



Thein Crocker <thein.crocker@lacity.org>

Re: VTT-74152

Anna Vidal <anna.vidal@lacity.org>

Mon, Nov 28, 2022 at 3:42 PM

To: Derek Greene <dgreene@jfak.net>

Cc: Virgil Aoanan <virgil.aoanan@vcaeng.com>, Ammi Meza <ammi.meza@vcaeng.com>, Alice Kimm <akimm@jfak.net>, Thein Crocker <thein.crocker@lacity.org>

Good Afternoon,

In consultation with my supervisors and City Attorney, we have granted a time extension pursuant to gov. code section 66452.6(a)(1) to VTT-74152. **The new date is August 28, 2023.** I am including Thein Crocker from the Bureau of Engineering, please continue working with her to finalize the map for recording.

Please record the map as soon as possible. No other time extension will be given.



Anna M. Vidal

Pronouns: She/her/hers - hablo español

Senior City Planner

Los Angeles City Planning

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T: (213) 482-7079

Holiday: Nov. 24 & 25



On Mon, Nov 28, 2022 at 11:42 AM Derek Greene <dgreene@jfak.net> wrote:

Hi Anna,

Per your conversation with Virgil, we have put together the cost for off-site improvements. The total cost for off-site improvements is \$290,500.

Please let me know if you need any additional information. Thanks.

Derek Greene, Senior Associate

Senior Designer + Senior Project Manager

JF()AK

John Friedman Alice Kimm Architects

1461 E 4th Street

Los Angeles, CA 90033

DEPARTMENT OF
CITY PLANNING

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Decision Date: August 26, 2016

Appeal Period Ends: September 5, 2016

AA CA Property Portfolio 2, LLC (O)
Leo Chan
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Los Angeles, CA 90015

VCA Engineers, Inc. (E)
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Alex Solbes
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Vesting Tentative Tract Map No. 74152
Related Case: DIR-2016-881-DB
Project Address: 712-718 North Hudson Avenue
Council District: 4
Zone: R3-1
Community Plan: Hollywood
CEQA No.: ENV-2016-882-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.15, the Advisory Agency approved Vesting Tentative Tract Map No. 74152, located at 712-718 North Hudson Avenue for a maximum of **23 residential condominium units** as shown on map stamp-dated March 14, 2016 in the Hollywood Community Plan. This unit density is based on the R3-1. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. 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, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian or by calling (213) 202-3484.

1. That any fee deficit under Work Order No. EXT00672 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 201 N. Figueroa Street, 3rd Floor, Counter 24. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits

2. 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 any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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 Administrator.

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

DEPARTMENT OF TRANSPORTATION

4. 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.

5. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; but, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
 - f. Entrance to the main lobby shall be located off the address side of the building.
 - g. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
 - h. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

- i. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- j. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- k. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- l. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- m. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- n. Site plans shall include all overhead utility lines adjacent to the site.
- o. Any roof elevation changes in excess of three (3) feet may require the installation of ships ladders.
- p. **Policy Exception:**

L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel and the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- This policy does not apply to single-family dwellings or to non-residential buildings.

DEPARTMENT OF WATER AND POWER

6. 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).)

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

BUREAU OF SANITATION

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

INFORMATION TECHNOLOGY AGENCY

8. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922-8363.

DEPARTMENT OF RECREATION AND PARKS

9. That the Quimby fee be based on the R3-1 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

10. The applicant shall submit a tree report and a landscape plan prepared by a protected Tree Expert as designated by L.A.M.C. Ordinance No. 177,404 for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services. The Tree Report shall provide species, health, and condition of all trees with tree locations on a site survey. The plan shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) tree as possible. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

11. 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 23 residential condominium units.
- b. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit, plus four (4) guest parking spaces. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

- c. Provide a minimum of 23 long-term and nine (9) short-term bicycle parking spaces shall be provided on-site.

Note: Two (2) short-term bicycle parking spaces are required per LAMC Section 12.21-A,16 and seven (7) additional short-term bicycle parking spaces are required as a replacement for seven (7) guest parking spaces.

- d. Prior to issuance of a certificate of occupancy, a minimum six-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. The removal of one (1) the Coast Live Oak (*Quercus agrifolia*) shall be permitted.

12. Prior to the issuance of the building permit or the recordation of the final map, a copy of DIR-2016-881-DB shall be submitted to the satisfaction of the Advisory Agency. In the event that DIR-2016-881-DB is not approved, the subdivider shall submit a tract modification.
13. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
14. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

15. **Construction Conditions** - Prior to the issuance of a grading or building permit, or 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:

CM-1. Aesthetics (Signage on Construction Barriers)

- a. The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- b. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours.

