

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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CALIFORNIA



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JAN ZATORSKI
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<http://planning.lacity.org>

Decision Date: August 17, 2017

L&O Hollywood, LLC. (O)
Rich Cantillon
2392 Morse Avenue
Irvine, CA 92614

Family Development (O)
Rudy C. Herrera
73081 Fred Waring Drive
Palm Desert, CA 92260

Westcon Engineering, Inc. (E)
Harry Lind
6355 Topanga Canyon Boulevard, Suite 345
Woodland Hills, CA 91367

Pacific Planning Group, Inc. (R)
Karen Martin
668 North Coast Highway, #401
Laguna Beach, CA 92651

Vesting Tentative Tract Map No. 73609-SL
Project Addresses: 1138-1158 North Orange
Drive and 6914-6916 West Lexington Avenue
Council District: 4
Zone: R3-1XL
Community Plan: Hollywood
CEQA No.: ENV-2016-408-CE

LETTER OF CLARIFICATION #3

On August 9, 2016, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 73609-SL for a maximum of 24 Small Lots for the purposes of a Small Lot Subdivision.

On October 12, 2016, the applicant submitted a request for a clarification of Condition No. 18.1 of the Advisory Agency approval to address revisions to the setback matrix to which the Advisory Agency issued a Clarification Letter, dated October 27, 2016. On April 24, 2017, the applicant submitted a second request for a clarification to the setback matrix to which the Advisory Agency issued a second Clarification Letter, dated May 2, 2017. On August 10, 2017, the applicant submitted a third request for a clarification to the setback matrix and a minor reconfiguration of the lots, specifically Lots 2, 3, 6, and 7. The requested clarifications will not result in a material change to the project and meets the spirit and intent of the original grant. As such, no public hearing is required for the request.

This letter serves to revise the Vesting Tentative Tract Map to be consistent with the reconfigured lots, and clarifies Condition No. 18.1 of Vesting Tentative Tract Map No. 73609-SL to change the setback matrix, as modified by the applicant.

Therefore, this letter clarifies that the revised approved Vesting Tentative Tract Map No. 73609-SL shall be map stamp-dated August 17, 2017.

This letter further clarifies that, in addition to those revisions previously approved on October 27, 2016 and May 2, 2017, Condition No. 18.1 is as follows:

Revised Setback Matrix:

Lot No.	Setbacks			
	Front	Rear	North Side Yard	South Side Yard
1	9'	3"	5'-3"	3"
2	9'-5"	3"	3"	3"
3	9'-5"	3"	3"	3"
4	10'-3"	3"	3"	4'-4"
5	3"	10'	8'-3"	3"
6	3"	10'	3"	2'-8"
7	3"	10'	2'-8"	3"
8	3"	10'	3"	7'-6"
9	10'	6'-3"	5'	3"
10	10'	6'-3"	3"	3"
11	10'	6'-3"	3"	3"
12	10'	6'-3"	3"	3"
13	10'	6'-3"	3"	3"
14	10'	6'-3"	3"	1'-8"
15	3"	17'-7"	4'-4" 3'	10'
16	3"	3"	4'-4"	10'
17	3"	3"	4'-4"	10'
18	3"	3"	4'-4"	10'
19	5'-8"	3"	4'-4"	10'
20	3"	17'-3"	10'	5'-2"
21	3"	3"	10'	5'-4"
22	3"	3"	10'	5'-3"
23	3"	3"	10'	5'-2"
24	5'-8"	3"	10'	5'

All other conditions of vesting Tentative Tract No. 73609-SL shall remain unchanged.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:HB:ON:bk

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Decision Date: May 2, 2017

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2392 Morse Avenue
Irvine, CA 92614

Iacobellis & Associates, Inc. (E)
Thomas D. Iacobellis
11145 Tampa Avenue, #15B
Northridge, CA 91326

Pacific Planning Group, Inc. (R)
Karen Martin
668 North Coast Highway, #401
Laguna Beach, CA 92651

Vesting Tentative Tract Map No. 73609-SL
Project Addresses: 1138-1158 North Orange
Drive and 6914-6916 West Lexington Avenue
Council District: 4
Zone: R3-1XL
Community Plan: Hollywood
CEQA No.: ENV-2016-408-CE

LETTER OF CLARIFICATION #2

On August 9, 2016, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 73609-SL for a maximum of 24 Small Lots for the purposes of a Small Lot Subdivision.

On October 12, 2016, the applicant submitted a request for a clarification of Condition No. 18.1 of the Advisory Agency approval to address revisions to the setback matrix which were previously clarified in a Clarification Letter, dated October 27, 2016. On April 24, 2017, the applicant submitted a second request for a clarification to the setback matrix. The requested clarifications will not result in a material change to the project and meets the spirit and intent of the original grant.

This letter clarifies Condition No. 18.1 of Vesting Tentative Tract Map No. 73609-SL to change the setback matrix as revised by the applicant, consistent with the Department of Building and Safety regulations, and as authorized in the original grant.

Therefore, in addition to those revisions previously approved on October 27, 2016, Condition No. 18.1 is further clarified as follows:

Revised Setback Matrix:

Lot No.	Setbacks			
	Front	Rear	North Side Yard	South Side Yard
1	10'-2" 9'	3"	5'-3"	3"
2	9'-5"	51'-1" 3"	3"	3"
3	9'-5"	51'-1" 3"	3"	3"
4	10'-3"	3"	3"	5'-4" 4'-4"
5	3"	10'	8'-11" 8'-3" *	3"
6	3"	10'	3"	3'-4" 2'-8" *
7	3"	10'	3'-4" 2'-8" *	3"
8	3"	10'	3"	8'-2" 7'-6" *
9	10'	6'-3"	5'	3"
10	10'	6'-3"	3"	3"
11	10'	6'-3"	3"	3"
12	10'	6'-3"	3"	3"
13	10'	6'-3"	3"	3"
14	10'	6'-3"	3"	2'-6" 1'-8" *
15	3"	17'-7"	4'-4"	10'
16	3"	3"	4'-4"	10'-4" 10'
17	3"	3"	4'-4"	10'
18	3"	3"	4'-4"	10'
19	7'-2" 5'-8" *	3"	4'-4"	10'
20	3"	17'-3"	10'	5'-2"
21	3"	3"	10'	5'-4"
22	3"	3"	10'	5'-3"
23	3"	3"	10'	5'-2"
24	7'-2" 5'-8" *	3"	10'	5'

* Indicates the previous Clarification Letter, dated October 27, 2016, approved the revised setback.

All other conditions of vesting Tentative Tract No. 73609-SL shall remain unchanged.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:ON

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<http://planning.lacity.org>

Decision Date: October 27, 2016

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Northridge, CA 91326

Pacific Planning Group, Inc. (R)
Karen Martin
668 North Coast Highway, #401
Laguna Beach, CA 92651

Vesting Tentative Tract Map No. 73609-SL
Project Addresses: 1138-1158 North Orange
Drive and 6914-6916 West Lexington Avenue
Council District: 4
Zone: R3-1XL
Community Plan: Hollywood
CEQA No.: ENV-2016-408-CE

LETTER OF CLARIFICATION

On August 9, 2016, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 73609-SL for a maximum of 24 Small Lots for the purposes of a Small Lot Subdivision.

On October 12, 2016, the applicant submitted a request a clarification of Condition No. 18.1 of the Advisory Agency approval to address revisions to the setback matrix due to compliance with the Department of Building and Safety regulations. The requested clarifications will not result in a material change to the project and meets the spirit and intent of the original grant.

This letter clarifies Condition No. 18.1 of Vesting Tentative Tract Map No. 73609-SL to change the setback matrix as revised by the applicant, consistent with the Department of Building and Safety regulations, and as authorized in the original grant.

Therefore, Condition No. 18.1 is clarified as follows:

Existing Setback Matrix:

Setbacks				
Lot No.	Front	Rear	North Side Yard	South Side Yard
1	10'-2"	3"	5'-3"	3"
2	9'-5"	51'-1"	3"	3"
3	9'-5"	51'-1"	3"	3"
4	10'-3"	3"	3"	5'-4"
5	3"	10'	8'-11"	3"
6	3"	10'	3"	3'-4"
7	3"	10'	3'-4"	3"
8	3"	10'	3"	8'-2"
9	10'	6'-3"	5'	3"
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11	10'	6'-3"	3"	3"
12	10'	6'-3"	3"	3"
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15	3"	17'-7"	4'-4"	10'
16	3"	3"	4'-4"	10'-4"
17	3"	3"	4'-4"	10'
18	3"	3"	4'-4"	10'
19	7'-2"	3"	4'-4"	10'
20	3"	17'-3"	10'	5'-2"
21	3"	3"	10'	5'-4"
22	3"	3"	10'	5'-3"
23	3"	3"	10'	5'-2"
24	7'-2"	3"	10'	5'

Revised Setback Matrix:

Setbacks				
Lot No.	Front	Rear	North Side Yard	South Side Yard
1	10'-2"	3"	5'-3"	3"
2	9'-5"	51'-1"	3"	3"
3	9'-5"	51'-1"	3"	3"
4	10'-3"	3"	3"	5'-4"
5	3"	10'	8'-11" 8'-3"	3"
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7	3"	10'	3'-4" 2'-8"	3"
8	3"	10'	3"	8'-2" 7'-6"
9	10'	6'-3"	5'	3"
10	10'	6'-3"	3"	3"
11	10'	6'-3"	3"	3"

12	10'	6'-3"	3"	3"
13	10'	6'-3"	3"	3"
14	10'	6'-3"	3"	<u>2'-6" 1'-8"</u>
15	3"	17'-7"	4'-4"	10'
16	3"	3"	4'-4"	10'-4"
17	3"	3"	4'-4"	10'
18	3"	3"	4'-4"	10'
19	<u>7'-2" 5'-8"</u>	3"	4'-4"	10'
20	3"	17'-3"	10'	5'-2"
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22	3"	3"	10'	5'-3"
23	3"	3"	10'	5'-2"
24	<u>7'-2" 5'-8"</u>	3"	10'	5'

All other conditions of vesting Tentative Tract No. 73609-SL shall remain unchanged.

Vincent P. Bertoni, AICP
 Advisory Agency



NICHOLAS HENDRICKS
 Deputy Advisory Agency

NH:ON

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Decision Date: August 9, 2016

Appeal Period Ends: August 19, 2016

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Karen Martin
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Laguna Beach, CA 92651

Vesting Tentative Tract Map No. 73609-SL
Related Case: N/A
Project Address: 1138-1158 North Orange Drive
and 6914-6916 West Lexington Avenue
Council District: 4
Zone: R3-1XL
Community Plan: Hollywood
CEQA No.: ENV-2016-408-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 73609-SL, located at 1138-1158 North Orange Drive and 6914-6916 West Lexington Avenue for a maximum of **24 Small Lots** as shown on map stamp-dated February 10, 2016 in the Hollywood Community Plan and in accordance with provisions of LAMC Section 17.03-A, the Advisory Agency approved an Adjustment from Section 12.21.1-A,1 of the Code to permit building heights of 35 feet, 10 inches (35'-10"), in lieu of the otherwise permitted 30 feet. This unit density is based on the R3-1XL. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian or by calling (213) 202-3484.

