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CITY PLANNING

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Decision Date: August 9, 2021

Appeal Period Ends: August 19, 2021

Sarkis Gezalyan (A)
Creative Live Work, LLC
1242 Spazier Avenue
Glendale, CA 91201

Creative Live Work, LLC (O)
1242 Spazier Avenue
Glendale, CA 91201

Case No. VTT-82766-SL
12604 West Mitchell Avenue
Palms – Mar Vista – Del Rey Planning Area
Zone: R3-1
D.M.: 111B153
C.D.: 11 - Bonin
CEQA: ENV-2019-3525-CE
Legal Description: Lot 204 (Arb 1), Del Mar Tract

In accordance with provisions of Sections 17.03, 17.06, and 17.15 the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2019-3525-CE as the environmental clearance, and approves Vesting Tentative Tract Map No. VTT-82766-SL located at 12604 West Mitchell Avenue, for a maximum **eight (8) small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on revised map stamp-dated April 21, 2021, in the Palms – Mar Vista – Del Rey Community Plan. This unit density is based on the R3-1 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

Any questions regarding these conditions should be directed to Quyen Phan of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.

1. That a 10-foot by 10-foot or 15-foot radius property line return be dedicated at the intersection of Mitchell Avenue and Frances Avenue adjoining the tract.
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 West Los Angeles Engineering District Office.
6. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in the area.
8. That all pedestrian **and** common access easements be shown on the final map.

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.

9. 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 the Inter-Departmental Letter dated December 7, 2020, Log No. Log No. 114705-01, attached to the case file for Vesting Tentative Tract No. 82766-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

10. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on without a main

structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. The following setbacks shall apply to the perimeter of the subdivision:
- A 15 ft. front yard setback shall apply to the Front Lot Line of the perimeter of the subdivision (along Mitchell Avenue for Lots 1 and 2);
 - A minimum 5 ft. side yard shall be required along the Side Lot Line of the perimeter of the subdivision (along Frances Avenue and the West/South Side);
 - A minimum 10 ft. rear yard along the Rear Lot Line of the perimeter of the subdivision (along the South side for Lots 7 and 8);
 - No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.
- c. Revise the Setback Matrix to reflect the correct setbacks as described in the above condition to match with the setbacks shown on the map.
- d. Resubmit the map to provide and maintain a minimum (16 ft. for 5 or more dwellings) ground floor common driveway access. No projections are allowed into the required common driveway access. A 10 ft. wide common driveway access open to the sky above the ground floor is allowed. Provide the above requirement or obtain approval from the City Planning Advisory Agency to allow for a reduced ground floor common driveway access.
- e. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.

Notes:

Owners are to record a Maintenance Agreement that runs with the land for the purpose of reciprocal private easements maintenance program to all common areas and shared facilities such as trees, landscaping, drainage, trash, parking, community driveway (ground floor width and width clear to sky above the ground floor level), including walkways as shown on the approved Small Lot Subdivision Map.

There is a 15 ft. Building Line along Mitchell Avenue on this Subdivision.

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

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance

shall be to the satisfactory of LADBS at the time of plan check.

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

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

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

DEPARTMENT OF TRANSPORTATION

11. 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 email lafdhydrants@lacity.org. You should advise any consultant representing you of this requirement as well.

12. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - e. **UL #793**
Smoke Vents may be required where roof access is not possible; location and

number of vents to be determined at Plan Review.

- f. 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.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – 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).

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

BUREAU OF SANITATION

If you have any questions, please contact Rafael Yanez at (323) 342-1563.

15. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated May 18, 2021. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org 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

Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

18. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information. CEQA document must address parkway tree removals.

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.

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of eight (8) small lots.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82766-SL shall not be issued until after the final map has been recorded.
- c. That the subdivider shall comply with the Los Angeles Coastal Transportation Corridor Specific Plan prior to the issuance of a building or grading permit.
- d. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.
- e. In addition to the above, provide a minimum of ¼ guest parking spaces per dwelling. 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.

