Date: August 7, 2013

Marc Annotti (A)(O)
MREC Melrose, LLC
6399 Wilshire Boulevard, Suite 208
Los Angeles, CA 90048

Karig McCloskey (R)
Westcon Engineering, Inc.
6355 Topanga Canyon Boulevard, Suite 411
Woodland Hills, CA 91367

Re: Vesting Tentative Tract Map 71871-SL
Address: 5112 Melrose Avenue
Community Plan: Wilshire
Zone: R3-1 and C2-1
Council District: 4
CEQA No.: ENV-2012-0395-MND

LETTER OF CLARIFICATION

On June 21, 2012, in accordance with the provisions of Section 17.03 of the Los Angeles Municipal Code and Ordinance No. 176,534, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map 71871-SL located at 5112 Melrose Avenue. It has been discovered that the decision letter requires a clarification as to the parking requirement for the project.

In accordance with the Los Angeles Municipal Code Section 17.03, I hereby:

Clarify condition No. 19 b to read as follows:

Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have on-site guests parking provided on-site.

All other findings and conditions remain unchanged.

Michael J. LoGrande
ADVISORY AGENCY

JIM TOKUNAGA
Deputy Advisory Agency

JT:TLi:jq
April 26, 2013

Karig McCloskey(R)
Westcon Engineering, Inc.
6355 Topanga Canyon Blvd., #411
Woodland Hills, CA 91367

Marc Annotti
MREC Melrose, LLC (A)(O)
6399 Wilshire Blvd. Suite 208
Los Angeles, CA 90048

RE: Vesting Tentative Tract No.: 71871-SL
Address: 5112 Melrose Avenue
Community Plan: Wilshire
Zone: R3-1 and C2-1
Council District: 4
CEQA NO.: ENV-2012-0395-MND

LETTER OF CLARIFICATION

On June 21, 2012, in accordance with provisions of Section 17.03 and Ordinance No. 176,354, the Advisory Agency approved Vesting Tentative Tract Map No. 71871-SL, located at 5112 Melrose Avenue for a maximum 49 single-family lots in accordance with the Small Lot Subdivision provisions.

Due to building projections above the first floor and right-of-way dedication requirements imposed by the Bureau of Engineering for Melrose Avenue and Gramercy Place, the approved matrix has been revised to reflect technical changes to the setbacks caused by these requirements. This letter serves to revise the Setback Matrix as shown on Vesting Tentative Tract No. 71871 date stamped February 15, 2012 and replace with the following matrix shown as Exhibit "A".

This letter shall serve as Deputy Advisory Agency approval of Condition 10.f relative to the setbacks for lots fronting Gramercy Place. Condition 10.f is only applicable if construction on site were to occur prior to the recordation of a Final Map.

All other conditions remain the same.

MICHAEL J. LOGRANDE
Director of Planning

JIM TOKANAGA
Deputy Advisory Agency
Reopened Appeal Date: July 27, 2012

Reopened Appeal Period Ends: August 6, 2012

MREC 5112 Melrose, LLC (O)(A)  
6399 Wilshire Boulevard, Suite 208  
Los Angeles, CA 90048

Westcon Engineering, Inc. (E)  
6355 Topanga Boulevard, Suite 411  
Woodland Hills, CA 91367

Department of Building and Safety

An appeal of the Advisory Agency’s approval of Vesting Tentative Tract Map 71871-SL was accepted on July 2, 2012, and subsequently withdrawn by the appellant on July 19, 2012. Pursuant to Ordinance No. 177,335, the appeal period shall be reopened for 10 days from the date of this notice. Upon expiration of the reopened appeal period, the withdrawal of the appeal shall become permanent and the decision from which the appeal was accepted shall automatically become final.

The project was approved as follows: In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code and Ordinance No. 176,354, the Advisory Agency approved Vesting Tentative Tract No. 71871-SL composed of one lot, located at 5112 Melrose Avenue in the Wilshire Community Plan for a maximum of 49 single family lots, as shown on the map stamp-dated February 15, 2012. This unit density is based on the R3-1 and C2-1 Zones.
If you wish to file an appeal, it must be filed within 10 calendar days from the reopened appeal date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818.374.5050

Forms are also available on-line at www.lacity.org/pln.

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.

If you have any questions, please call Subdivision staff at (213) 978-1362.

MICHEAL J. LOGRANDE
Advisory Agency

Jim Tokunaga
Deputy Advisory Agency

MJL:JT:TLI
Decision Date: June 21, 2012
Appeal Period Ends: July 2, 2012

MREC 5112 Melrose, LLC (A)(O)
6399 Wilshire Boulevard, Suite 208
Los Angeles, CA 90048

Westcon Engineering, Inc. (E)
6355 Topanga Canyon Boulevard, #411
Woodland Hills, CA 91367

In accordance with provisions of L.A.M.C. Section 17.03 and Ordinance No. 176,354, the Advisory Agency approved Vesting Tentative Tract Map No. 71871, located at 5112 Melrose Avenue in the Wilshire Community Plan for a maximum 49 single-family lots in accordance with the Small Lot Subdivision as shown on map stamp-dated February 15, 2012. This unit density is based on the R3-1 and C2-1 Zones. (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 Subdivision Counter call (213) 978-1362. 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

1. That a 5-foot wide strip of land be dedicated along Melrose Avenue adjoining the subdivision to complete a 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards, including a 20-foot radius property line return at the intersection with Gramercy Place.