1. That a 3-foot wide strip of land be dedicated along Orange Drive adjoining the tract to complete a 33-foot wide half right-of-way in accordance with LA Mobility Plan Collector Street Standards including a 15-foot radius property line return at the intersection with Lexington Avenue.
2. That a 5-foot wide strip of land be dedicated along Lexington Avenue adjoining the tract to complete a 30-foot wide right-of-way.
3. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
5. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. That 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 any fee deficit under Work Order No. EXT00663 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only. Contact Laura Duong at (213) 482-0434 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

9. 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. Lot 1, 5 and 9 along Lexington Avenue and Lots 2-4, 19 and 24 along Orange Drive do not comply with the minimum 15-foot front yard after required street dedication is taken as required for the R3-1XL Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - c. Show all street/alley 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.
 - d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

DEPARTMENT OF TRANSPORTATION

Please contact DOT at (213)482-7024 for any questions regarding the following.

10. 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 gate(s) and the property line or to the satisfaction of the Department of Transportation.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk. (Not applicable when driveway is serving less than 2 dwelling units and street classification is Local or Collector)

- c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550.

FIRE DEPARTMENT

The applicant is advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

11. 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. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - c. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - d. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - e. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - f. Submit plot plans indicating access road and turning area for Fire Department approval.
 - g. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
 - h. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

- i. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- j. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- l. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- m. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- n. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- o. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- p. 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

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

- 12. 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

- 13. Prior to the recordation of the final map, 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.

BUREAU OF SANITATION

14. 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

15. 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

16. That the Quimby fee be based on the R3 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

18. 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 24 small lots.
 - b. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit and a minimum of six (6) guest parking spaces. The guest parking spaces shall be completely screened from view from the public right-of-way with a solid wall or landscaping.

- c. The maximum building height, including the parapet and any guardrails, shall not exceed 35 feet, 10 inches (35'-10").
- d. Prior to the recording of the final map, a revised map shall be submitted reflecting the setbacks approved by the Advisory Agency.
- e. Prior to issuance of a certificate of occupancy, a minimum six-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- 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 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.
- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- i. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- j. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
- k. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Minor deviations to the approved 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 front, side, and rear yards of the subdivision measure less than 5 feet in width. Approved Variations are as follows:

1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	Rear	North Side Yard	South Side Yard
1	10'-2"	3"	5'-3"	3"
2	9'-5"	51'-1"	3"	3"
3	9'-5"	51'-1"	3"	3"
4	10'-3"	3"	3"	5'-4"
5	3"	10'	8'-11"	3"
6	3"	10'	3"	3'-4"
7	3"	10'	3'-4"	3"
8	3"	10'	3"	8'-2"
9	10'	6'-3"	5'	3"
10	10'	6'-3"	3"	3"
11	10'	6'-3"	3"	3"
12	10'	6'-3"	3"	3"
13	10'	6'-3"	3"	3"
14	10'	6'-3"	3"	2'-6"
15	3"	17'-7"	4'-4"	10'
16	3"	3"	4'-4"	10'-4"
17	3"	3"	4'-4"	10'
18	3"	3"	4'-4"	10'
19	7'-2"	3"	4'-4"	10'
20	3"	17'-3"	10'	5'-2"
21	3"	3"	10'	5'-4"
22	3"	3"	10'	5'-3"
23	3"	3"	10'	5'-2"
24	7'-2"	3"	10'	5'

19. 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.

20. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

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:

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

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 and shall include the following features.

- a. All areas of the property not covered by buildings, driveways, or walkways shall be landscaped with low-water, drought-tolerant, and non-invasive plant materials and ground cover, in place of turf grass.
- b. Any existing natural features and topography shall be incorporated into a proposed landscaping, where appropriate.
- c. Any proposed trees shall be shade bearing and spaced between 15- to 20-feet apart from each other.
- d. Landscape plans shall organize plants into groupings in accordance to proposed water needs.
- e. Landscape plans shall incorporate shade trees and ornamental landscaping that define an edge and increases visual interest in the public and private realms of the development.

- f. Shrubs located immediately adjacent to the public sidewalk shall maintain a height of less than four (4) feet.
- g. Fences and shrubbery shall be less than 3'6" tall in areas located adjacent to, or within five (5) feet of, the sidewalk and common public areas.
- h. Parkways shall be planted with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- i. Provide planting areas in private open spaces for residents to maintain.
- j. Landscape plans shall exhibit techniques that will be used to maintain privacy among all proposed dwelling units.
- k. Trees, shrubs, and vines shall be planted between property lines so as to screen building walls and enhance privacy.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- e. That drainage matters be taken care of satisfactory to the City Engineer.

- f. That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - g. That any required slope easements be dedicated by the final map.
 - h. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - i. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - j. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - k. That no public street grade exceeds 15%.
 - l. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 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. No street lighting improvement if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Lexington Avenue and one (1) on Orange Drive.
- d. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- e. Construct access ramps for the handicapped as required by the City Engineer.
- f. Close any unused driveways satisfactory to the City Engineer.
- g. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- h. Improve Lexington Avenue being dedicated adjoining the subdivision by the construction of the followings:
 - i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - ii. Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements.
- i. Improve Orange Drive being dedicated and adjoining the tract by the construction of an additional concrete sidewalk to complete a 13-foot wide full-width concrete sidewalk with tree wells or 5-foot concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

NOTES:

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

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The Department of City Planning, on July 15, 2016, under Case No. ENV-2016-408-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 73609-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 Vesting Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC.

The requested Small Lot Subdivision allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space. As such, small lot subdivisions oftentimes create parcels with a unique set of design and spatial complexities.

The subject site is located in the Hollywood Community Plan, which designates the subject property for Medium Residential land uses with a corresponding zone of R3. The property is not located within a Specific Plan. The property contains approximately 0.8 net acres (34,870 square feet) after dedications. The applicant is proposing to develop 24 small lots homes on a site consisting of 24 small lots per the Small Lot Ordinance and the Subdivision Map Act.

The Hollywood Community Plan, a part of the Land Use Element of the City's General Plan, states the following goal relevant to the current project:

- Goal 1: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan, which includes Urban Form and Neighborhood Design (Chapter 5 of the General Plan Framework Element). The project's density, height, setbacks, and massing are consistent with the site's existing zoning regulations, the Small Lot Ordinance, and Chapter 5 of the General Plan Framework Element.

The proposed small lot project, as conditioned, will meet the intent of the aforementioned Community Plan's Goals and Objectives and will provide much needed new home ownership opportunities for the Hollywood Community Plan area in the form of small lot dwellings as part of an infill development.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities,

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

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). In addition, Section 12.22-C,27 of the Municipal Code requires that requested small lot subdivisions comply with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80 percent; and five-foot setback requirements for the boundary of the subdivision. The requested map meets the required components of both a preliminary parcel map and a small lot subdivision.

The design and layout of the preliminary map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project’s sewerage needs.

The adopted Hollywood Community Plan, which designates the subject property for Medium Residential land uses with a corresponding zone of R3. The subject property is zoned R3-1XL. The project provides a net lot area of 34,870 square feet (as indicated on the submitted Vesting Tentative Tract Map) having a density of 24 units consistent with the density requirements of the R3-1XL. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General and Specific Plans.

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

A mixture of single- and multi-family, commercial and light industrial development makes up the general character of the surrounding neighborhood. The properties to the north are zoned RD1.5 and are developed with one- and multi-story multi-family uses. The properties to the east are zoned M1 and are developed with one-

story industrial uses. The properties to the south are zoned R3 and C2 and are developed with one-story single-family and commercial uses. The properties to the west are zoned R3 and are developed with one-story single-family uses.

The project site, which is underutilized and consisting of 34,870 square feet of land, is currently improved with seven (7) single-family dwellings, all which will be demolished as part of the project. The proposed project is considered an infill development in a neighborhood that has a mix of residential, commercial and industrial development. The project is consistent with the density of the R3 Zone and, upon approval of the requested height adjustment to allow 35 feet, 10 inches (35'-10") in height, is consistent with the 1XL height district.

The project site is not located within the Special Grading Area (BOE Basic Grid Map A-13372), a Fault Zone, a Landslide Area, a Liquefaction Zone or a Preliminary Fault Rupture Study Area. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas determined to be outside the 0.2% annual chance floodplain.

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

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

Adjacent land uses consist of single- and multi-family, commercial and light industrial uses. The project proposes the development of 24 single-family Small Lot homes consistent with the density of the R3 Zone. The applicant is permitted to construct 43 residential condominiums or apartment units by-right per the R3 Zone.

The proposed project would provide an appropriate infill development within the mixed density neighborhood. The site is currently developed with seven (7) single-family dwellings. The proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with Ordinance No. 176,354. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

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

and Wildlife has recommended that mitigation measure regarding nesting native birds be conditioned with the approval of the tract.

The Department of City Planning, on July 15, 2016, under Case No. 2016-408-CE, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorical Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

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

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

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

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

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

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

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

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

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

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

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

ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS

- 1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The applicant is requesting an Adjustment from Section 12.21.1-A,1 of the Los Angeles Municipal Code to permit building heights of 35 feet, 10 inches (35'-10"), in lieu of the otherwise permitted 30 feet. Pursuant to Section 17.03-A of the Los Angeles Municipal Code, the Advisory Agency may act in the capacity of an Associate Zoning Administrator and shall have the authority to grant deviations of no more than 20 percent from the applicable height requirements.

The subject property is a flat, irregular-shaped, 34,870 square-foot (after dedications) corner lot with a 247-foot long frontage along Orange Drive and a 148-foot long frontage along Lexington Avenue. The property is developed with seven (7) single-family dwellings which will all be demolished in conjunction with the construction, use, and maintenance of 24 Small Lot homes. Each home will be three (3) stories in height and will include two parking spaces. A total of six (6) guest parking spaces will be provided. Each unit will also include a rooftop deck for outdoor open space.

The proposed project has requested an approval of an Adjustment to allow a building height of 35 feet, 10 inches (35'-10") in lieu of the otherwise permitted 30 feet. In part, the requested building height increase is to allow for the installation of guard rails around the rooftop decks.

One of the many goals of the Small Lot Ordinance is to create high-quality indoor and outdoor living environments for all residents. The construction of rooftop open space is a much-desired amenity in achieving this goal. Typically, when open space is required by the Municipal Code, railings at the rooftop used to create

outdoor open space are not considered as part of the height of a building. However, because the Open Space requirements of the Municipal Code only apply to multi-family developments of six units or more, Small Lot projects, which are considered single-family developments, do not benefit from this exemption.

In this instance, the Advisory Agency has approved a building envelope consistent with the allowable of height of 30 feet, however, in order to provide usable outdoor open space on the rooftop, the applicant must install safety railings which, because the subject project is considered a single-family development, will be included in the height calculation. Requiring the proposed railings to meet the allowable height would reduce the ceiling heights of each unit.

Nevertheless, in approving the additional height, conditions have been imposed herein to ensure that the proposed railings will be constructed in conformance with existing city policy.

Therefore, strict adherence to the zoning regulations is impractical and the building height of 35 feet, 10 inches (35'-10") nonetheless conforms with the intent of those regulations.

2. **In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The applicant is requesting a Zoning Administrator's Adjustment from Section 12.21.1-A,1 of the Los Angeles Municipal Code to permit building heights of 35 feet, 10 inches (35'-10"), in lieu of the otherwise permitted 30 feet.

A mixture of single- and multi-family, commercial and light industrial development makes up the general character of the surrounding neighborhood. The properties to the north are zoned RD1.5 and are developed with one- and multi-story multi-family uses. The properties to the east are zoned M1 and are developed with one-story industrial uses. The properties to the south are zoned R3 and C2 and are developed with one-story single-family and commercial uses. The properties to the west are zoned R3 and are developed with one-story single-family uses.

