

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



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October 6, 2016

Darryl White (A)(O)
AA CA Property Portfolio 1, LLC
4223 Glencoe Avenue, Suite B-121
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David Berneman (R)
Golden Bee Investments
P.O. Box 351028
Los Angeles, CA 90035

Gentry Surveying Co. (E)
255 E. Easy Street Unit B
Simi Valley, CA 93065

RE: Vesting Tentative Tract Map No.
VTT-73853-SL
Addresses: 514 and 516 North
Sweetzer Avenue
Planning Area: Hollywood
Zone: RD1.5-1XL
D. M.: 141B173
C. D.: 5
CEQA: ENV-2016-0773-MND

Los Angeles Department of Building and
Safety

LETTER OF CORRECTION

On August 5, 2016, in accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency conditionally approved Vesting Tentative Tract Map No. 73853-SL located at 514 and 516 North Sweetzer Avenue for a maximum of eight (8) Small Lot Homes for the purposes of a Small Lot Subdivision, as shown on map stamp-dated July 18, 2016.

At the time of the original tentative tract map approval, the Deputy Advisory Agency conditioned the project to allow an increase in height. Although the stairwell height is technically exempt from overall height calculations, it should be clarified that the 35'-4" height was included as a parenthetical portion of Condition No. k.2) because it is called out on the plans to show the height of the stair tower as the neighbors would perceive it and it is the height of the tower from its top to the adjacent grade, but that is not an official height. The parenthetical was placed to clarify the height of the structures to the top of the stairwell but it is found that it is inaccurate as it was measured from the pedestrian pathway rather than the garage floor. The official zoning height would be measured from the lowest grade that is adjacent to any portion of the structure including the courtyard which is on the opposite side of the building. If measured from the courtyard the height will be 39'-6" even though there is no point on the exterior of the building where the height would actually be that tall, only the stair column. The height as shown on the submitted

plans is approved which per the official zoning measurement is 39'-6" inclusive of the stair column. In light of the above, Condition No. k.2) hereby clarified to read:

- k.2) An increase in height to allow railings on a roof deck for a total height of 33 feet 6 inches (~~35 feet 4 inches when including the roof access stair and mechanical enclosure~~ 39 feet 6 inches inclusive of the stair column) in lieu of the permitted 30-feet per Height District 1XL.

This letter of correction hereby clarifies Condition No. k.2) to reflect the height approved for the building as it should have properly been identified at the time of initial approval. All other terms and conditions of VTT-73853-SL shall remain unchanged.

In order to effectuate this correction of the grant, the applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Correction. A copy of the recorded document shall be submitted to the Advisory Agency for inclusion in the subject case file.

VINCENT P. BERTONI, AICP
Advisory Agency



JORDANN TURNER
Deputy Advisory Agency

JT:LR

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Decision Date: August 5, 2016

Appeal Period Ends: August 15, 2016

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David Berneman (R)
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P.O. Box 351028
Los Angeles, CA 90035

Gentry Surveying Co. (E)
255 E. Easy Street Unit B
Simi Valley, CA 93065

RE: Vesting Tentative Tract Map No. VTT-
73853-SL
Addresses: 514 and 516 North Sweetzer
Avenue
Planning Area: Hollywood
Zone: RD1.5-1XL
D. M.: 141B173
C. D.: 5
CEQA: ENV-2016-0773-MND

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. 73853-SL, located at 514 and 516 North Sweetzer Avenue for a maximum of **eight (8) small lot homes** for the purposes of a Small Lot Subdivision as shown on map stamp-dated July 18, 2016 in the Hollywood Community Plan and in accordance with provisions of the LAMC Sections 17.03-A and 12.28, approved a maximum height 33 feet and 6 inches. This unit density is based on the RD1.5-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety 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

1. 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.
2. 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.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
4. 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.
5. That any fee deficit under Work Order No. EXT00669 expediting this project be paid.