CM-2. Air Pollution (Demolition, Grading, and Construction Activities)

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. Trucks having no current hauling activity shall not idle but be turned off.

CM-3. Seismic. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

CM-4. Erosion/Grading/Short-Term Construction Impact. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel

runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.

- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

- CM-5. Geotechnical Report. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- CM-6. Asbestos. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- CM-7. Lead Paint. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

- CM-10. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- CM-12. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- CM-13. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- CM-14. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- CM-15. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
- CM-16. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-17. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
 - a. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City

Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

- b. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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.

- C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

- d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - e. That drainage matters be taken care of satisfactory to the City Engineer.
 - f. That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - g. That any required slope easements be dedicated by the final map.
 - h. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - i. That one-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The one-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - j. That any 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 Transportation with respect to street name, warning, regulatory and guide signs.
 - c. All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

- d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - e. Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public drainage facilities including the repairing or replacing of the existing system deemed necessary will be required to drain the tract to an outlet all satisfactory to the Valley District Engineering.
 - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
 - c. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. No street lighting improvement if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Hudson Avenue.
 - ii. Improve Hudson Avenue adjoining the subdivision by the construction of a new concrete curb, two-foot wide concrete gutter and five-foot sidewalk and landscaping of the parkway including necessary removal and reconstruction of existing improvements.
 - d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) 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 Americans with Disabilities Act (ADA) of 1990.

NOTES:

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

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on June 24, 2016, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 4, Category 1 and Class 32.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74152, 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 Vesting Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC.

The subject site is located in the Hollywood Community Plan, which designates the subject property for Medium Residential land uses with a corresponding zone of R3. The property is currently zoned R3-1. The applicant has requested a 35% Density Bonus under Case No. DIR-2016-881-DB. The property is not located within a Specific Plan. The property contains approximately 13,630 square feet (0.31 acres). No dedications are required. The applicant is proposing to develop a five-story building with 23 residential condominium units per the Subdivision Map Act. The proposed development of 23 dwelling units is contingent upon approval of Case No. DIR-2016-881-DB.

The Hollywood Community Plan, a part of the Land Use Element of the City's General Plan, encourages the development of low and moderate income housing. The proposed project would result in the development of two (2) units reserved for Very Low Income Households.

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). As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

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

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Vesting Tentative Tract Map.

The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory.

These agencies have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs.

The adopted Hollywood Community Plan designates the property for Medium Residential land uses with a corresponding zone of R3. The R3 Zone permits dwelling units subject to a minimum of 800 square feet of lot area per dwelling unit (Section 12.10 of the L.A.M.C.). The property contains approximately 13,630 square feet (0.31 acres) having a maximum permitted density of 17 dwelling units. The applicant has requested a 35% Density Bonus (or six (6) dwelling units) pursuant to Section 12.22-A,25 of the L.A.M.C. The proposed 23 dwelling units is consistent with the density requirements of the R3 Zone (17 dwelling units) and a 35% Density Bonus (six (6) dwelling units). The proposed development of 23 dwelling units is contingent upon approval of Case No. DIR-2016-881-DB.

The applicant has submitted a Protected Tree Report, dated March 4, 2016, which describes the property as having a total of seven (7) trees on-site, including one (1) protected tree (Coast Live Oak (*Quercus argifolia*)). The project, as proposed, would require the removal of all seven (7) trees, includes the one (1) protected tree.

Pursuant to Section 17.05-R of the L.A.M.C. (Design Standard - Protected Tree Regulations), protected trees are only permitted to be removed if:

1. There has been prior applicable government action, or
2. The removal of the protected tree would not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City's Chief Forester, and the physical condition or location of the tree is such that:
 - a. Its continued presence in its existing location prevents the reasonable development of the property; or
 - b. According to a report required pursuant to Section 17.06 C., acceptable to the Advisory Agency and prepared by a tree expert, there is a substantial decline from a condition of normal health and vigor of the tree, and its restoration through appropriate and economically reasonable preservation procedures and practices is not advisable; or
 - c. It is in danger of falling due to an existing and irreversible condition.
 - d. Its continued presence at its existing location interferes with proposed utility services or roadways within or without the subject property, and the only reasonable alternative to the interference is the removal of the tree; or
 - e. It has no apparent aesthetic value, which will contribute to the appearance and design of the proposed subdivision; or it is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at the location.

As shown on the submitted Site Plan, the protected tree is within the building footprint and therefore prevents the reasonable development of the property.

Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plans.