The Department of City Planning, on July 25, 2016, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The increase in the building height will, in part, enable the provision of outdoor open space on the rooftop. That additional height for that purpose would not result in any significant increase in shading on adjoining properties.

Therefore, the project as a whole, including building heights of 35 feet, 10 inches (35'-10"), will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

The applicant is requesting a Zoning Administrator's Adjustment from Section 12.21.1-A,1 of the Los Angeles Municipal Code to permit building heights of 35 feet, 10 inches (35'-10"), in lieu of the otherwise permitted 30 feet.

The adopted Hollywood Community Plan, which designates the subject property for Medium Residential land uses with a corresponding zone of R3. The subject property is zoned R3-1XL.

The project proposes 24 Small Lot homes consistent with the density of the R3 Zone. The applicant could construct 43 residential units by-right per the R3 Zone. The project also proposes an overall Floor Area Ratio (FAR) of 1.45:1 consistent with the Floor Area allowed in the 1XL Height District. The applicant could develop at a FAR of 3:1 by-right per the 1XL Height District.

The increase in the building height will, in part, enable the provision of outdoor open space on the rooftop. That additional height for that purpose would not result in any significant increase in shading on adjoining properties.

Therefore, as the project, including building heights of 35 feet, 10 inches (35'-10"), is consistent with the allowable density and FAR and the increase in height does not create additional units or floor area, the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73609-SL.

Vincent P. Bertoni, AICP
Advisory Agency

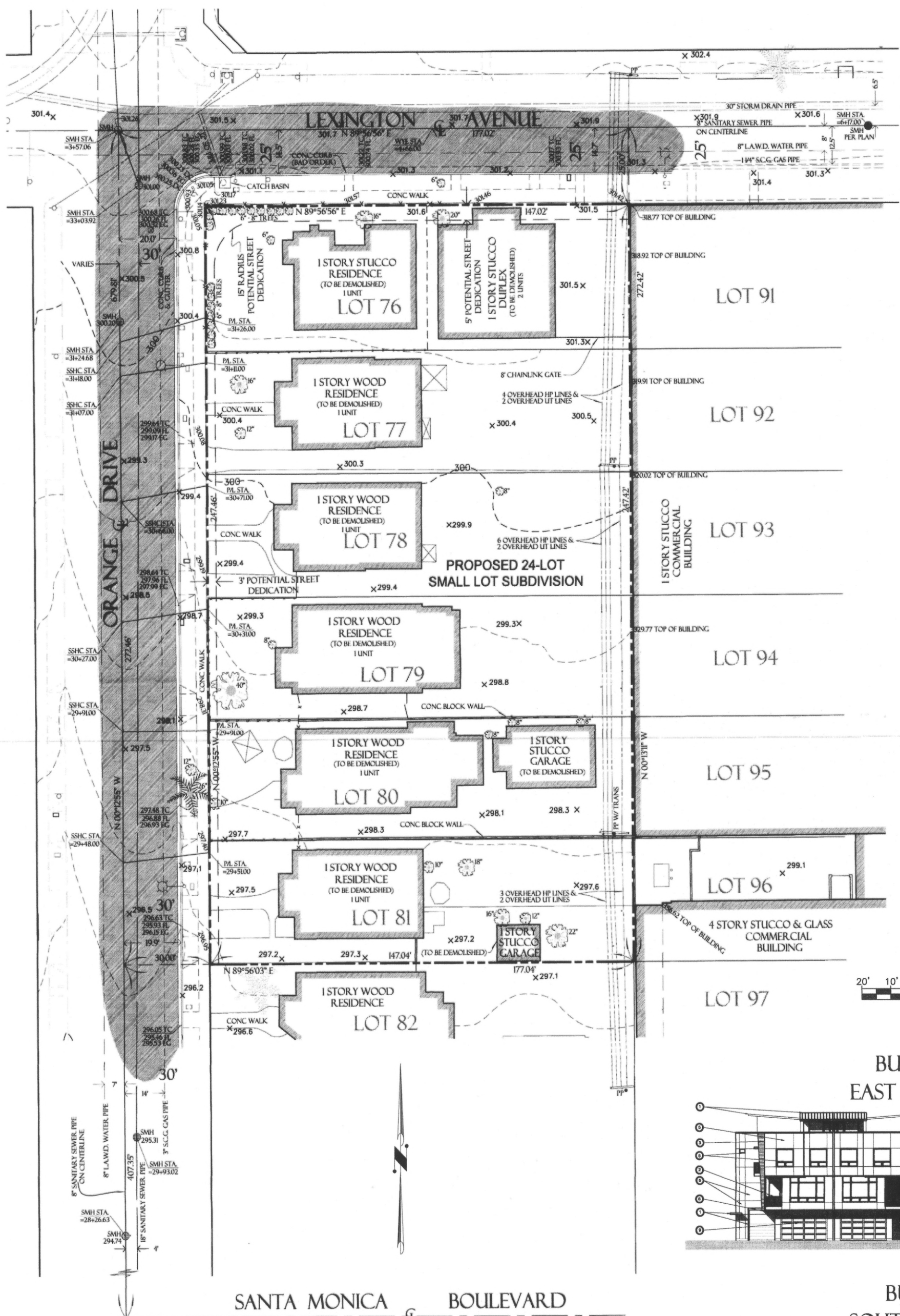


NICHOLAS HENDRICKS
Deputy Advisory Agency

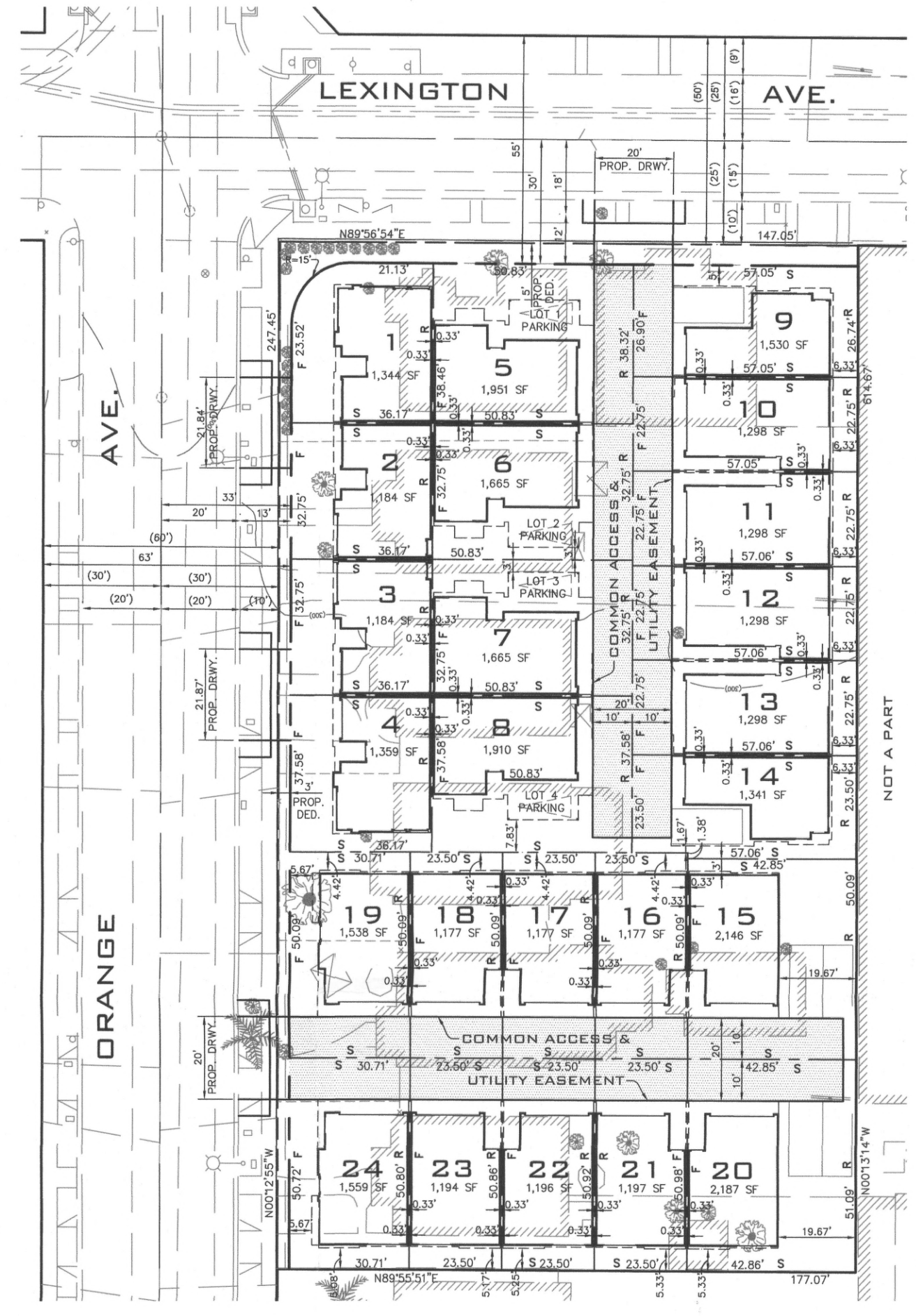
NH:ON

REVISED VESTING TENTATIVE TRACT NO. 73609

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES

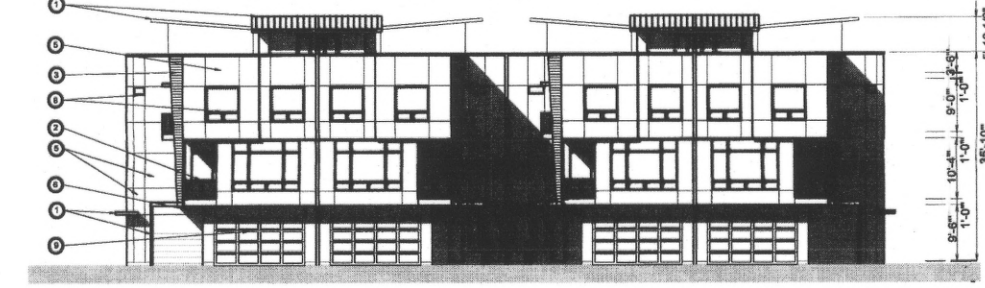


EXISTING CONDITION
SCALE: 1"=20'

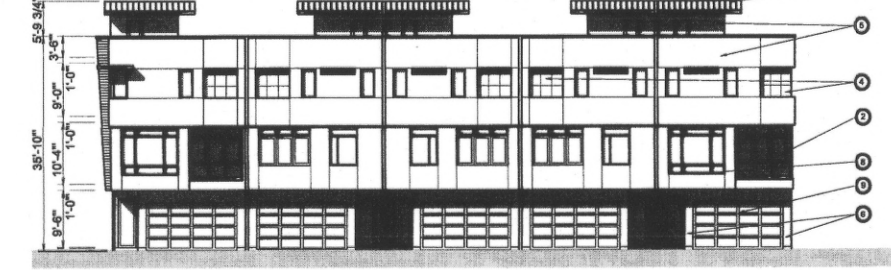


PROPOSED CONDITION
SCALE: 1"=20'

