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Decision Date: April 4, 2017

Appeal Period Ends: April 14, 2017

1118 Avenue 56 (O)(A)
23622 Calabasas Road
Calabasas, CA 91302

Jonathan Lonner (R)
Burns & Bouchard, Inc
9619 National Blvd.
Los Angeles, CA 90034

United Civil, Inc (E)
30141 Agoura Road, Suite 215
Agoura Hills, CA 91301

RE: Vesting Tentative Tract Map No. VTT-74684
Related Cases: N/A
Address: 1118-1128 ½ North Avenue 56
Community Plan: Northeast Los Angeles
Zone: RD1.5-1
Council District: 14 - Huizar
CEQA No.: ENV-2016-4404-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. 74684-SL, located at 1118-1128 ½ North Avenue 56 for a maximum of **twenty (20) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated November 17, 2016 in the Northeast Los Angeles Community Plan. This unit density is based on the RD1.5-1. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of 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

Any questions regarding this report should be directed to Mr. Georgic Avanesian or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

1. That a variable width strip of land be dedicated along Avenue 56 adjoining the subdivision to complete a 30-foot wide half public street right-of-way measured from the Avenue 56 centerline.
2. That Department of Transportation in a letter to City Planning Department states that they have no objection to the proposed merger along Avenue 56 for this tentative tract map.
3. That if Department of Transportation has no objection to the merger, then portion of the Avenue 56 as shown on the vesting tentative map stamp dated November 17, 2016 in excess of 30-foot measured from the center line of the Avenue 56 be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
4. That any surcharge fee in conjunction with the street merger request be paid.
5. 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.
6. 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.
7. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
8. 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.
9. That all proposed lots shall have minimum required frontages to a common access easement from Avenue 56 on the final map satisfactory to the Department of Building and Safety Zoning engineer and the Department of City Planning Advisory Agency.
10. That any fee deficit under Work Order No. EXT00726 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor, and Suite 1200. 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 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.

11. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated July 21, 2016, Log No. 93734 and attached to the case file for Tract No. 74684.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

12. 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. Lots 1, and 11 do not comply with the minimum 15 ft. front yard setback along Avenue 56 after required street dedication is taken as required for the **RD1.5 Zone**. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
 - c. Lots 11 to 17 do not comply with the minimum 6 ft. side yard setback for a three stories building along the alley as required for the **RD1.5 Zone**. For a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
 - d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for Lots 12 to 20 all the way to the public street for frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky all the way to the public street or obtain approval from the City Planning Advisory Agency to allow a reduced common access strip all the way to the public street.

- e. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for Lots 17 to 20 for vehicular access purpose per Section 12.03 under the definition of "Lot" all the way to the alley. No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow a 12 ft. reduced common access strip all the way to the alley.
- f. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- g. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

Notes:

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

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

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

DEPARTMENT OF TRANSPORTATION

Please contact the Department of Transportation at (213) 482-7023 for any questions regarding the conditions below.

13. 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 is required between any security gate(s) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - 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 400, Station 3.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

14. 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. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Action.
 - b. That the project be subject to any recommendations from the Fire Department.

DEPARTMENT OF WATER AND POWER

15. 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

16. 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

17. 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

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

automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

19. That the Quimby fee be based on the RD1.5 Zone.

URBAN FORESTRY DIVISION

20. Plant street trees and remove an 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.

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

21. 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 twenty (20) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 74684-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - d. Provide a minimum of 5 off-street guest parking spaces. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.
 - e. 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.
 - f. No vehicular gates shall be permitted within the development.
 - g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. 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.
- i. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- 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 considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than 5 feet in width, pursuant to LAMC Section 12.22-C,27:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	North Side	South Side	Rear
1	5.1'	5'	7.7'	5'
2	5'	5'	7.7'	0'
3	0'	5'	7.7'	3.1'
4	3.1'	5'	7.7'	0'
5	0'	5'	7.7'	5'
6	0'	12.7'	2.2'	7'
7	3.1'	12.7'	29.8'	0'
8	0'	12.7'	22.6'	3.1'
9	3.1'	12.7'	16.6'	0'
10	5.1'	12.7'	4.7'	3.1'
11	5.7'	5.3'	5'	0'
12	0'	8.8'	5'	0'
13	0'	8.8'	5'	0'
14	0'	8.8'	5'	0'
15	0'	8.8'	5'	0'
16	0'	8.8'	5'	7.5'
17	3'	0'	5'	5'
18	14.3'	0'	0'	5'