- 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.	Front	Rear	Side (east/north)	Side (west/south)
1	15'	0'	5'	5'
2	15'	0'	5'	5'
3	5'	5'	0'	0'
4	5'	5'	0'	0'
5	5'	5'	0'	0'
6	5'	5'	0'	0'
7	5'	5'	0'	10'
8	5'	5'	0'	10'

- (ii) The Common Access Driveway may have a minimum width of 16 feet clear-to-sky.
- d. 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.
- e. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2019-3526-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract No. 82766-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. 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.
- h. 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.

- 20. 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.

21. 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.

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) Construct new street light: one (1) on Frances Ave. If street widening per BOE improvement conditions, relocate and upgrade street light; one (1) on Mitchell Ave.

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 condition S-3 (i), 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) Improve Mitchell Avenue and Frances Avenue adjoining the subdivision by the removal of the existing sidewalks and construction of new 5-foot wide concrete sidewalks and landscaping of the parkways; or new full width concrete sidewalks with tree wells including any necessary removal and reconstruction of existing improvements.
 - (2) 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, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1) and 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 location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

The Class 1 Categorical Exemption allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The Class 1 Categorical Exemption includes demolition and removal of individual small structures: (1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption; (2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished; (3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use; (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project proposes the demolition of one single-family residence and a detached garage and qualifies for this exemption.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project is for the demolition of one single-family dwelling and one detached garage and the proposed eight (8) lot subdivision under the Small Lot Ordinance (Ordinance No. 176,354), in conjunction with the construction of one single-family home and one attached ADU on each lot, for a total of eight (8) single-family homes and eight (8) ADUs. The project would also export approximately 2,500 cubic yards of earth and remove two (2) onsite Non-Protected Trees. There are no protected trees onsite as stated in the Tree Report prepared by Kelly Lewis (ASCA Registered Consulting Arborist #669) of PTS Tree Service dated August 24, 2020. As the construction of a new eight lot Small Lot development and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned R3-1 and has a General Plan Land Use Designation for Medium Residential. As shown in the case file, the project is consistent with the applicable Palms – Mar Vista – Del Rey Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.172 acres. Lots adjacent to the subject site are developed with single- and multi-family residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species. There are two Non-Protected Trees and no Protected Trees on the site as stated in the Tree Report prepared by Kelly Lewis (ASCA Registered Consulting Arborist #669) of PTS Tree Service dated August 24, 2020. The project proposes to remove the two Non-Protected Trees to accommodate construction of the new development. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. While the subject site is located within an Urban Agriculture Incentive Zone, RCMs, including Air Quality (RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403, RC-AQ-2, RC-AQ-3, RC-AQ-4, RC-AQ-5, RC-AQ-6); Geology and Soils (RC-GEO-1 (Seismic)); Hydrology and Water Quality (RC-WQ-3: Low Impact Development Plan); Land Use and Planning (RC-LU-1 (Slope Density)); (Noise (RC-NO-1 (Demolition, Grading, and Construction Activities)); and Public Utilities and Service Systems (RC-WS-2 (Green Building Code), RC-EN-1(Green Building Code)), in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of eight lot Small Lot development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

Furthermore, the Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the project:

- (a) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

There is not a succession of known projects of the same type and in the same place as the subject project. The project is consistent with the type of development permitted for the area zoned R3-1 and designated Medium Residential use. As mentioned, the project is for the demolition of one single-family dwelling and one detached garage and the proposed eight (8) lot subdivision under the Small Lot Ordinance (Ordinance No. 176,354), in conjunction with the construction of one single-family home and one attached ADU on each lot, for a total of eight (8) single-family homes and eight (8) ADUs. The will provide 16 residential parking spaces and two guest parking spaces. The project would also export approximately 2,500 cubic yards of earth and remove two (2) onsite Non-Protected Trees. The project is in an area zoned and designated for such development. The surrounding area is generally characterized by low to medium density residential uses. Properties to the north, south, and west of the subject site are developed with one, two, and three-story single- and multi-family residential structures in the R3-1 zone with a land use designation of Medium Residential. Properties to the east of the subject site have a land use designation of Low Residential and are primarily developed with one-story, single-family dwellings in the R1V2 zone. Therefore, in conjunction with citywide Regulatory Compliance Measures (RCMs) and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (b) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project is for the demolition of one single-family dwelling and one detached garage and the proposed eight (8) lot subdivision under the Small Lot Ordinance (Ordinance No. 176,354), in conjunction with the construction of one single-family home and one attached ADU on each lot, for a total of eight (8) single-family homes and eight (8) ADUs. The project will have a maximum height of 44 feet and 6 inches. Sixteen (16) residential parking spaces and two guest parking spaces will be provided. The project would also export approximately 2,500 cubic yards of earth and remove two (2) onsite Non-Protected Trees. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of nine dwelling units and a height of 45 feet. The surrounding area is developed with similar residential uses. The proposed project consists of work typical to a residential neighborhood, no unusual circumstances are present or foreseeable.