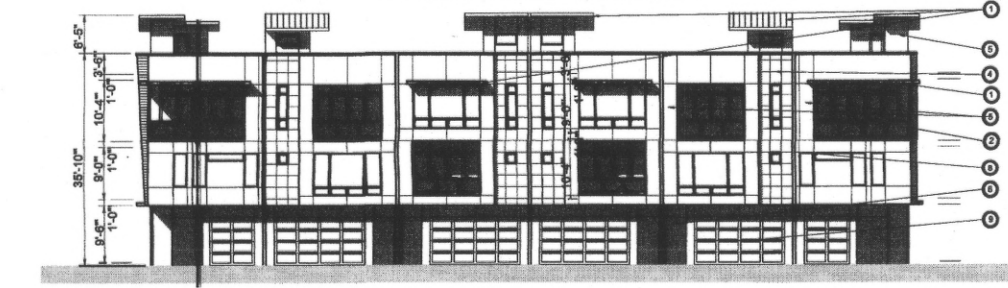
BUILDING 1 EAST ELEVATION



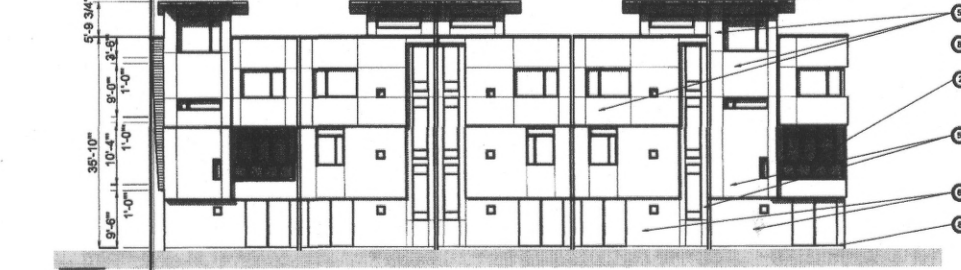
BUILDING 3 SOUTH ELEVATION



BUILDING 2 WEST ELEVATION



BUILDING 4 SOUTH ELEVATION



ELEVATION PLANS

NOTES:

- A.P.N.: 5532-017-001 THRU 007
- EXISTING BUILDINGS TO BE DEMOLISHED.
- THERE ARE 75 TREES TO BE REMOVED ***SEE TREE REPORT***
- EXISTING & PROPOSED ZONING: R3-1XL
- DISTRICT MAP: 1448181
- THOMAS GUIDE: 593-05
- FLOOD HAZARD ZONE: NO
- HILLSIDE GRADING AREA: NO
- HILLSIDE ORDINANCE AREA: NO
- COMMUNITY REDEVELOPMENT AREA: NO
- PLANNING AREA & COMMUNITY NAME: HOLLYWOOD
- PROPOSED SETBACKS ARE IN COMPLIANCE WITH SMALL LOT ORDINANCE, ORD. NO. 176,354
- PROPOSED HEIGHT: 35'-10" AS SHOWN
20% HEIGHT INCREASE REQUESTED
- TOTAL NUMBER OF UNITS: 24
- GENERAL PLAN DESIGNATION: MEDIUM RESIDENTIAL
- AREA: BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:
EXISTING AND PROPOSED LOT CONDITIONS:
EXISTING GROSS AREA: 48,230.65 S.F. / 1.1072 ACRES (AREA TO CENTERLINE OF STREET)
EXISTING NET AREA: 36,381.29 S.F. / 0.8352 ACRES
PROPOSED AREA: 34,870.19 S.F. / 0.8005 ACRES
PROPOSED PARKING: 54
- STREET DESIGNATIONS:
ORANGE DRIVE: COLLECTOR
LEXINGTON AVENUE: LOCAL STREET
- TITLE INFORMATION BASED ON FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 002-2303242-D-506, DATED AUGUST 26, 2015.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1XL ZONE PURSUANT TO ORDINANCE NO. 176,354.
- EACH UNIT TO HAVE INDIVIDUAL TRASH RECEPTACLES AND WILL BE STORED IN THEIR GARAGE.
- THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS AND/OR GEOLOGICALLY HAZARDOUS AREAS ON SITE.
- EXISTING SANITARY SEWER IN ORANGE DRIVE AND LEXINGTON AVENUE.
- FRONT, SIDE, AND REAR LOT LINE IDENTIFICATION SYMBOLS:
- LEGEND:
"F" = FRONT YARD
"S" = SIDE YARD
"R" = REAR YARD
- LEXINGTON AVENUE POTENTIALLY WIDENED 3'.
- AWNINGS NOT SHOWN AS ENCROACHMENTS AS ARE ALLOWABLE ENCROACHMENTS.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
AUG 17 2017
 REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY



VICINITY MAP
N.T.S.

OWNER/SUBDIVIDER:
L&O HOLLYWOOD, LLC
73-081 FRED WARING DRIVE
PALM DESERT, CA 92260
PH: 760-900-8989

LEGAL DESCRIPTION:
LOTS 76, 77, 78, 79, 80 AND 81 OF TRACT NO. 1658, IN CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-017-001 THRU 007

LEGEND:

A.C.	ASPHALTIC CONCRETE
CONC.	CONCRETE
C	CENTERLINE
DRWY.	DRIVEWAY
EX.	EXISTING
FL.	FLOORLINE
FS	FINISHED SURFACE
GM	GAS METER
GV	GAS VALVE
MH	MANHOLE
P/L	PROPERTY LINE
PP	POWERPOLE
PROP.	PROPOSED
R/W	RIGHT-OF-WAY
SL	STREET LIGHT
TC	TOP OF CURB
WM	WATER METER
UT	UTILITY
SMH	SEWER MANHOLE
SSH	SEWER SEWER HOUSE CONNECTION
SD	STORM DRAIN
MH	MANHOLE
	HANDICAP PARKING AND/OR HANDICAPPED ACCESS
T	TYPICAL TREE & TRUNK DIAMETER (ORP LINE NOT INDICATED)
P	TYPICAL PALM & TRUNK DIAMETER (ORP LINE NOT INDICATED)

SETBACK MATRIX

LOT	FRONT	REAR	NORTH SIDE YARD	SOUTH SIDE YARD
1	9'	3'	5.25'	3'
2	9.42'	3'	3'	3'
3	9.42'	3'	3'	3'
4	10.25'	3'	3'	4.33'
5	3'	10'	8.25'	3'
6	3'	10'	3'	2.67'
7	3'	10'	2.67'	3'
8	3'	10'	3'	7.5'
9	10'	6.25'	5'	3'
10	10'	6.25'	3'	3'
11	10'	6.25'	3'	3'
12	10'	6.25'	3'	3'
13	10'	6.25'	3'	3'
14	10'	6.25'	3'	1.67'
15	3'	17.58'	3'	10'
16	3'	3'	4.33'	10'
17	3'	3'	4.33'	10'
18	3'	3'	4.33'	10'
19	5.67'	3'	4.33'	10'
20	3'	17.25'	10'	5.17'
21	3'	3'	10'	5.33'
22	3'	3'	10'	5.33'
23	3'	3'	10'	5.17'
24	5.67'	3'	10'	5'

DATE	REVISIONS
08/02/17	1. MODIFY LOT LINES BETWEEN LOTS 2, 3, 6, 7, 14, 15. 2. UPDATE SETBACK MATRIX.

PLAN PREPARED UNDER THE DIRECTION OF:
TIMOTHY KOH, L.S. 8669

PREPARED BY:
WESTCON ENGINEERING, INC.
LAND PLANNING & ENGINEERING, LAND SURVEYING
4325 TOPANGA CANYON BLVD., SUITE 345
WOODLAND HILLS, CA 91367
818-226-0444 VOICE 818-226-0448 FAX
E-MAIL: INFO@WESTCON.COM

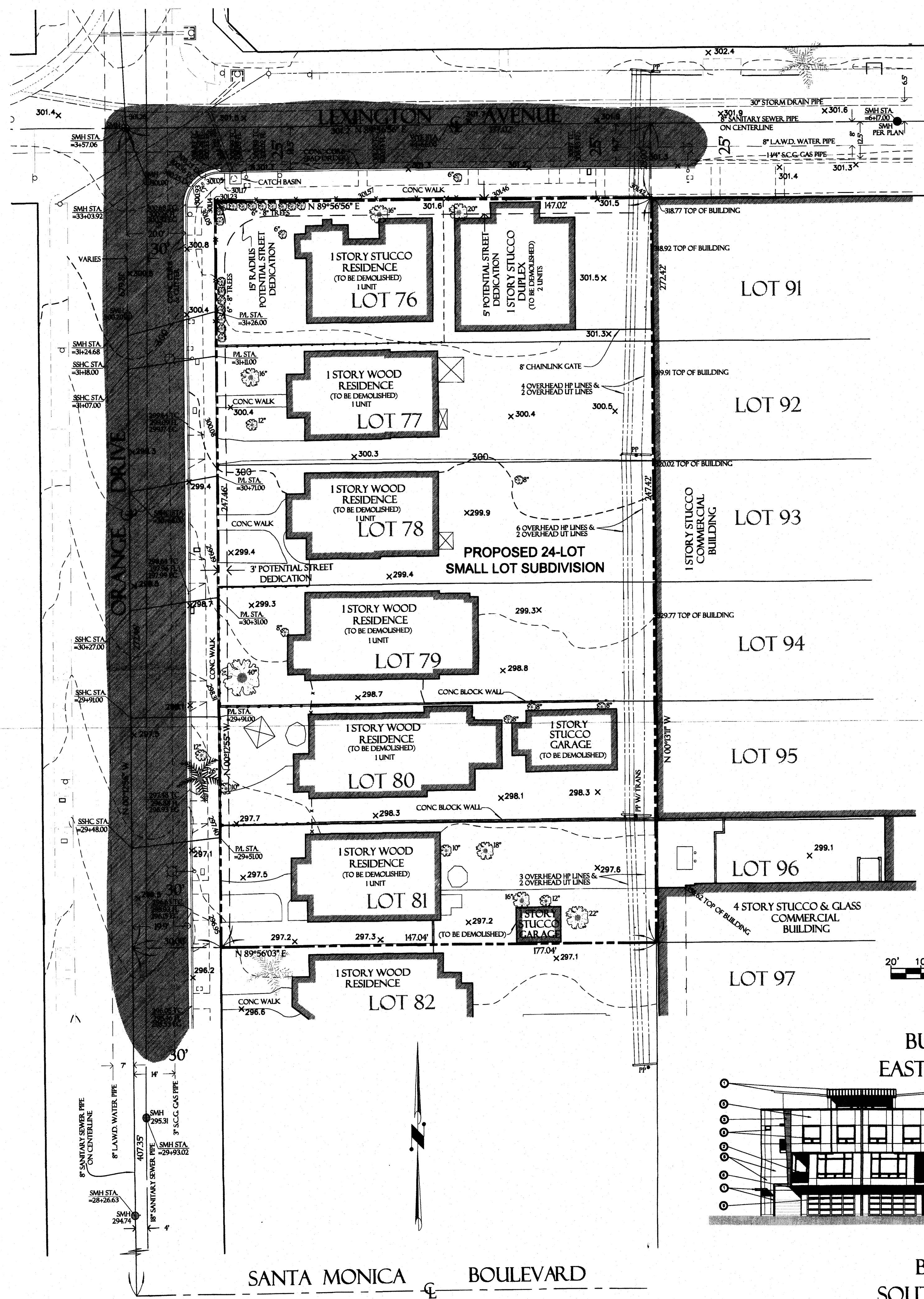
PREPARED FOR:
L&O HOLLYWOOD, LLC
73-081 FRED WARING DRIVE
PALM DESERT, CA 92260
PH: 760-900-8989