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

A mixture of single- and multi-family, commercial and commercial manufacturing development makes up the general character of the surrounding neighborhood. The properties to the north and east zoned R3 and are developed with single- and multi-family uses. The properties to the south are zoned C4 and R3 and are developed with commercial and multi-family uses. The properties to the west are zoned R3 and CM and are developed with single- and multi-family and commercial manufacturing uses.

The project site, which is underutilized and consisting of 13,630 square feet (0.31 acres) of land currently contains two (2) single-family dwellings. The proposed project is considered an infill development in a neighborhood that has a mix of single- and multi-family, commercial and commercial manufacturing development and is consistent with the density and height district of the R3-1 Zone and with the provisions of the Density Bonus Ordinance (Section 12.22-A,25 of the L.A.M.C.). The proposed development of 23 dwelling units is contingent upon approval of Case No. DIR-2016-881-DB.

The property is located within a Methane Zone and 2.5 kilometers to the nearest fault (Hollywood). The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas determined to be outside the 0.2% annual chance floodplain.

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

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

Adjacent land uses consist of single- and multi-family and commercial uses. The project proposes the development of 23 dwelling units consistent with the density of the R3 Zone and with the provisions of the Density Bonus Ordinance (Section 12.22-A,25 of the L.A.M.C.). The applicant is permitted to construct 23 residential condominiums or apartment units by-right per the R3 Zone (17 dwelling units) and provisions of the 35% Density Bonus (six (6) dwelling units) pursuant to the provisions of Density Bonus Ordinance (Section 12.22-A,25 of the L.A.M.C.). The proposed development of 23 dwelling units is consistent with the Zone and the

proposed Density Bonus request, which is contingent upon approval of Case No. DIR-2016-881-DB.

The proposed project would provide an appropriate infill development within the mixed-used neighborhood. The site currently contains two (2) single-family dwellings. The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with the R3 Zone and the provisions of Density Bonus Ordinance (Section 12.22-A, 25 of the L.A.M.C.). As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. The Department of Fish and Wildlife has recommended that mitigation measure regarding nesting native birds be conditioned with the approval of the tract. The Department of City Planning, on June 24, 2016, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 4, Category 1 and Class 32.

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

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

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

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

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

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

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

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

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

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 Map No. 74152.

Vincent P. Bertoni, AICP
Advisory Agency



JORDANN TURNER
Deputy Advisory Agency

JT:ON

C/L INT EST PER TIES
LA CITY FB 141-185/181

WARING AVENUE
N 89°58.31' W 332.52'

C/L INT EST PER TIES
LA CITY FB 141-185/182

SCALE: 1"=10'

- LEGENDS**
- | | | | |
|--|--------------------------|--|----------------------|
| | BUILDING | | WALL |
| | CHAIN LINK FENCE | | WOODEN FENCE |
| | CONCRETE | | WROUGHT IRON FENCE |
| | A/C UNIT | | DRAINAGE INLET |
| | FAUCET | | GAS METER |
| | IRRIGATION CONTROL VALVE | | IRRIGATION PULLBOX |
| | LIGHT POLE | | PALM |
| | POWER POLE | | SEWER MANHOLE |
| | SIGN | | STREET LIGHT PULLBOX |
| | TREE | | WATER METER |
| | WATER VALVE | | |

ABBREVIATIONS

- | | |
|-------------------------|--------------------------|
| AC = ASPHALT | EG = EDGE OF GUTTER |
| APRN = DRIVEWAY APRON | FSW = FRONT OF SIDEWALK |
| BLD = BUILDING | GB = GRADE BREAK |
| BSW = BACK OF SIDEWALK | GM = GAS METER |
| BWAL = BOTTOM OF WALL | GRD = GROUND |
| BX = BOTTOM OF CURB ● X | FL = FLOWLINE |
| C = CONCRETE | FNC = FENCE |
| CB = CATCH BASIN | TC = TOP OF CURB |
| CLF = CHAIN LINK FENCE | TWAL = TOP OF WALL |
| CLR = CLEAR | TX = TOP OF CURB ● X |
| CSLAB = CONCRETE SLAB | WIF = WROUGHT IRON FENCE |
| DI = DROP INLET | |

**Carlberg Associates
Tree Inventory Legend**

- | | |
|--|------------------------------------|
| | Coast Live Oak |
| | City of Los Angeles Protected Tree |
| | Non-protected tree |
| | Off-site tree |

NOTE: Trees were not professionally surveyed;
their locations are representative only.

