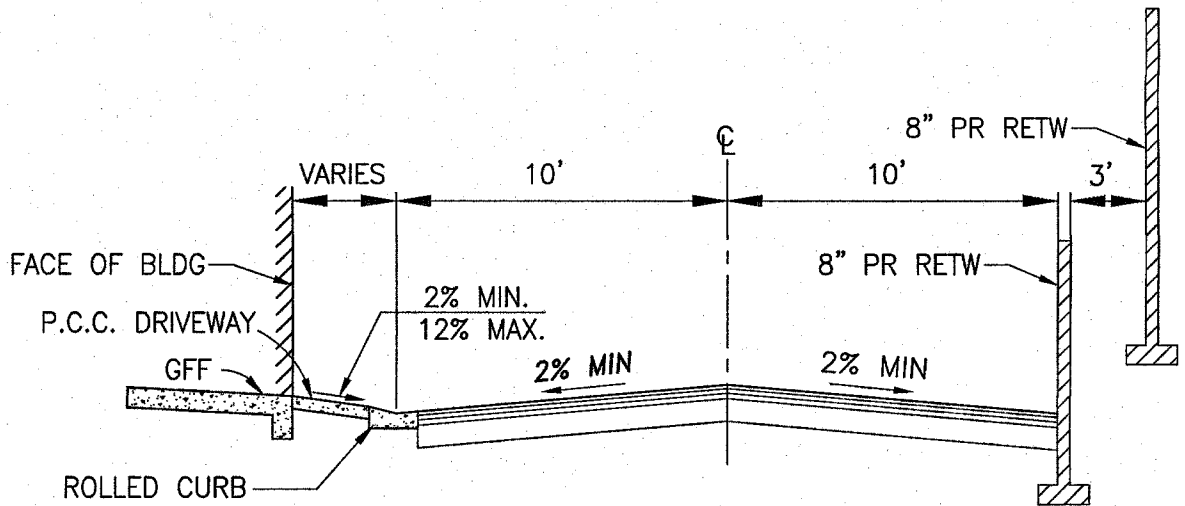
TYPICAL 20' ROAD – AT ENTRY

NOT TO SCALE



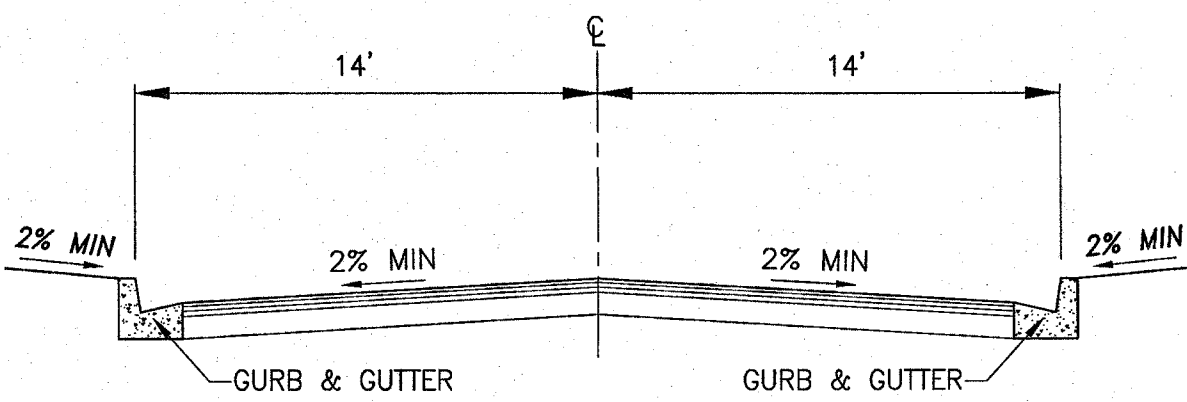
TYPICAL 20' ROAD – TWO SIDED HOUSING

NOT TO SCALE



TYPICAL 20' ROAD – ONE SIDED HOUSING

NOT TO SCALE



TYPICAL 28' ROAD

NOT TO SCALE

NO.	REVISIONS	APP'D.	DATE



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Name _____ Date _____



VESTING TENTATIVE TRACT MAP
TRACT NO. 82440

PROPOSED LOT SUMMARY AND
TYPICAL SECTIONS

DRAWN:	AN
DESIGN:	AN
CHECKED:	SK
SCALE:	AS SHOWN
JOB NO.:	1770.001
DATE:	02/14/20
SHEET	2 OF 3