- (c) *Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject property is approximately 8.7 miles southeast of State Route 27. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- (d) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated. This exception does not apply.

- (e) *Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82766-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 site is in Height District 1 which restricts the height of development to 45 feet. The site is also within the Los Angeles Coastal Transportation Corridor Specific Plan area.

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 Palms – Mar Vista – Del Rey Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 and R3(PV) Zones as the corresponding zones. The Project Site is zoned R3-1, which is consistent with the land use designation. The R3-1 zone allows a density of one (1) dwelling unit per 800 square feet of lot area. The project site has 7,690.9 square feet of lot area, which would permit a maximum of nine (9) dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site eight (8)

small lots, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 1706 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. The map was prepared by Gil Evangelista, Registered Civil Engineer No. 32512. 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 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 R3-1, the zone would permit a maximum of nine (9) dwellings on the approximately 7,690.9 square-foot site. As the map is proposed for an eight (8) small lot subdivision with a maximum of eight (8) dwelling units and eight (8) Accessory Dwelling Units (ADUs), it is consistent with the density permitted by the zone and the State and City ADU Ordinances. As a small lot subdivision, the map indicates the common access easements from the public right-of-way 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 Mitchell Avenue and Frances Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site is a relatively flat, rectangular, corner lot consisting of 7,690.9 square feet of lot area. The site is located within the Palms – Mar Vista – Del Rey Community Plan area, with a land use designation of Medium Residential and is zoned R3-1. The site is currently developed with a 1,869 square-foot, single-family dwelling and detached garage

constructed in 1930 (Permit Nos. 21319 and 21320, respectively). The proposed project would demolish the existing structures and remove two (2) Non-Protected Trees located on-site for the construction of eight single-family homes on the proposed 8-lot subdivision under the Small Lot Ordinance (Ordinance No. 176,354). Additionally, the project would export approximately 2,500 cubic yards of earth. The project site is located within 5.46 kilometers from the Santa Monica Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas as Outside 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 project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

The tract map 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. The Grading Division of the Department of Building and Safety concluded on December 7, 2020 (Log No. 114705-01), that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. 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 surrounding area is generally characterized by low to medium density residential uses. Properties to the north, south, and west of the subject site are developed with one, two, and three- story single- and multi-family residential structures in the R3-1 zone with a land use designation of Medium Residential. Properties to the east of the subject site have a land use designation of Low Residential and are primarily developed with one-story, single-family dwellings in the R1V2 zone. The project site consists of approximately 7,690.9 square feet of land and is developed with a 1,869 square-foot, single-family dwelling and detached garage constructed in 1930. The project proposes to construct eight small lot homes, which would be four stories (over basement level garage) with a maximum height of 44 feet 6 inches. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of nine 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 prior to the recordation of the map and issuance of any permits. The Grading Division of the Department of Building and Safety concluded on December 7, 2020 (Log No. 114705-01), that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. 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 a 1,869 square-foot, single-family dwelling and

detached garage constructed in 1930. There are no protected trees on- or off-site and two on-site Non-Protected Trees as stated in the Tree Letter prepared by Kelly Lewis (ASCA Registered Consulting Arborist #669) of PTS Tree Service dated August 24, 2020. 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 by providing 68.5 feet of frontage along Mitchell Avenue and 142 feet of frontage along Frances Avenue, which are public streets. The project site consists of a parcel identified as Lot No. 204, Arb 1 of Del Mar Tract and is identified by the Assessor Parcel No. 4235-006-001. 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.

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-82766-SL.