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

6. Comply with any requirements with the Department of Building and Safety, Grading Division (Log # 92349) before recordation of the final map and the issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
 - c. Lots 1 and 5 do not comply with the minimum 15 ft. front yard setback along Sweetzer Avenue 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.

- d. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". The proposed Trash Collection area are not 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 for the Trash Collection area into the common access strip all the way to the public street.
- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, drainage, utilities and sewer in the final map.
- f. Guest parking spaces cannot back-up onto the public street to exit driveway when the driveway is serving more than two dwelling units. Revise the Map or obtain approval from the Department of City Planning.

Notes:

This property is located in a Liquefaction Zone.

This property is located in a Methane Buffer Zone.

This property is located in Transit Priority Areas.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or 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.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Francia at (213) 482-0010 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

8. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. A minimum of 20-foot reservoir space be provided between any security gates) and the property line.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. Proposed curb-cuts should be W=20' each, case 2 or to the satisfaction of the Department of Transportation.
 - d. A parking area and driveway plan must be submitted to the Citywide Planning Coordination section of DOT 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. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

9. Prior to recordation of a final map or the approval of a building permit, a plot plan shall be submitted to the Fire Department. The following recommendations relative to fire safety shall be incorporated into the project's building plans:
- 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. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

- g. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- j. 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.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l. 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.

Note:

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

10. Upon compliance with the following conditions and requirements set forth in the enclosed report dated May 12, 2016, the LADWP's Water Services Organization (WSO) will forward the necessary clearances to the Bureau of Engineering after the Department of Water and Power receive the final tract map.

Questions regarding WSO clearance 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) 367-1218.

BUREAU OF STREET LIGHTING

11. 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

12. 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

13. 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

14. That the Quimby fee be based on the RD1.5-1XL Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. The developer shall 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. The actual number and location of new trees shall be determined at time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the side walk for the marking of the tree(s) locations and species.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

16. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. 73853-SL shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of eight (8) small lots.
 - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required

front yard.

- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
- i. A Maintenance Agreement 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 agreement and shall be subject to a proportionate share of the maintenance. The Maintenance Agreement on 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.
- j. 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.
- k. **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. Approved Variations as follows:

- 1) Setbacks shall be permitted as follows:

Lot No.	Setbacks			
	Northerly	Easterly	Southerly	Westerly
1	10'	0'	5'	12'
2	10'	0'	5'	0'
3	10'	0'	5'	0'
4	10'	10'	5'	0'
5	5'	0'	10'	12'
6	5'	0'	10'	0'
7	5'	0'	10'	0'
8	5'	10'	10'	0'

- 2) An increase in height to allow railings on a roof deck for a total height of 33 feet 6 inches (35 feet 4 inches when including the roof access stair

and mechanical enclosure) in lieu of the permitted 30-feet per height district 1XL.

17. 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.
18. **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-ENVIRONMENTAL MITIGATION MEASURES

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

- MM-1. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- MM-2. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- MM-3. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

- MM-4. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
 - MM-5. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - MM-6. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
 - MM-7. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
20. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- CM-1. The project coordinator shall erect a minimum 8-foot high temporary noise barrier around the perimeter of the site for the purpose of attenuating noise impacts. Such wall should be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 7/8-inch thick or have a surface density of at least 3-1/2 pounds per square foot. Sound attenuation blankets may be used in place of a sound attenuation barrier, provided they have an STC rating of at least 18.
 - CM-2. To the maximum extent practical, demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - CM-3. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT HOME 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 be 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 proposed trees shall be shade bearing.
 - c. Landscape plans shall organize plants into groupings in accordance to proposed water needs.
 - d. 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.
 - e. Trees, shrubs, and vines shall be planted between property lines where appropriate.

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) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. Construct new street lights: one (1) on Sweetzer Avenue.
- (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 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Sweetzer Avenue being dedicated adjoining the subdivision by the construction of the following:
 - 1. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.