PROJECT:
REVISED VESTING TENTATIVE TRACT NO. 73609
1158 NORTH ORANGE DRIVE
HOLLYWOOD, CA 90038

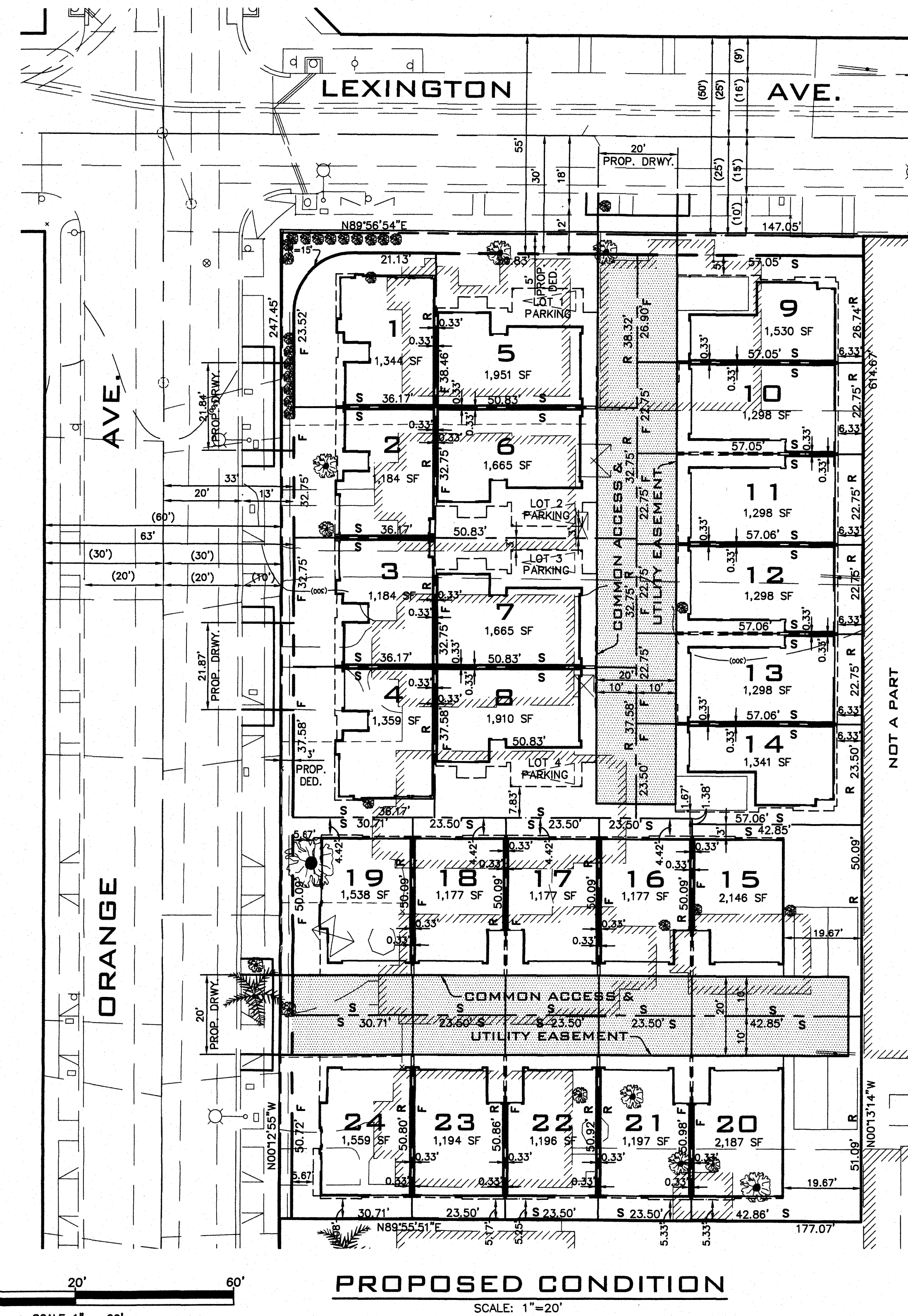
W.O. 11-646
SCALE: SEE PLAN
DATE: 08/07/17
SHEET 1 OF 1

REVISED VESTING TENTATIVE TRACT NO. 73609

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES

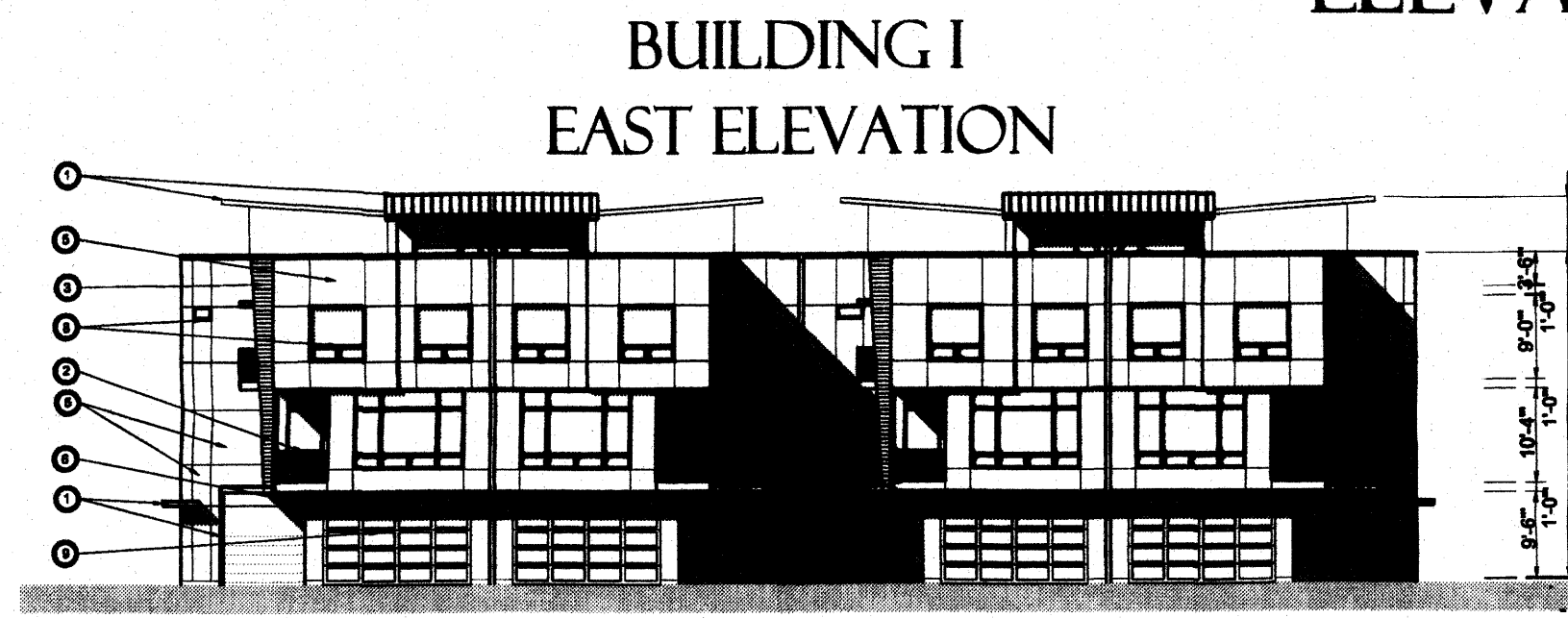


EXISTING CONDITION
SCALE: 1"=20'

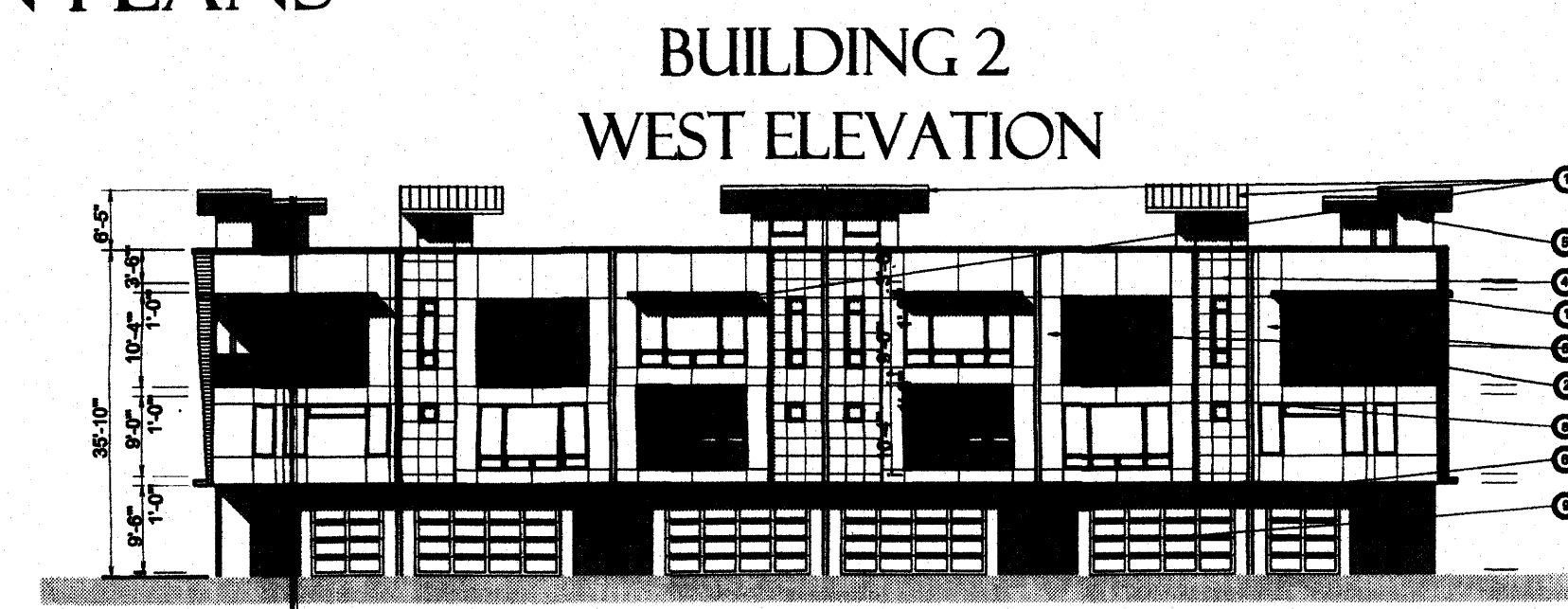


PROPOSED CONDITION
SCALE: 1"=20'