VINCENT P. BERTONI, AICP
Advisory Agency


JORDANN TURNER
Deputy Advisory Agency

JO:JT:ES:BB

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:

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

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

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

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.

VESTING TENTATIVE TRACT MAP No. 82766

FOR SMALL LOT SUBDIVISION PURPOSES PER ORDINANCE NO. 185462
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF DEL MAR LOT COM AT MOST W COR OF LOT 204 THE NE ON SE
LINE OF MITCHELL AVE 68.50 FT TH SE ON SW LINE OF FRANCES AVE 110 FT TH S 57
DEG 48 MIN W TO SW LINE OF SD LOT TH NW TO BEG PART OF LOT 204.

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

APR 21 2021

LEGEND

- PROPERTY LINE
- CENTER LINE
- ||||| BUILDING FOOTPRINT
- EX. BLOCK WALL
- CONCRETE PAVEMENT
- 742.10 SPOT ELEVATION
- 24' TREE/BUSH
- IRON FENCE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WM
- PALM TREE
- WOOD FENCE
- EXISTING LIGHTPOST
- LANDSCAPE AREA
- FIRE HYDRANT
- TRASH BINS
- HOME ENTRANCE
- EX. ST. PARKING TO BE REMOVED
- ACCESS EASEMENT

ABBREVIATION

- ACFS - ASPHALT CONCRETE
- CL - CENTERLINE
- CONC - CONCRETE
- OPPK - CONTROL POINT PIKE
- OPPL - CONTROL POINT PL
- CPK - CONTROL POINT
- DI - DRAIN INLET
- DWY - DRIVEWAY
- EG - EDGE OF GUTTER
- FD - FOUND
- FF - FINISH FLOOR
- FL - FLOWLINE
- FS - FINISH SURFACE
- GAR - GARAGE
- IRR - IRRIGATION
- LS - LANDSCAPE
- NG - NATURAL GROUND
- PL - PROPERTY LINE
- PK - PIKE
- SMH - SEWER MANHOLE
- STP - STEP
- SSS - SHOT ON SLOPE
- TC - TOP OF CURB
- TO - TOP OF GRADE
- TBM - TEMPORARY BENCHMARK
- TW - TOP OF WALL
- TWF - TOP OF WOOD FENCE
- TWSP - TOP OF WALL STEP
- WF - WOODEN FENCE
- WM - WATER METER
- WI - WROUGHT IRON
- WV - WIRE
- PA - PLANTER AREA
- NAP - NOT A PART

TREES TO BE REMOVED

- OFFSITE - 0 TREES
- ONSITE - 2 TREES

NOTES:

1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE, PURSUANT TO ORDINANCE NO. 185462.
2. EXISTING AND PROPOSED ZONING/LAND USE DESIGNATION FOR THIS PROJECT IS R3-1 (MULTIPLE DWELLING UNITS) MEDIUM RESIDENTIAL. ALL SURROUNDING PROPERTIES ARE ZONED AS SHOWN ON MAP.
3. THERE ARE NO STREETS PROPOSED FOR THIS DEVELOPMENT.
4. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
5. THIS DEVELOPMENT WILL INCLUDE SALES OF NEW HOMES.
6. NO SIGNS ARE PROPOSED FOR THIS PROJECT.
7. THE SIZE OF THE PROPOSED HOMES ARE ANTICIPATED TO BE 4 STOREY OF LIVING SPACE WITH 2-CAR GARAGE AT THE LOWER LEVEL. (SEE ARCHITECTURAL PLANS FOR MORE INFORMATION)
8. NO EXISTING PLOTTABLE EASEMENT AFFECTS THIS PROPERTY.
9. MORE THAN 1,000 C.Y. OF EXPORT WILL BE REQUIRED FOR THIS PROJECT.
10. NO WELLS EXIST ON SITE.
11. PARKING: 2 SPACES (GARAGE) PER LOT. 12 PARKING SPACES TOTAL.
12. TRASH COLLECTION AREA SHOWN PER PLAN.
13. "NO LIVE OAK, BLACK WALNUT, CALIFORNIA BAY OR WESTERN SYCAMORE" AFFECTED BY THIS PROJECT.