Inventory: March 2016

PROTECTED TREE LOCATION EXHIBIT

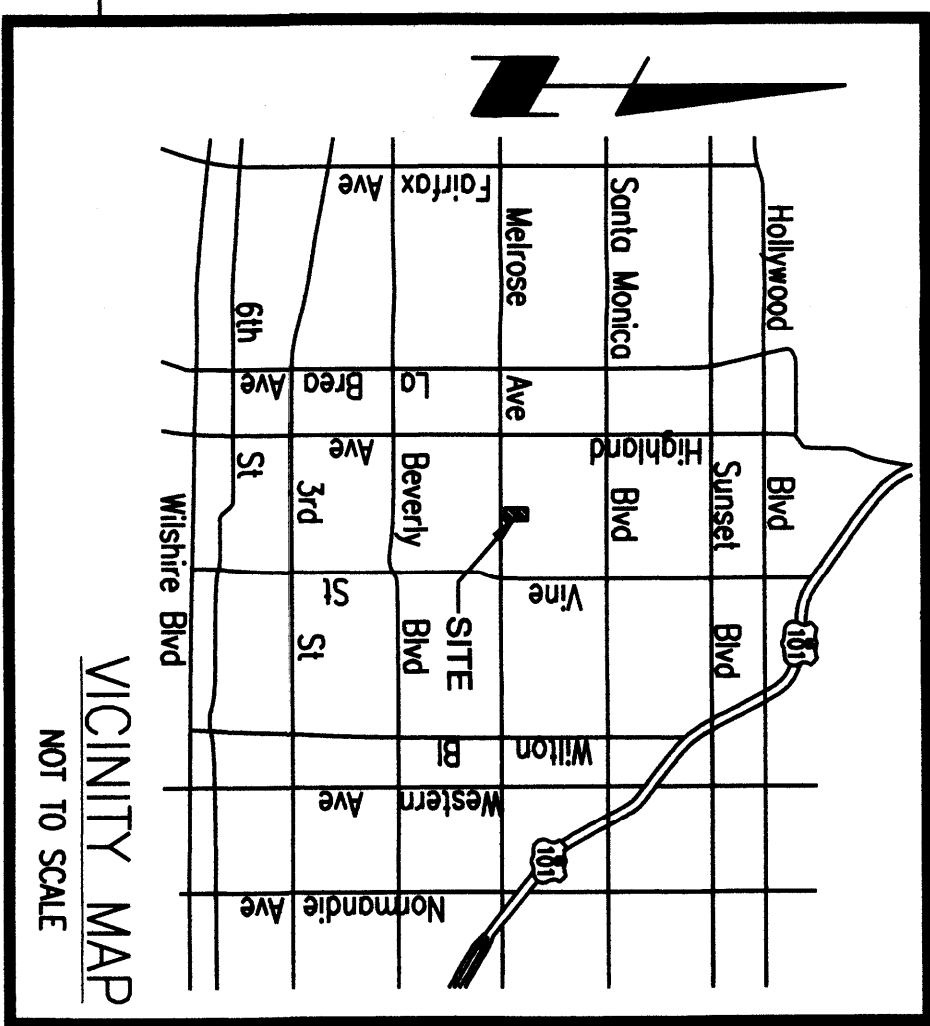
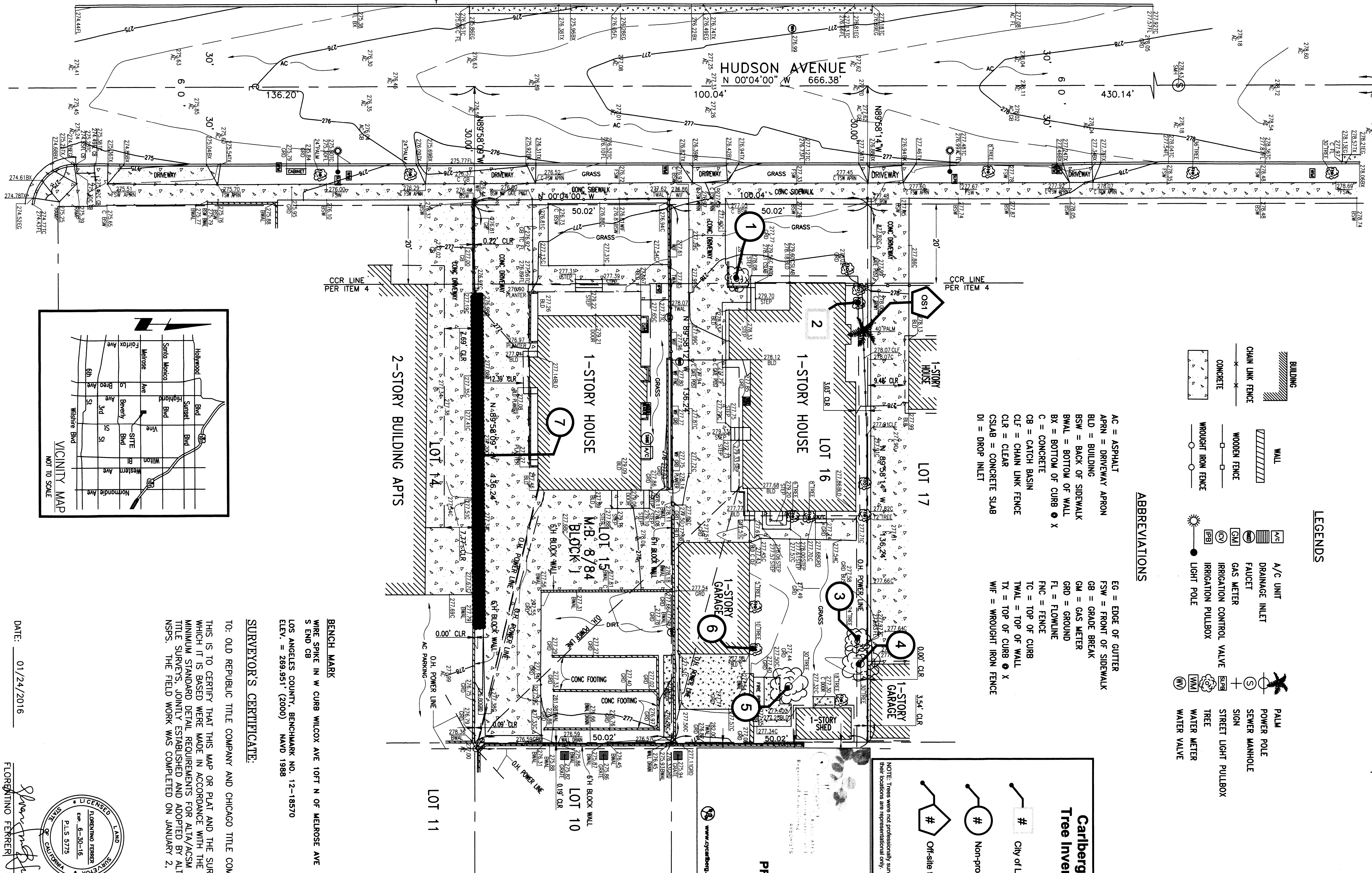
HUDSON AVENUE CORNER
713 & 714 HUDSON AVENUE
LOS ANGELES, CALIFORNIA 90038
PREPARED FOR: LA CA HOUSING PARTNERSHIP 2 LLC
1100 SOUTH HOPE STREET, FLOOR 10, LOS ANGELES, CA 90038