19	20.8'	0'	0'	5'
20	24.4'	5'	0'	5'

- 2) A minimum 5-foot common access strip open to the sky be provided for pedestrian ingress and egress on the final map all the way from the public street to Lots 12 through 20 for frontage purposes per LAMC Section 12.03.
 - 3) The common access driveway may maintain a minimum width of 12 feet , clear to the sky as shown on the map stamped dated November 17, 2016.
22. 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.
23. 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 \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (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 SMALL LOT CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the 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.

SL-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. The landscape plan shall identify tree replacement on

a 4:1 basis by a minimum of 24-inch box, or as required by the Board of Public Works for protected trees.

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 2010.

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) Construct new street light: one (1) on Avenue 56.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) 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 2010.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. Improve Avenue 56 adjoining the subdivision by the reconstruction and removal of the existing sidewalk to provide a new 5-foot concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements.
 - ii. Improve the alley adjoining the subdivision by reconstruction of the existing alley to provide suitable surfacing to complete a new full-width alley including a new 2-foot wide longitudinal gutter, together with any necessary removal and reconstruction of existing improvements including the alley intersection with Avenue 56.
 - iii. Construct the necessary on-site mainline sewers 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 17.05N.

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 February 13, 2017, issued ENV-2016-4404-CE, and 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 Article III, Section 1, Class 32.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74684-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element is one of eleven elements of the General Plan and is comprised of 35 Community Plans. In addition to the goals, objectives, and policies contained within the Community Plan, the Land Use Element is implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.05-C requires that the vesting tentative tract map be designed in compliance with the zoning applicable to the project site. The project site is located within the Northeast Los Angeles Community Plan, one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Low Medium II Residential land use designation, which lists the RD1.5, RD2, RW2, and RZ2.5 as corresponding zones. The project site is zoned RD1.5-1, which is consistent with the land use designation, and would permit a maximum of twenty dwellings on the approximately 28,731 net square foot site. As shown on the tract map, the project proposes to subdivide the project site into twenty small lots, pursuant to LAMC Section 12.22-C,27, which is consistent with the density permitted by the zone. The site is not located within a specific plan area.

In addition to LAMC Section 17.05-C, LAMC Section 17.06-B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The tract map was prepared by United Civil, Inc. and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, vacations, and improvements of the tract map. The tract map indicates the tract number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06-B. Additionally, As a small lot subdivision, the map indicates the common access easement for vehicular access to the proposed small lots, consistent with LAMC Section 12.22-C,27. At the public hearing, the Deputy Advisory Agency conditioned the final map to indicate a common access easement for pedestrian access from a public right-of-way for Lots 12 through 20, consistent with LAMC Section 12.03.

Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05-C, 17.06-B, and 12.22-C,27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05-C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD1.5-1, the zone would permit a maximum of twenty dwellings on the approximately 28,731 net square foot site. As proposed for a twenty small lot subdivision, the map is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access and has been conditioned to require a common access easement for pedestrian access be indicated on the final map.

The tract map was distributed to and reviewed by various city agencies of the Subdivision Committee that have the authority to make dedication, vacation, and/or improvement recommendations. The Bureau of Engineering reviewed the applicant's request to vacate approximately 417 square feet of the public right-of-way at the curve of Avenue 56, in addition to reviewing compliance with the Street Design Standards. The Bureau of Engineering has recommended a varying width strip of land be dedicated along Avenue 56 and has conditioned the vacation and merger of the public right-of-way along Avenue 56. Additionally, the Bureau of Engineering has recommended improvement requirements for Avenue 56 and the alley, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site, which is comprised of three parcels, consists of approximately 28,731 net square feet of land. The property located at 1118 N. Avenue 56, which is the southernmost parcel, is developed with four detached dwelling units. The property located at 1124 N. Avenue 56 is improved a single family dwelling. The property located at 1128 N. Avenue 56 is improved with two detached dwelling units and accessory buildings. The existing buildings will be removed for the construction

of twenty small lot homes. The project site is located within the Raymond Fault, but is not located within the Alquist-Priolo Fault Zone. In a letter dated July 21, 2016, the Grading Division of the Department of Building and Safety issued a Geology and Soils Report Approval letter with conditions regarding the proposed grading required for the construction of the twenty small lot homes. The site is not located within a designated hillside area but is located within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, methane zone, flood zone, landslide, liquefaction, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

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.