TELEPHONE:

VERIZON
11721 TELEGRAPH ROAD, STE. K
SANTA FE SPRINGS, CA 90670
(562) 654-1085

CABLE TELEVISION:

CHARTER COMMUNICATIONS
11567 ROSECRANS AVE.
NORWALK, CA 90650
(866) 499-8080

UTILITY PURVEYORS:

ELECTRIC:

CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
111 N. HOPE STREET
LOS ANGELES, CA 90012
(800) 342-5391

GAS:

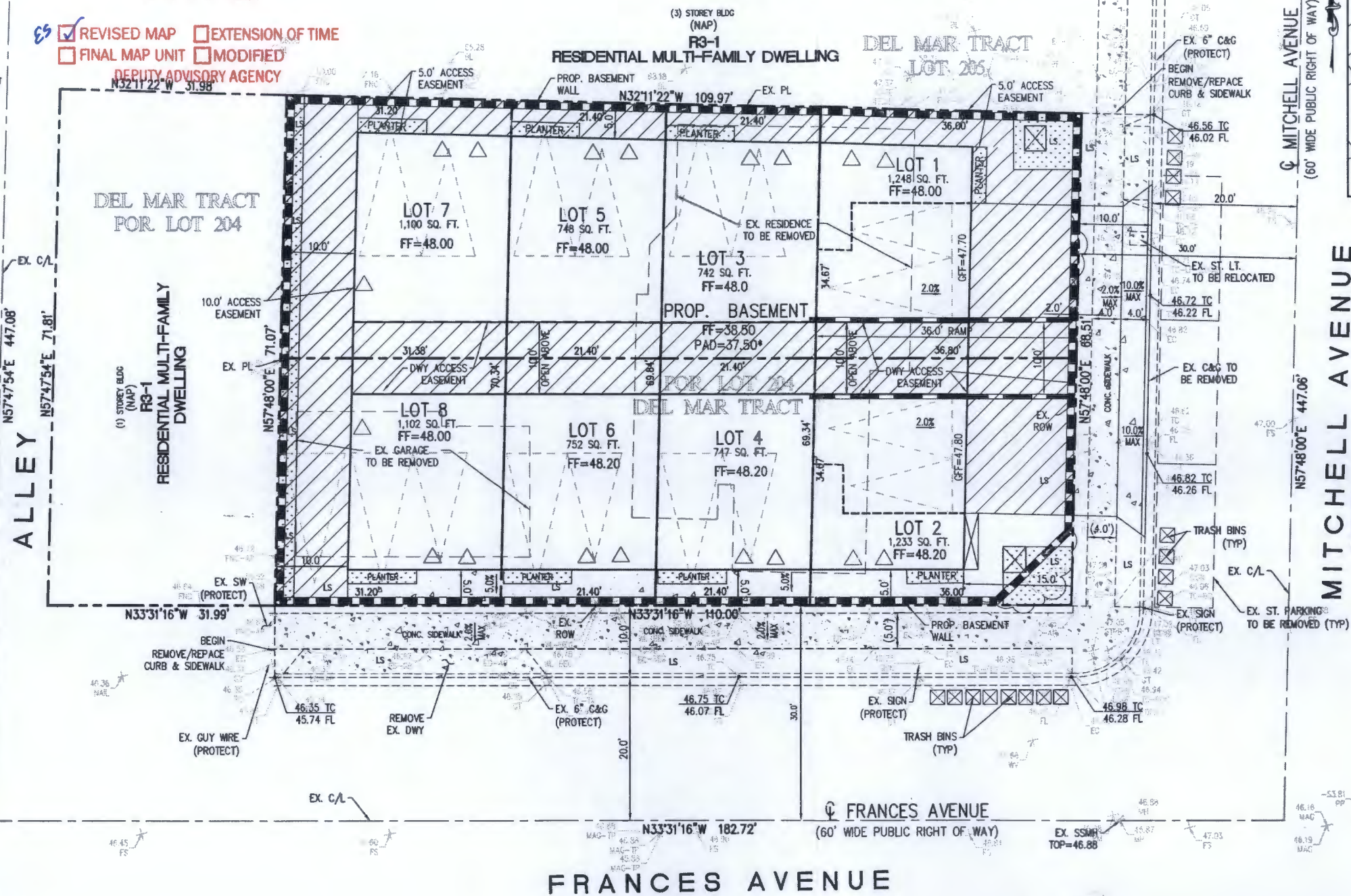
SOUTHERN CALIFORNIA GAS CO.
555 W 5TH STREET
LOS ANGELES, CA 90013
(213) 244-1200