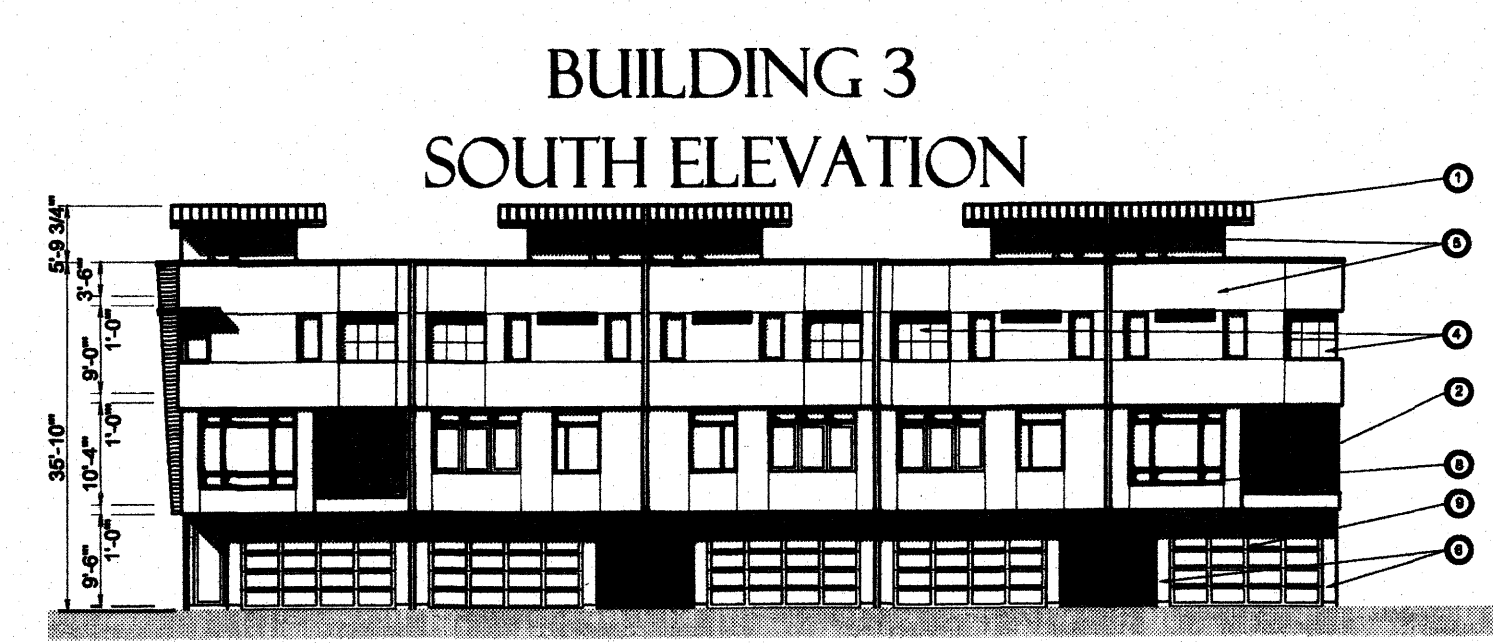
ELEVATION PLANS



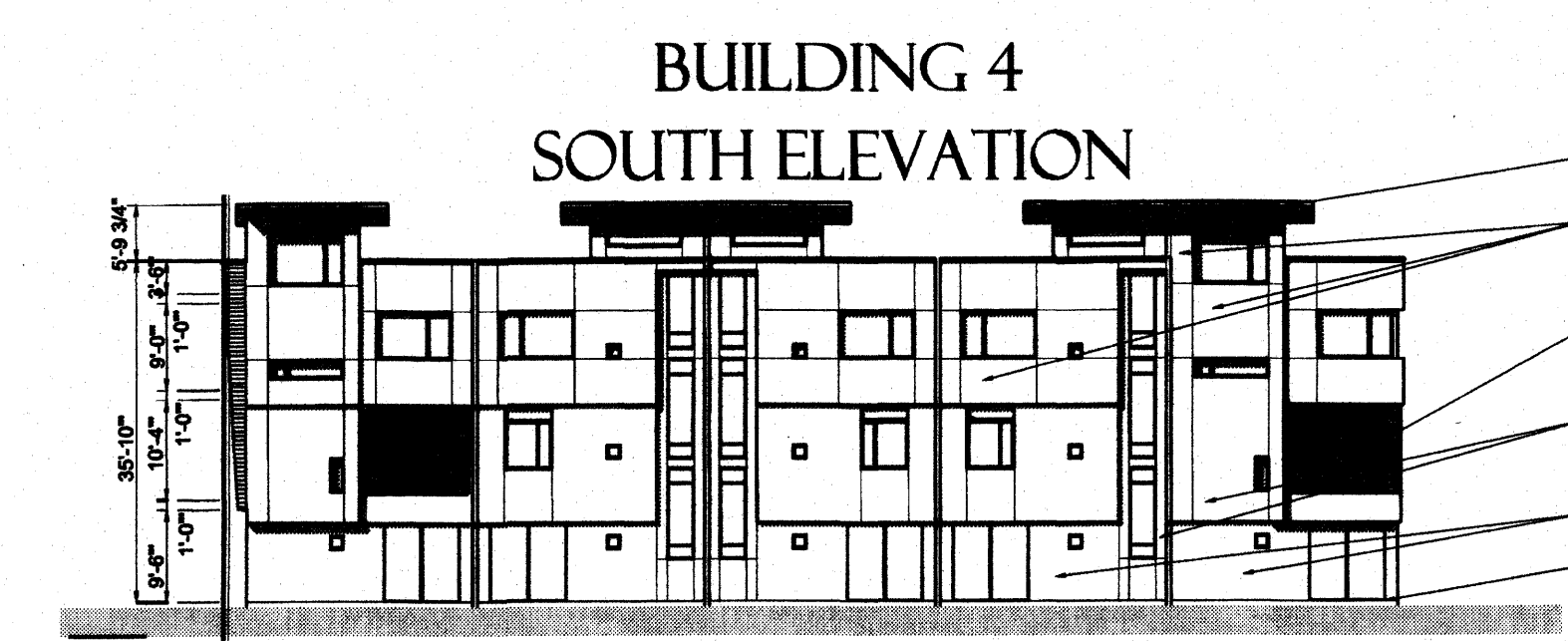
**BUILDING 1
EAST ELEVATION**



**BUILDING 2
WEST ELEVATION**



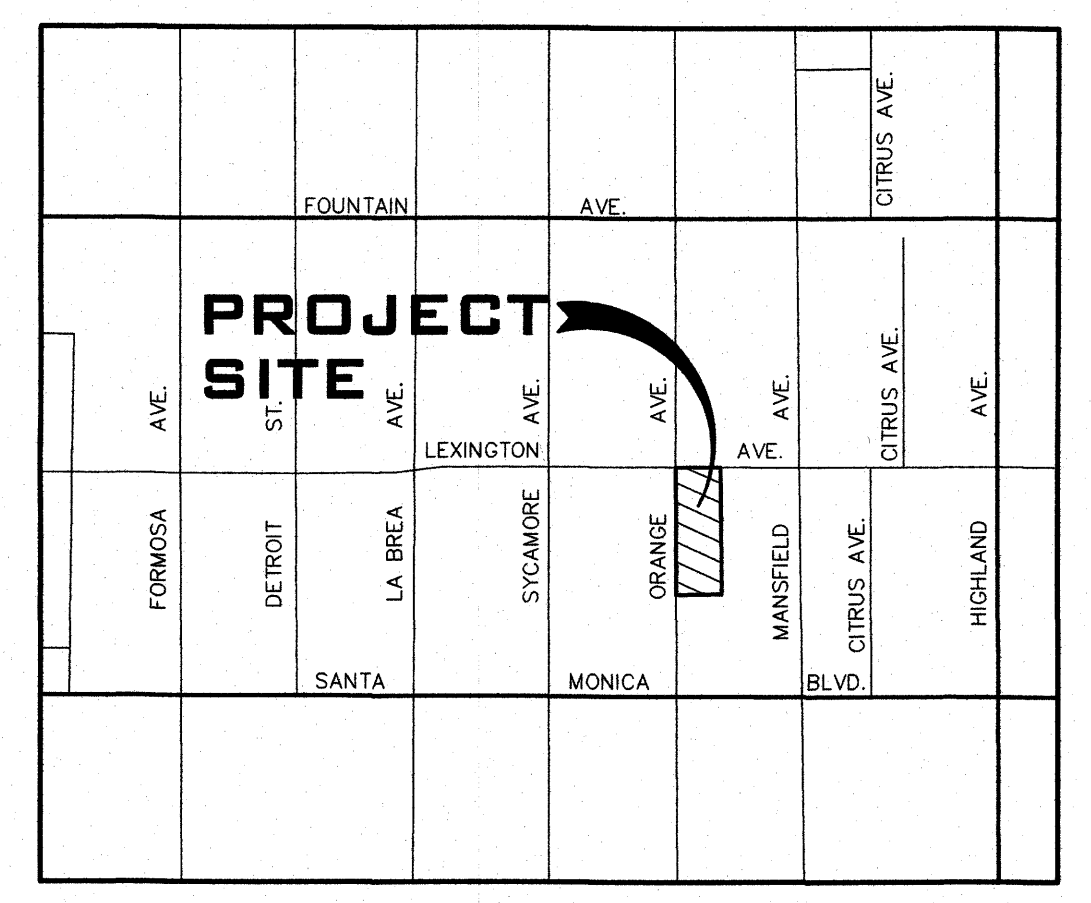
**BUILDING 3
SOUTH ELEVATION**



**BUILDING 4
SOUTH ELEVATION**

NOTES:

- A.P.N.: 5532-017-001 THRU 007
- EXISTING BUILDINGS TO BE DEMOLISHED.
- THERE ARE 75 TREES TO BE REMOVED ***SEE TREE REPORT***.
- EXISTING & PROPOSED ZONING: R3-1XL
- DISTRICT MAP: 144B181
- THOMAS CODE: 593-05
- FLOOD HAZARD ZONE: NO
- HILLSIDE GRADING AREA: NO
- HILLSIDE ORDINANCE AREA: NO
- COMMUNITY REDEVELOPMENT AREA: NO
- PLANNING AREA & COMMUNITY NAME: HOLLYWOOD
- PROPOSED SETBACKS ARE IN COMPLIANCE WITH SMALL LOT ORDINANCE, ORD. NO. 176,354
- PROPOSED HEIGHT: 35'-10" AS SHOWN
20% HEIGHT INCREASE REQUESTED
- TOTAL NUMBER OF UNITS: 24
- GENERAL PLAN DESIGNATION: MEDIUM RESIDENTIAL
- AREA: BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:
EXISTING AND PROPOSED LOT CONDITIONS:
EXISTING GROSS AREA: 48,230.65 S.F. / 1.1072 ACRES (AREA TO CENTERLINE OF STREET)
EXISTING NET AREA: 36,381.29 S.F. / 0.8353 ACRES
PROPOSED AREA: 34,870.19 S.F. / 0.8005 ACRES
PROPOSED PARKING: 54
- STREET DESIGNATIONS:
ORANGE DRIVE: COLLECTOR
LEXINGTON AVENUE: LOCAL STREET
- TITLE INFORMATION BASED ON FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 002-23083242-D-806, DATED AUGUST 26, 2015.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1XL ZONE PURSUANT TO ORDINANCE NO. 176,354.
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"R" = REAR YARD
- LEXINGTON AVENUE POTENTIALLY WIDENED 3'.
- WINNINGS NOT SHOWN AS ENCROACHMENTS AS THE ARE ALLOWABLE ENCROACHMENTS.



VICINITY MAP
N.T.S.