The project site and surrounding properties to the north, east, and west have a land use designation of Low Medium II Residential. The project site and properties to the north and east are zoned RD1.5-1 and the properties to the west are zoned RD2-1. The properties are developed with one- to three-story single- and multi-family dwelling units. Properties to the south, along York Boulevard, are zoned [Q]C2-1XL and are developed with residential dwelling units, a church, and one-story commercial buildings. The project site, which is comprised of three parcels, consists of approximately 28,731 net square feet of land. The property located at 1118 N. Avenue 56, which is the southernmost parcel, is developed with four detached dwelling units. The property located at 1124 N. Avenue 56 is improved a single family dwelling. The property located at 1128 N. Avenue 56 is improved with two detached dwelling units and accessory buildings. The project proposes to construct twenty small lot homes, which would be three stories and would feature roof structures and a roof deck. The small lot homes would have a maximum height of approximately 40 feet, inclusive of the roof structures. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of 20 dwelling units and a height of 45 feet. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION 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 either fish or wildlife.

- (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.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Avenue 56, which is a public street. The project site is a legally recorded lot identified as Lot 4, Block 6 of the New York Tract and Lots 9 and 10 of Block 5 of the Lewis Tract No. 2 and is identified by the Assessor Parcel Map No. 5478-026-029, 5478-026-009, and -010. While the project will provide a private easement for common access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION 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 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. 74684-SL.

Vincent P. Bertoni, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:MS

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 East Los Angeles Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 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 <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 Development Services Center staff at (213) 482-7077 or (818) 374-5050.

VESTING TENTATIVE TRACT MAP NO. 74684

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES
(MERGE AND RESUBDIVISION FOR 20 SMALL LOTS TRACT)

ABBREVIATIONS:

FF FINISH FLOOR	TP TOP OF PLANTER WALL
FS FINISH SURFACE	GB GRADE BENCH
FG FINISH GRADE	NG NATURAL GRADE
GR GARAGE	DT DIRT
TG TOP OF GRATE	FD FOUND
TC TOP OF CURB	LF LOWER FLOOR
TS TOP OF SLOPE	MH MANHOLE
TW TOP OF WALL	SMH SEWER MANHOLE
PP POWER POLE	FH FIRE HYDRANT
HW WATER METER	BB BACK EDGE OF WALK
WV WATER VALVE	AC ASPHALTIC PAVEMENT
CB CURB BASH	TS TOP AC BERM
CB CATCH BASIN	NTS NOT TO SCALE
EG EXISTING GRADE	CC CONCRETE
EX EXISTING	CONC CONCRETE
SY SIDE YARD	PROP PROPOSED
FY FRONT YARD	EP EDGE OF PAVEMENT
P PARKING	VF VERIFY IN FIELD

LEGEND

—	CENTERLINE
—	CHAIN LINK FENCE
—	BOARD FENCE
—	WROUGHT IRON FENCE
—	EXISTING CONTOUR
—	PROPERTY LINE
—	EXISTING BLOCK WALL
—	EXISTING ELEVATIONS
—	PROPOSED ELEVATIONS
—	CATCH BASIN
—	PROP. LOT LINE
—	PROP. BLOCK WALL
—	PLANTING AREA
—	CONCRETE SURFACE

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

PARCEL 1: LOT 4 IN BLOCK 6 OF THE NEW YORK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 28 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5478-026-029

PARCEL 2: LOT 5 IN BLOCK 5 OF THE LEWIS TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 28 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5478-026-029

PARCEL 3: LOT 10 IN BLOCK 5 OF THE LEWIS TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 28 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5478-026-010