2. That a 5-foot wide strip of land be dedicated along Gramercy Place adjoining the approximate northerly 132.57 feet of the subdivision to complete a 30-foot wide half right-of-way dedication.

3. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewers in the area where proposed tract is located.

4. That any fee deficits under Work Order Nos. E1907521 and EXT00460 expediting this project be paid.

5. That if this tract map is approved as small lot subdivision then, if necessary for street addresses purposes, all the common access to this subdivision be named on the final map.

6. That if this tract map is approved as small lot subdivision then the final map shall be labeled as "Small Lot Subdivision per Ordinance No. 176354".

7. That the necessary public sanitary sewer easements in the common access area be dedicated on the final map based on an alignment approved by the Central Engineering District Office.

8. 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.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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 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. Provide a copy of affidavit AFF-3899, AFF-35517, AFF-14545, AF-91-2003801-MB, AF-89-478600-DR, OB-11924, AFF-9365, AFF-35518, AF-89-1104268-LT, AFF-8939, AFF-48200, AFF-15769, and AFF-8939. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

c. Provide a copy of ZA case ZA-2012-396-ZV-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.

d. Provide the correct total lot area for the existing lots and lot area after dedication.

e. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. “Area” requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.

f. The submitted Map does not comply with the required 15 ft. front yard setback for lots fronting Gramercy Place in the R3-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

g. Provide the common access for driveway and egress/ingress purposes on Final Map.

Notes:

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Building plans shall comply with current Los Angeles City Building Code concerning exterior wall/opening protection and exit requirements with respect to the property lines. 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.

Backup space for parking space with less than 26'-8" shall provide sufficient
garage door opening width to comply with the current Zoning Code requirement.

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

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

DEPARTMENT OF TRANSPORTATION

11. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

a. A minimum of 20-foot reservoir space be provided between any security gates and the property line.

b. Vehicular access from Melrose Avenue is prohibited.

c. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's Valley Development Review Section located at 6262 Van Nuys Boulevard, Room 320, Van Nuys CA 91401

FIRE DEPARTMENT

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: (MM)

a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

b. 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.
DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING

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

BUREAU OF SANITATION

15. 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

16. 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

17. That the Quimby fee be based on the R3 Zone. (MM)

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

18. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a tree expert as designated by LAMC Ordinance No. 153,478, for approval by the City Planning Department and the Urban Forestry
Division of the Bureau of Street Services. (MM)

Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.

All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above ground) non-protected trees on-site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s) of way, may be counted toward replacement tree requirements.

Removal or planting of any trees in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division of the Department of Public Works, Bureau of Street Services.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

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

   a. Limit the proposed development to a maximum of 49 lots.

   b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.

   c. 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.

   d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

   e. 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.

20. Prior to the clearance of any tract map conditions, the applicant shall show proof
that all fees have been paid to the Department of City Planning, Expedited Processing Section.

21. That prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA 2012-0396(ZV)(ZAA) shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA 2012-0396(ZV)(ZAA) is not approved, the subdivider shall submit a tract modification.

22. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. That prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 12, 17, 18, 24 and 25 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

24. 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:

MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan prepared by a Landscaped Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

MM-2 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
MM-3 An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

MM-4 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

MM-5 Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).

MM-6 Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

MM-7 (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.

MM-8 (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.

MM-9 (Polychlorinated Biphenyl – Commercial and Industrial Buildings) Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

MM-10 The applicant shall comply with conditions of approval of the Zoning Administrator's office action relative to the zone variance, Zoning Administrator's Adjustment and Zoning Administrator's Determination.

MM-11 All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or
any amendment thereto.

MM-12 The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

MM-13 The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

MM-14 A cash bond or security ("Bond") shall be posted in accordance with terms, specifications, and conditions to the satisfaction of the Bureau of Engineering and shall remain in full force and effect to guarantee that any damage incurred to the roadway adjacent to the property, which may result from any construction activity on the site, is properly repaired by the applicant.

MM-15 Prior to the issuance of a Certificate of Occupancy, any damage incurred to the roadway adjacent to the property, which may result from any construction activity on the site, shall be properly repaired by the applicant to the satisfaction of the Bureau of Engineering. The applicant is hereby advised to obtain all necessary permits to facilitate this construction/repair.

MM-16 The applicant shall pay school fees to the Los Angeles Unified School District to off-set the impact of additional student enrollment at schools serving the project area.