RECEIVED
CITY OF LOS ANGELES
AUG 15 2017
CITY PLANNING DEPT.
ZONING ADMINISTRATION

OWNER/SUBDIVIDER:

L&O HOLLYWOOD, LLC
73-081 FRED WARING DRIVE
PALM DESERT, CA 92260
PH: 760-900-8989

LEGAL DESCRIPTION:

LOTS 76, 77, 78, 79, 80 AND 81 OF TRACT NO. 1658, IN CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-017-001 THRU 007

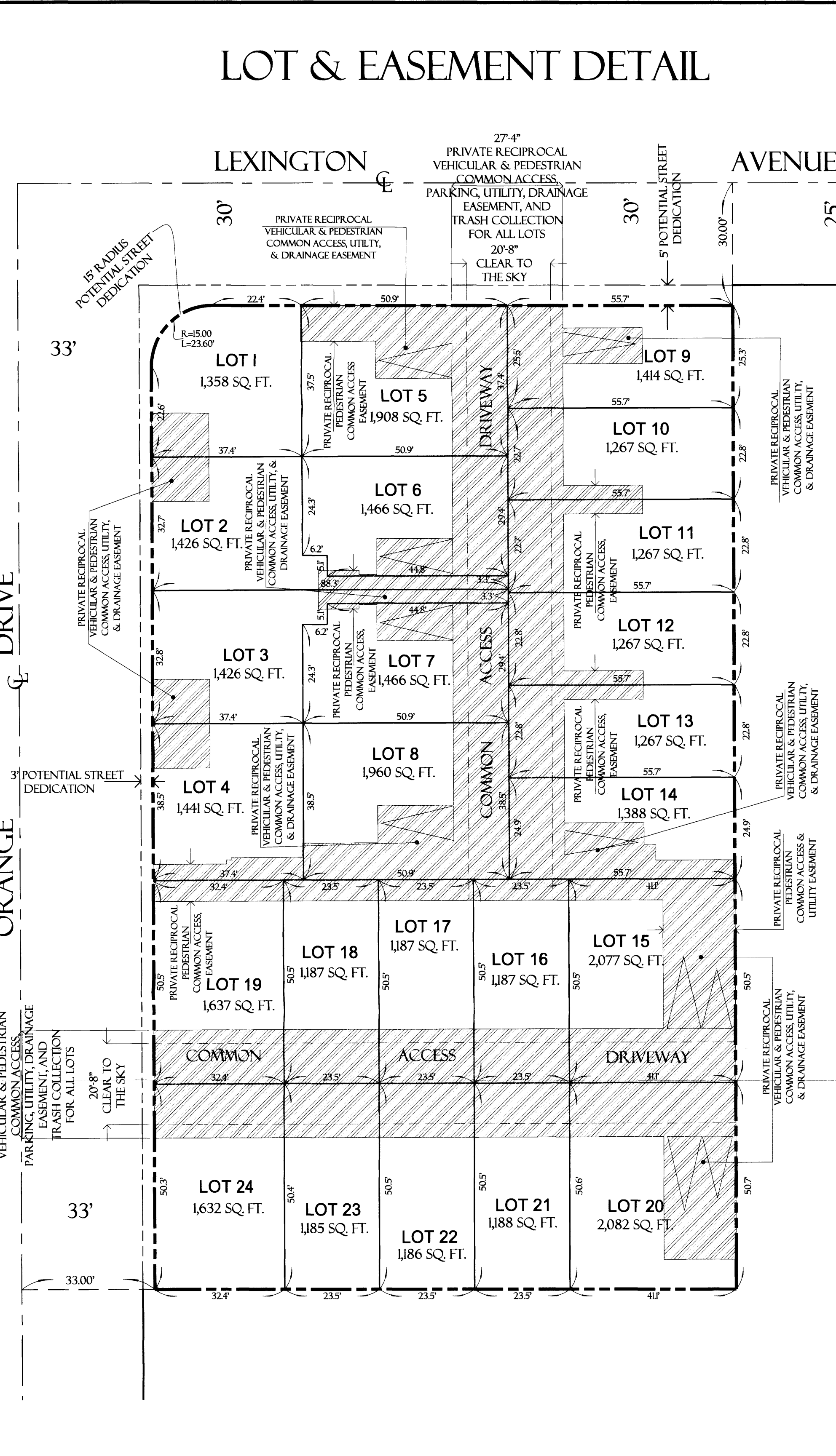
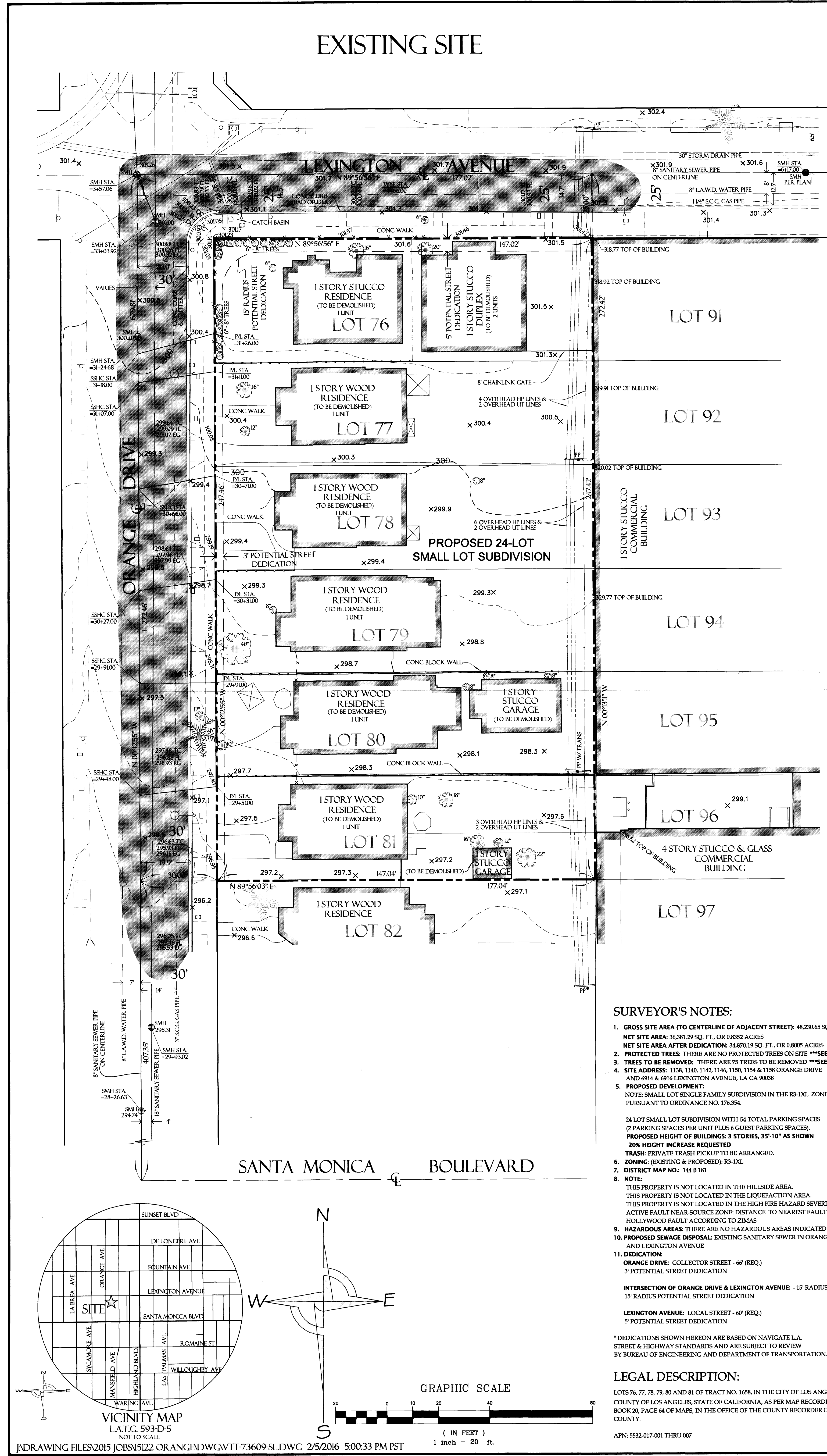
LEGEND:

- A.C. ASPHALTIC CONCRETE
- CONC. CONCRETE
- C.C. CENTERLINE
- DRWY. DRIVEWAY
- EX. EXISTING
- FL. FLOWLINE
- FS. FINISHED SURFACE
- GM. GAS METER
- GV. GAS VALVE
- MH. MANHOLE
- P.F.L. PROPERTY LINE
- PP. POWERPOLE
- PROP. PROPOSED
- R/W. RIGHT-OF-WAY
- SL. STREET LIGHT
- TC. TOP OF CURB
- WM. WATER METER
- UT. UTILITY
- SMH. SEWER MANHOLE
- SSHC. SEWER HOUSE CONNECTION
- SD. STORM DRAIN
- MANHOLE
- HANDICAP PARKING AND/OR HANDICAPPED ACCESS
- TYPICAL TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED)
- TYPICAL PALM & TRUNK DIAMETER (DRIP LINE NOT INDICATED)