BASIS OF BEARING

THE BEARING S 77° 21' 14" OF THE CENTERLINE OF THE 20' SMALL LOTS IN BLOCK 6, IS TRANSFERRED FROM THE SLY LINE OF YORK BLVD. (SHOWN AS DUREKA ON RD) WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK

BM NO. 11-09660
FOUND SPIKE IN EAST CURB OF AVENUE 56, 45 FEET NORTH OF BCK NORTH OF YORK BLVD., SOUTH END OF CATCH BASIN
ELEV = 575.966 (2000)

SURVEYOR: VOORHEES & VOORHEES, INC. 1700 S. INDIAN STREET NORTHBIDGE, CA 91328 PHONE: (818) 993-5611	ENGINEER: UNITED CIVIL, INC. 3041 AGOURA ROAD, SUITE 215 AGOURA HILLS, CA 91301 PHONE: (818) 707-8848
APPLICANT REPRESENTATIVE: SQUARE ONE HOMES 2822 CALABASAS ROAD, SUITE 220 CALABASAS, CA 91302	OWNER: AVENUE 56, LLC 2822 CALABASAS ROAD, SUITE 220 CALABASAS, CA 91302

NOTES:

- PROJECT SYNOPSIS: THE PROJECT CONSISTS OF TWENTY (20) SMALL LOTS.
- PARKING: ALL UNITS WILL HAVE A TWO-CAR GARAGE.
- PROPOSED GUEST PARKING: 5 (COMPACT)
- ALL EXISTING BUILDING/CONSTRUCTION ARE TO BE DEMOLISHED.
- THERE ARE NO PROTECTED TREES ON THE SUBJECT PROPERTY. ALL EXISTING TREES ARE TO BE REMOVED.
- MAXIMUM PROPOSED HEIGHT: 45 FT.
- PERMITTED HEIGHT: 45 FT.
- AREA - BASED ON MEASURED BEARINGS AND DISTANCE AS SHOWN HEREON, THE GROSS AREA IS 28,542 SQ. FT. OR 0.65 AC.
- FLOOD ZONE: NONE
- STREET DESIGNATIONS: AVENUE 56 - LOCAL STREET (60' RIGHT OF WAY); ALLEY - 20' RIGHT OF WAY.
- TITLE INFORMATION BASED ON FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT DATED APRIL 01, 2016.
- SITE IS NOT LOCATED IN A GEOLOGICALLY HAZARDOUS AREA.
- EACH DWELLING UNIT TO HAVE INDIVIDUAL TRASH RECEPTACLES AND WILL BE STORED IN THEIR GARAGE.
- FINAL LOTS TO BE BASED ON ARCHITECTURAL PLANS.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RDI-1 ZONE, PURSUANT TO THE ORDINANCE NO. 17634.
- LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
- PROPOSED SETBACKS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
- UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
- SEWERAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY SYSTEMS.
- REQUESTER ABILITY TO ADJUST PAD ELEVATIONS 8" HIGHER OR LOWER THAN THE PROPOSED ELEVATIONS SHOWN ON MAP.
- REQUEST TO MERGE LOTS 8 & 15/RESUBDIVISION.
- REQUEST TO VACATE AND DEDICATE PORTION OF AVENUE 56.
- REQUEST TO REDUCE FRONT YARD SETBACK ALONG AVENUE 56 TO 7'