www.carlberg.com



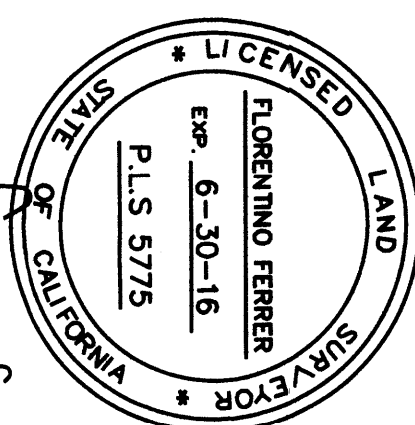
Date: 03/04/16

By: J. Sanchez



DATE: 01/24/2016

FLORENTINO FERRER L.S. 5775



BENCH MARK
WIRE SPIKE IN W CURB WILCOX AVE 10FT N OF MELOSE AVE
S END CB
LOS ANGELES COUNTY, BENCHMARK NO. 12-18570
ELEV. = 269.951' (2000) NAVD 1988

SURVEYOR'S CERTIFICATE:
TO: OLD REPUBLIC TITLE COMPANY AND CHICAGO TITLE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JANUARY 2, 2016.

MELOSE AVENUE
N 89°45'15" E 332.46'

C/L INT EST PER TIES
LA CITY FB 141-185/151

C/L INT EST PER TIES
LA CITY FB 141-185/150

ALTA/ACSM LAND TITLE SURVEY

OWNER'S NAME:
713-718 N HUDSON AVE
LOS ANGELES, CA 90038

LEGAL DESCRIPTION:
LOT 15 & 16, BLDG L & F, STRUNG AND JACKSON'S
SUBDIVISION, MAP 11, LOS ANGELES, CA 90038

Prepared By:
FLORENTINO FERRER
& ASSOCIATES
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