SETBACK MATRIX

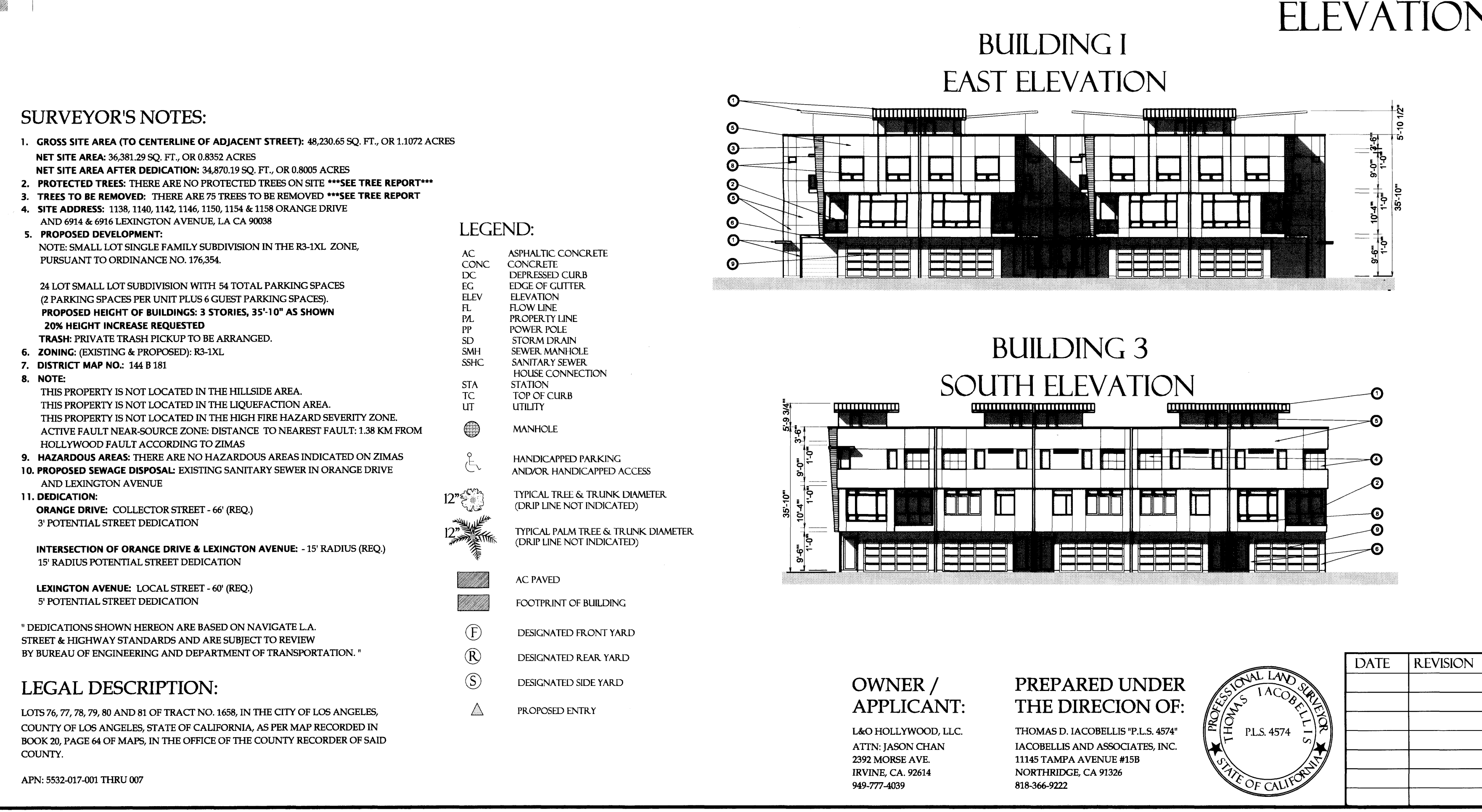
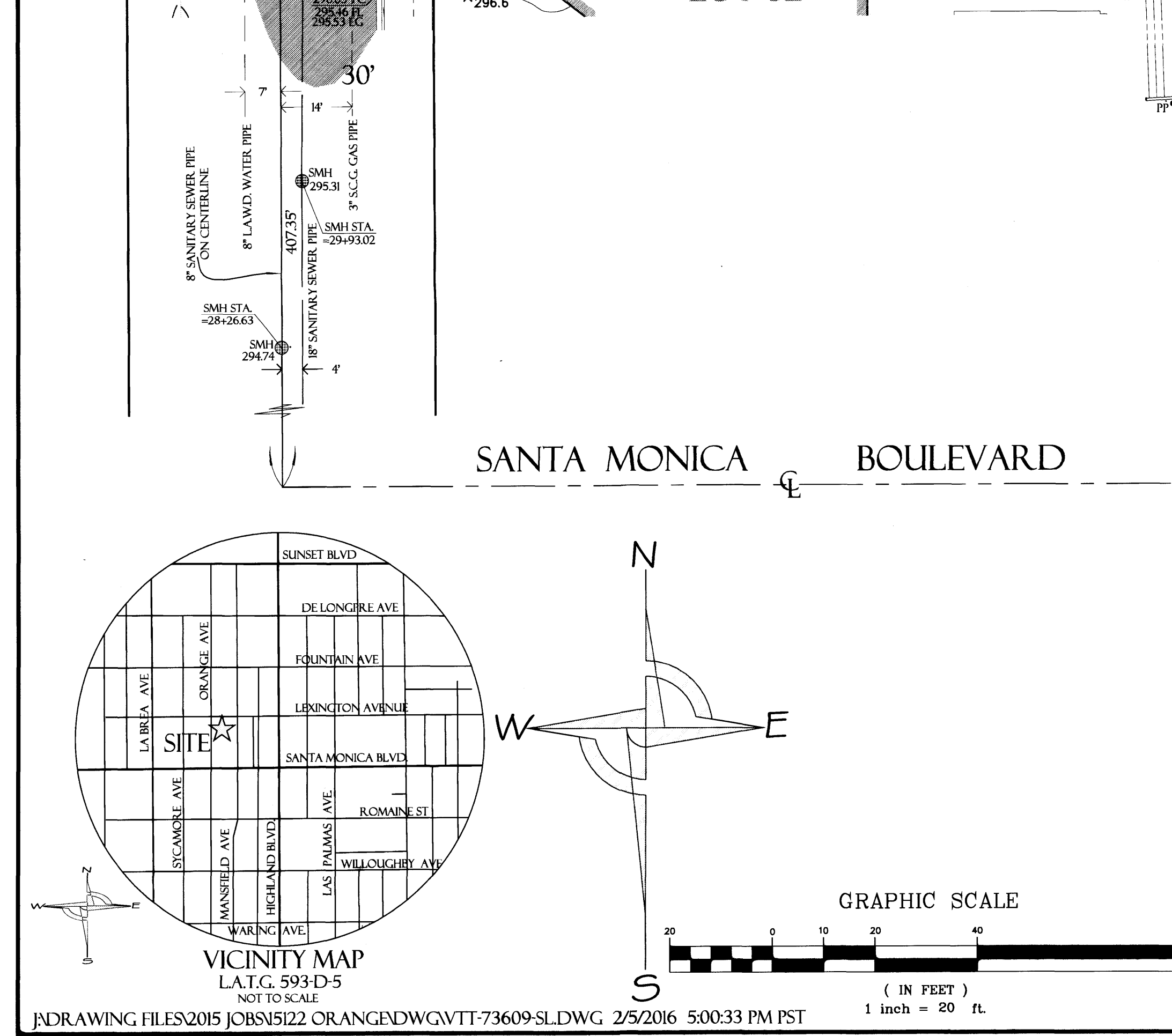
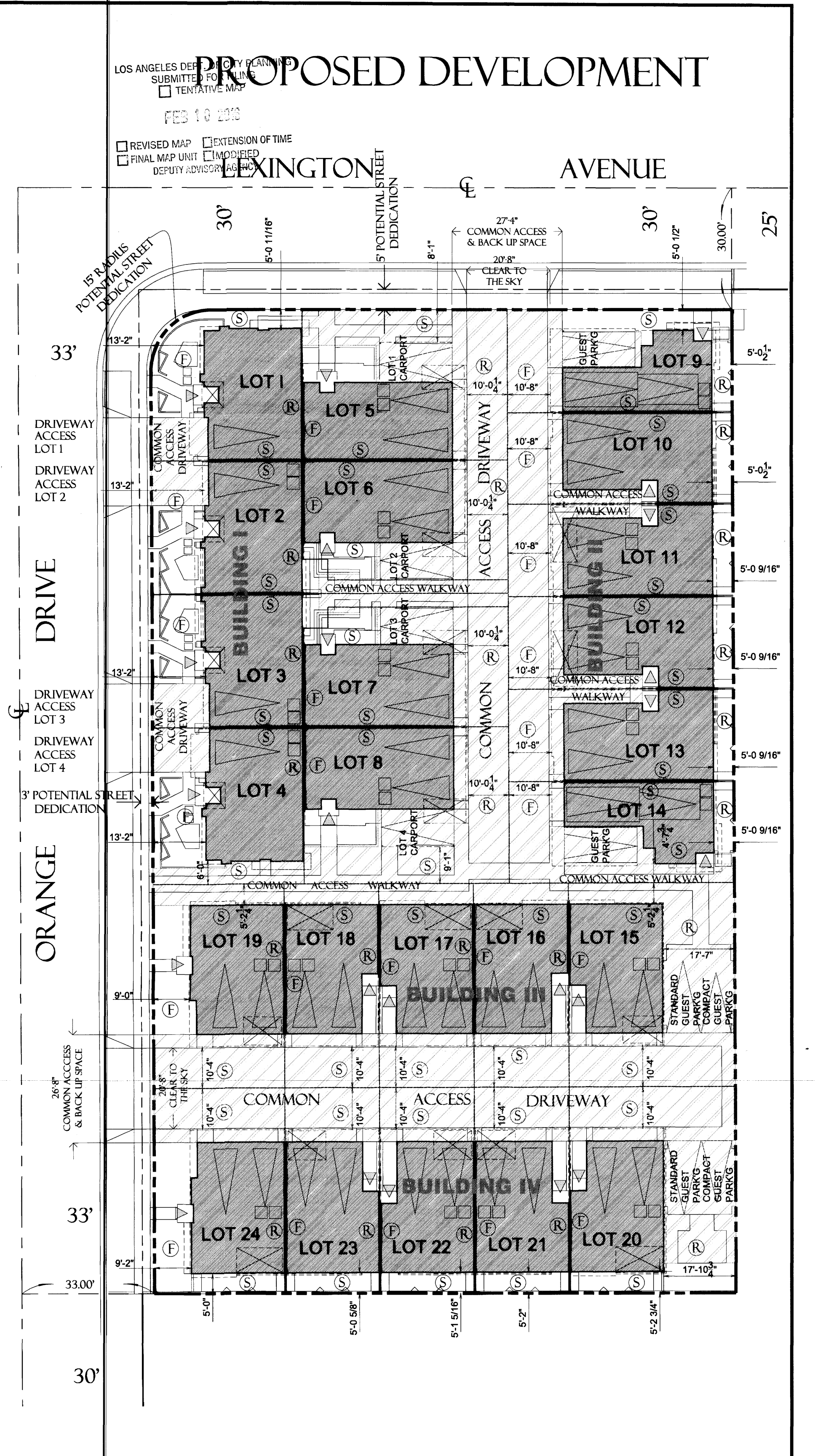
LOT	FRONT	REAR	NORTH SIDE YARD	SOUTH SIDE YARD
1	9'	3'	5.25'	3'
2	9.42'	3'	3'	3'
3	9.42'	3'	3'	4.33'
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22	3'	3'	10'	5.33'
23	3'	3'	10'	5.17'
24	5.67'	3'	10'	5'

DATE	REVISIONS	PLAN PREPARED UNDER THE DIRECTION OF:	PREPARED BY:	PREPARED FOR:	PROJECT:	W.O. 11-646
08/02/17	1 MODIFY LOT LINES BETWEEN LOTS 2, 3, 6, 7, 14, 15. UPDATE SETBACK MATRIX.	TIMOTHY KOH, L.S. 8669	TIMOTHY KOH, L.S. 8669	WESTCON ENGINEERING, INC. LAND PLANNING, ENGINEERING, LAND SURVEYING 4335 TOPANGA CANYON BLVD., SUITE 345 WOODLAND HILLS, CA, 91367 818-226-0444 VOICE 818-226-0448 FAX E-MAIL: info@westconeng.com	L&O HOLLYWOOD, LLC 73-081 FRED WARING DRIVE PALM DESERT, CA 92260 PH: 760-900-8989	SCALE: SEE PLAN DATE: 08/07/17 SHEET 1 OF 1



SETBACK SUMMARY

LOT	FRONT YARD	REAR YARD	N SIDE YARD	S SIDE YARD
LOT 1	13'-2"	0	0	0
LOT 2	13'-2"	0	0	0
LOT 3	13'-2"	0	0	0
LOT 4	13'-2"	0	0	0
LOT 5	13'-2"	0	0	0
LOT 6	13'-2"	0	0	0
LOT 7	13'-2"	0	0	0
LOT 8	13'-2"	0	0	0
LOT 9	13'-2"	0	0	0
LOT 10	13'-2"	0	0	0
LOT 11	13'-2"	0	0	0
LOT 12	13'-2"	0	0	0
LOT 13	13'-2"	0	0	0
LOT 14	13'-2"	0	0	0
LOT 15	13'-2"	0	0	0
LOT 16	13'-2"	0	0	0
LOT 17	13'-2"	0	0	0
LOT 18	13'-2"	0	0	0
LOT 19	13'-2"	0	0	0
LOT 20	13'-2"	0	0	0
LOT 21	13'-2"	0	0	0
LOT 22	13'-2"	0	0	0
LOT 23	13'-2"	0	0	0
LOT 24	13'-2"	0	0	0



OWNER / APPLICANT:
LAO HOLLYWOOD, LLC
ATTN: JASON CHAN
2992 MORSE AVE
IRVINE, CA 92614
949-777-8039

PREPARED UNDER THE DIRECTION OF:
THOMAS D. JACOBELLIS - PLS. 4574
JACOBELLIS AND ASSOCIATES, INC.
1144 TAMPA AVENUE #139
NORTH RIDGE, CA 91326
818-366-9222

DATE: 2/5/2016
REVISION:

VESTING TENTATIVE TRACT MAP NO. 73609
FOR MERGER AND RESUBDIVISION AND SMALL LOT SUBDIVISION PURPOSES
JACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS - SUBDIVISIONS - PHOTOGRAMMETRY
1845 TAMPA AVENUE STE 108, NORTH RIDGE, CA 91326 PH 818-366-9222 FAX 818-366-4813

DATE: 2/5/16
PROJECT NO.: 15102-116-289-D-5
DRAWN BY: T12
CHECKED BY: T11
SHEET NO.: 1 OF 1