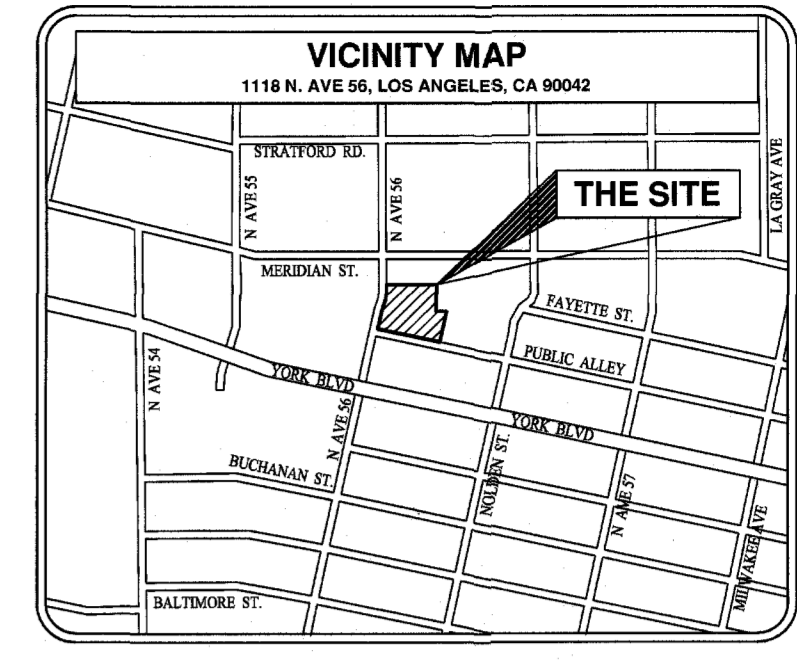
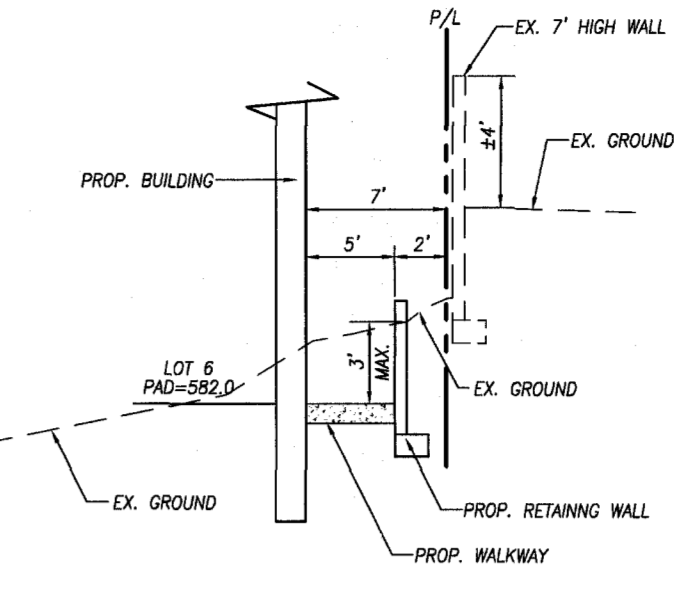


SCALE: 1" = 10'
0 10' 20' 30'

DEVELOPER:
SQUARE ONE HOMES
2822 CALABASAS ROAD, SUITE 220
CALABASAS, CA 91302
TEL: (818) 222-2530

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8848
FAX: (818) 707-8848

NO.	DATE	REVISIONS	BY	APPR.



PROPERTY PROFILE

- PARCEL LEGAL INFORMATION: LOT 4, BLOCK 6, TRACT NEW YORK TRACT; LOT 5, BLOCK 5, TRACT LEWIS TRACT NO. 2; LOT 10, BLOCK 5, TRACT LEWIS TRACT NO. 2.
- BASIC ZONING INFORMATION: ALDREDGE PRECINCT FAULT ZONE: YES; GEOLOGICALLY HAZARDOUS AREA: NO; AREA PLANNING COMMISSION: EAST LOS ANGELES; BASELINE ORDINANCE: NO; BASELINE MANSIONIZATION ORDINANCE: NO; COMMUNITY DISTRICT: 14; COMMUNITY REDEVELOPMENT AREA: NO; MAP SHEET: 19A22; FLOOD HAZARD ZONE: NO; FLOOD GRADING AREA: YES; SPECIAL GRADING AREA: YES; HILLSIDE ORDINANCE AREA: NO; LA PRELIMINARY FAULT ZONE: NO; COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES; AREA PLANNING COMMISSION: EAST LOS ANGELES; ZONES: RDI-1; RDI-1 (PROPOSED FOR LOTS 1-20); GENERAL PLAN USE: LOW MEDIUM DENSITY RESIDENTIAL.
- GEOGRAPHICALLY ORIENTED PARCEL INFORMATION: BUILDING AND SAFETY BRANCH PERMITS - CENTRAL; CENSUS TRACT: 183220; THOMAS BROTHERS MAP GRID: 95x51.
- CITY DOCUMENTS ASSOCIATED WITH PARCEL: COMMUNITY DEVELOPMENT BLOCK GRANT; COMMUNITY DEVELOPMENT ENTERPRISE ZONE; CITY PLANNING CASES: CFC1980-2346; CFC1989-117-PRO; ORD17866-821465; ORD1-29279; ORD1-12316.
- ZONING ADMINISTRATION: Z-2129 EAST LOS ANGELES STATE ENVIRONMENTAL: ENV-2013-1392-CE.
- ASSESSORS PARCEL NO.: 547802629; 547802609; 547802610.
- SEISMIC HAZARDS: ACTIVE FAULT NEAR SOURCE ZONE: NEAREST FAULT WITHIN FAULT ZONE: NEAREST FAULT (NAME): RAYMOND FAULT; FAULT TYPE: B; LANDSLIDE: NO; LIQUEFACTION: NO.