25. **Construction Mitigation 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. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or
voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.

b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2. 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.

CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-6. 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.

CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8. Trucks having no current hauling activity shall not idle but be turned off.

CM-9. 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.

CM-10. 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-11. 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-12. 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-13. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-14. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-15. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

CM-16. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

CM-17. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated,
such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.

CM-18. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

CM-19. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CM-20. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

CM-21. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

CM-22. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

CM-23. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

CM-24. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22-A,10 and 11 and Section 17.05-O of the LAMC shall be fully complied with
satisfactory to the Department of Building and Safety.

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

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract comply 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 Transportation with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City
Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(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 planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

   a. Improve Melrose Avenue being dedicated and adjoin the subdivision by the construction of the following:

      (1) A concrete curb, a concrete gutter, and 10-foot full width concrete sidewalk with tree wells.

      (2) Suitable surfacing to join the existing pavement and to complete a 35-foot half roadway.

      (3) Any necessary removal and reconstruction of existing improvements.

      (4) The necessary transitions to join the existing improvements.

   b. Improve Gramercy Place being dedicated along the approximate northerly 132.57 feet and adjoin the subdivision by the construction of
the following:

(1) A concrete curb, a concrete gutter, and a 5-foot sidewalk adjacent to the property line and landscaping of the parkway.

(2) Suitable surfacing to join the existing pavement and to complete a 18-foot half roadway.

(3) Any necessary removal and reconstruction of existing improvements.

(4) The necessary transitions to join the existing improvements.

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 number of units.

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 Section 17.05-N of the LAMC.

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 issued Mitigated Negative Declaration No. ENV-2012-395-MND on May 30, 2012. The Planning Department found that potential negative impact
could occur from the project's implementation due to:

Aesthetics (visual character, light);
Air Quality (construction, operational);
Agricultural Resources (loss of farmland);
Biological Resources (tree removal);
Geology and Soils (construction, seismic, liquefaction);
Hazards and Hazardous Materials (asbestos);
Hydrology and Water Quality (stormwater);
Land Use and Planning;
Noise (construction, operational);
Population and Housing;
Public Services (fire, police, schools, street improvements);
Recreation (parks); and
Utilities (solid waste).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2012-0395-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 12,17,18,24 and 25 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, plant life, animal life, are concerned. Measures are required as part of this approval, which will mitigate the above, mentioned impacts to a less than significant level. However, the project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 23.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City
FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 71871-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 adopted Wilshire Community Plan designates the subject property for Medium Residential and Neighborhood Office Commercial land uses with the corresponding zone(s) of R3, and C1, C1.5, C2, C4, P, CR, RAS3, and RAS4, respectfully. The property contains approximately 1.66 net acres (72,362 net square feet after required dedication) and is presently zoned R3-1 and C2-1. The proposed development of 49 single family lots, pursuant to the Small Lot Ordinance No. 176,354, is allowable under the current adopted zone and the land use designation.

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).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

Melrose Avenue is a Secondary Highway dedicated to an 80-foot width at the project's street frontage. The Bureau of Engineering is requiring a 5-foot dedication to complete a 45-foot wide half street dedication in accordance with Secondary Highway Standards.

Gramercy Place is a Local Street dedicated to a 57-foot width at the project's street frontage. The Bureau of Engineering is requiring a 5-foot dedication to complete a 30-foot wide half street dedication in accordance with Local Street Standards.

This project isn't subject to any Specific Plan requirements. The proposed project will provide 90 resident parking spaces and 13 guest parking spaces in conformance with the LAMC and the Deputy Advisory Agency's parking policy for condominium projects in a non-congested parking area. As conditioned the design
and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently developed with a one-story stucco building and a one-story single family structure. It's one of the few under-improved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map, subject to control of on-site drainage in a manner acceptable to that Department in accordance with the Grading Regulations, Section 91.3000 of the LAMC.)

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.

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

Adjacent land uses are commercial and multi-family dwellings to the east in the C2-1 and R3-1 zones, multi-family uses to the south in the R3-1 Zone, commercial and multi-family uses to the west in the C2-1 and R3-1 zones, and commercial and multi-family uses to the north in the C4-1D and RD1.5-1XL zones. The proposed project would provide an appropriate transitional development between the commercial and multi-family uses to the east and west. The site currently contains one single family dwelling and one commercial structure, and the proposed project would provide 49 single family lots pursuant the Small Lot Ordinance.

The proposed project will comply with all LAMC requirements for parking, yards, and open space. 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 Initial Study prepared for the project identifies potential adverse impact on fish
or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset is are concerned. However, measures are required as part of this approval, which will mitigate the above, mentioned impact(s) to a less than significant level. Furthermore, the project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife.

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

There appear 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 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. VTT-71871-SL.

Michael J. LoGrande
Advisory Agency

JIM TOKUNAGA
Deputy Advisory Agency

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

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

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

If you have any questions, please call Subdivision staff at (213) 978-1362.