SEWER:

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS-BUREAU OF SANITATION
200 N. SPRING STREET, ROOM 361
(213) 978-0262

WATER:

CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
111 N. HOPE STREET
LOS ANGELES, CA 90012
(800) 342-5397



VICINITY MAP

THOMAS GUIDE PAGE NO.: 672-B-4

OWNER/DEVELOPER:

CREATIVE LIVE WORK LLC
15303 VENTURA BLVD., #800
SHERMAN OAKS, CA 91403
CONTACT: SAM GAZALYAN
PH: (310) 295-7777 FAX: (818) 530-7899

SITE ADDRESS:

12804 MITCHELL AVENUE,
LOS ANGELES, CA 90066

LEGAL DESCRIPTION:

DEL MAR LOT COM AT MOST W COR OF LOT 204 THE NE ON SE
LINE OF MITCHELL AVE 68.50 FT TH SE ON SW LINE OF
FRANCES AVE 110 FT TH S 57 DEG 48 MIN W TO SW LINE
OF SD LOT TH NW TO BEG PART OF LOT 204.

TAX ASSESSOR'S PARCEL NO.:

4235-006-001

LAND AREA:

Ac= 7,890.90 SF/±0.177 AC

CURRENT & PROPOSED ZONING:

R3-1 (MULTIPLE DWELLING ZONE)

EXISTING LAND USE:

(1) UNIT SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE

PROPOSED LAND USE:

(6) UNITS SINGLE FAMILY RESIDENCE, SMALL LOT ORDINANCE

MAX BUILDING HEIGHT:

42'-6"

BASIS OF BEARING:

THE BEARING N 57°48'00" E SHOWN ALONG MITCHELL AVENUE
WAS TAKEN AS THE BASIS OF BEARING ON THIS MAP.

FLOOD ZONE:

THE SUBJECT PROPERTY LIES IN ZONE "X" WITHIN FLOOD
INSURANCE RATE MAP PANEL NUMBER 06037C1760F, WHICH
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
FLOODPLAIN, EFFECTIVE DATE SEPTEMBER 26, 2008.

BENCH MARK:

DESIGNATION: CITY OF LOS ANGELES BM 17-05940

DESCRIPTION: WIRE SPK IN W CURB CENTINELA

AVE: 0.5FT N/O BC RET N/O CASHMILL AVE

ELEVATION: 55.073 NAVD 1988 (ADJUSTED 2000)

DATE:

AUGUST 6, 2019

SETBACK MATRIX						
LOT	FRONT DEDICATION	FRONT SETBACK	REAR	WEST/SOUTH SIDE	EAST/NORTH SIDE	BLDG. HEIGHT
1	NONE	15'-0"	2'	0'	2'	44'-0"
2	NONE	15'-0"	2'	2'	0'	44'-0"
3	NONE	5'-0"	0'	2'	2'	44'-0"
4	NONE	5'-0"	0'	2'	2'	44'-0"
5	NONE	5'-0"	0'	2'	2'	44'-0"
6	NONE	5'-0"	0'	2'	2'	44'-0"
7	NONE	5'-0"	0'	10'-0"	2'	44'-0"
8	NONE	5'-0"	0'	10'-0"	2'	44'-0"

LOT CONFIGURATION		
LOT	AREA	WIDTH
1	1,248 SF	34.67 FT.
2	1,233 SF	34.67 FT.
3	742 SF	21.4 FT.
4	747 SF	21.4 FT.
5	748 SF	21.4 FT.
6	752 SF	21.4 FT.
7	1,100 SF	31.2 FT.
8	1,102 SF	31.2 FT.

"DRAFT"

OIL V. EVANGELISTA
REGISTRATION NO. C32512
IN THE STATE OF CALIFORNIA

04-06-2021
DATE

DRAWING NO.

TTM-01

SHEET 1 OF 1 SHEETS