SETBACK MATRIX AND LOT AREA

LOT	FRONT	NORTH SIDE	SOUTH SIDE	REAR
1	5.1'	5'	7.7'	5'
2	5'	5'	7.7'	0'
3	0'	5'	7.7'	3.9'
4	3.1'	5'	7.7'	0'
5	0'	5'	7.7'	5'
6	0'	12.7'	3.2'	7'
7	3.1'	12.7'	33.1'	0'
8	0'	12.7'	26.0'	3.1'
9	3.1'	12.7'	17.2'	0'
10	5.1'	12.7'	4.7'	5'
11	5.7'	5.3'	5'	0'
12	0'	8.8'	5'	0'
13	0'	8.8'	5'	0'
14	0'	8.8'	5'	0'
15	0'	8.8'	5'	0'
16	0'	8.8'	5'	7'
17	14.9'	5'	5'	5'
18	14.2'	0'	0'	5'
19	22.5'	0'	0'	5'
20	24.4'	5'	0'	5'

LOT AREA:

SITE BOUNDARY (GROSS) = 28,542 SQ. FT.
PROPOSED STREET DEDICATION AREA = 228 SQ. FT.
PROPOSED STREET VACATION AREA = 417 SQ. FT.
PROPOSED TRACT BOUNDARY AREA (NET) = 28,731 SQ. FT.

ZONING REQUIREMENTS:

FRONT SETBACK (ALONG AVENUE 56) - PREVAILING SETBACK OF 6.5'
REAR & SIDEYARD SETBACK - 5' MIN. ABUTTING THE NEIGHBOR PER SMALL LOT SUBDIVISION ORD. 17634
SETBACK FROM THE ALLEY - 0'
LOT AREA - 600 SQ. FT. MIN.
LOT WIDTH - 16' MINIMUM
GUEST PARKING (20 LOTS) - 1 SPACE PER 4 LOTS OR 5 GUEST SPACE MINIMUM BUILDING HEIGHT (RDI-1) - 45' MAX.

EARTHWORKS:

CUT = 1.693 cu. yd.
FILL = 7.76 cu. yd.
EXPORT = 957 cu. yd.

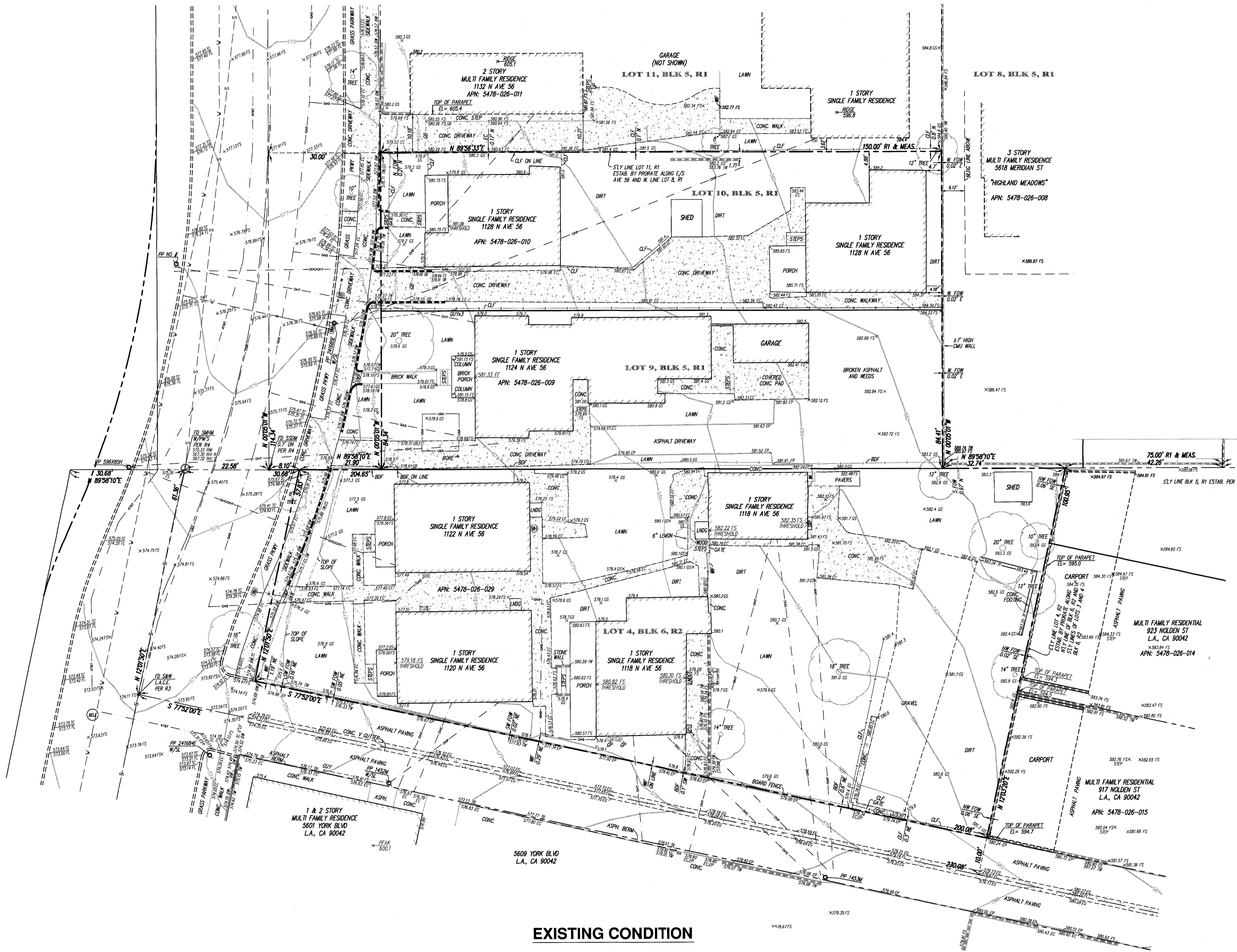
VESTING TENTATIVE TRACT MAP NO. 74684

1118-1128 N. AVE 56
LOS ANGELES, CA 90042

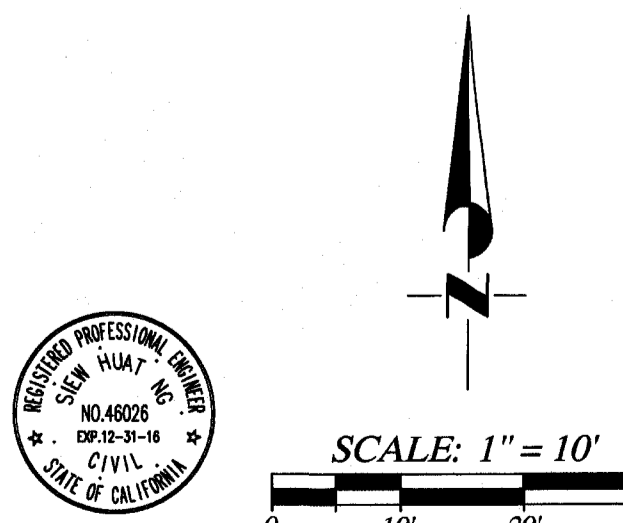
LOS ANGELES DEPT. OF CITY PLANNING
SUBDIVISION AND LAND USE DIVISION
VESTING TENTATIVE MAP
NOV 17 2016
REVISION MAP
EXTENSION OF TIME
SECURITY DEPARTMENT

VESTING TENTATIVE TRACT MAP NO. 74684

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SMALL LOT SUBDIVISION PURPOSES
(MERGE AND RESUBDIVISION FOR 20 SMALL LOTS TRACT)



EXISTING CONDITION



- SHEET REFERENCES**
- R1 LEWIS TRACT NO. 2, M.R. 18-28
 - R2 NEW YORK TRACT, M.R. 19-85
 - R3 CEFB 156-225-148
 - R4 CEFB 156-225-147
 - R5 CEFB 156-225-145
 - R6 CEFB 156-225-144
 - R7 CEFB 156-225-149
 - R8 CEFB 156-225-207
 - R9 CEFB 15905-2

- ABBREVIATIONS**
- | | |
|------------------------------|----------------------------|
| ASPH ASPHALT | FS FINISHED SURFACE |
| BOF BOARD FENCE | GB GRADE BREAK |
| BLDG BUILDING | GM GAS METER |
| BLK BLOCK | GS GROUND SHOT |
| BW BACK OF WALK | GV GAS VALVE |
| CB CATCH BASIN | GUY GUY WIRE |
| CF CURB FACE | IP IRON PIPE |
| CFM CALCULATED FROM MEASURED | L&T LEAD AND TAG |
| CL CENTERLINE | OHC OVERHEAD CABLE |
| CLF CHAIN LINK FENCE | OSP OVERHEAD POWER |
| CMU CONC. MASONRY UNIT | OHV OVERHEAD TELEPHONE |
| CONC CONCRETE | OFFS OFFSET |
| COR CORNER | P/L PROPERTY LINE |
| DN DOWN | PLR PLASTER |
| EC EDGE OF CONCRETE | PP POWER POLE |
| EG EDGE OF BUTTER | SMHM SANITARY MANHOLE |
| EP EDGE OF PAVEMENT | SSHM SHOWER DRAIN MOVEMENT |
| ESTAB ESTABLISHED | TC TOP OF CURB |
| FD FOUND | TF TOP OF FOOTING |
| FF FINISHED FLOOR | TR TOP OF WALL |
| F3 FINISHED GRADE | WF WROUGHT IRON FENCE |
| FH FIRE HYDRANT | WM WATER METER |
| FL FLOW LINE | WV WATER VALVE |
| FWW FACE OF WALL | WY WATER VALVE |

- SYMBOL LEGEND**
- - TREE (SIZE, TYPE AS NOTED)
 - ⊙ - STORM/SANITARY MANHOLE (AS NOTED)
 - ⊕ - POWER POLE
 - ⊛ - ELECTRIC METER
 - ⊞ - GAS METER
 - ⊟ - WATER METER
 - ⊠ - FIRE HYDRANT
 - ⊡ - GAS VALVE
 - ⊢ - WATER VALVE
 - ⊣ - SIGN
 - - MONUMENT FOUND (SIZE, TYPE AS NOTED)

- LINETYPES**
- BUILDING LINE
 - CENTER LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - EASEMENTS/DEDICATION
 - - - FENCE LINE (SIZE, TYPE AS NOTED)
 - - - UTILITY LINE (TYPE AS NOTED)
 - ▬ - WALL (SIZE, TYPE AS NOTED)

NOTE

ALL TREES ONSITE TO BE REMOVED UNLESS OTHERWISE NOTED ON PLAN.

VESTING TENTATIVE TRACT FOR SMALL LOT SUBDIVISION PURPOSES FOR:
VESTING TENTATIVE TRACT MAP NO. 74684
1118-1128 N. AVE 56
LOS ANGELES, CA 90042



DEVELOPER:
SQUARE ONE HOMES
2422 CALABASAS ROAD, SUITE 220
CALABASAS, CA 91302
TEL: (818) 223-2530

PREPARED BY:
 UNITED CIVIL, INC.
30145 AGUAGA ROAD, SUITE 215
AGUAGA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8648

NO.	DATE	REVISIONS	BY	APPR