2. Suitable surfacing to join the existing pavements and to complete a 20-foot half roadway in accordance with LA Mobility Plan.
 3. Any necessary removal and reconstruction of existing improvements.
 4. The necessary transitions to join the existing improvements.
- b. 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 issued Mitigated Negative Declaration No. ENV-2016-0773-MND on July 6, 2016. The Department found that potential negative impact could occur from the project's implementation due to:

Biological Resources (Non-Protected Trees)
Noise (Demolition, Grading, and Construction Activities)
Public Services (Fire)

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2016-0773-MND reflects the independent judgment of the lead agency and determined that this

project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 19 and 20 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 19. The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 73859-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 Tentative Tract Map was prepared by the Gentry Surveying Company and contains the required components, dimensions, areas, notes, legal description, ownership, applicant and site address information as required by the Los Angeles Municipal Code ("LAMC").

The site is located in the RD1.5-1XL Zone, within the Hollywood Community Plan and is designated for Low Medium II Residential land uses. The site is located within the Central City Revitalization Zone, the Transit Priority Area in the City of Los Angeles, and a Methane Buffer Zone. The subject site's 1XL Height District limits the height of any proposed structure to 30 feet. The Hollywood Fault is located within 1.87 kilometers of the property but the site is not identified as being subject to flooding or landslides. The site is identified as being subject to liquefaction. The property is not identified as having hazardous waste or past remediation. The site is not located within a Bureau of Engineering identified special grading area.

The applicant is proposing to develop 8 small lot homes on a site consisting of eight (8) small lots, per the Small Lot Ordinance and the Subdivision Map Act.

The Tentative Tract Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Low Medium II Residential land uses with the corresponding RD1.5 Zone. Small Lot Subdivision maps are required to have

the plan of the building envelope showing the height, size, number of units, and approximate location of buildings, and driveways. The project's density is consistent with the site's existing zoning regulations. In accordance with LAMC Section 12.22-C,27, the requested small lot subdivision complies with the required minimum lot width of 16 feet; lot area of 600 square feet; lot coverage limitation of 80%; and setback requirements. Height is limited to 30 feet in the 1XL Height District but applicant is requesting a height adjustment to include the stairway column. The map provides the required components of, both, a tentative tract map and a small lot subdivision.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05(C) and 12.22-C,27 of the Los Angeles Municipal Code.

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

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zone of RD1.5. The property is not located within a Specific Plan. The Low Medium II Residential land use designation and the RD1.5 Zone permit the small lot development subject to lot areas comprised of a minimum of 1,500 square feet (Sections 12.09.1 and 12.22-C,27 of the Los Angeles Municipal Code). The property contains approximately 0.30 net acres (13,306 square feet) after the required dedications. The applicant is permitted to construct 8 residential condominiums or apartment unit's by-right per the RD1.5 Zone. The applicant is proposing to develop eight (8) small lot homes on a site consisting of eight (8) small lots, consistent with the RD1.5 Zone and in accordance with the Small Lot Ordinance and the Subdivision Map Act. The project will provide two parking spaces per dwelling unit.

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other 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%; and five-foot setback requirements for the boundary of the subdivision. The map provides the required components of, both, a tentative tract map and a small lot subdivision.

The design and layout of the vesting map is 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 Fire Department, Department of Building and Safety, Bureau of Engineering, Department of Transportation, Department of Water and Power, and Bureau of Street Lighting) 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 tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and requirements set forth in the enclosed report. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy.

Furthermore, the design and improvement of the proposed subdivision are consistent with the Hollywood Community Plan and are not subject to any Specific Plan requirements. Sweetzer Avenue is a designated Collector Street currently dedicated to a 60-foot at the project's street frontage. For the purposes of approving a small lot subdivision, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. Staff received recommendations from the Bureau of Engineering for the construction of necessary on-site mainline sewers, the construction of a 5-foot concrete sidewalk and landscaping of the parkway; and suitable surfacing to join the existing pavements and to complete a 20-foot half roadway in accordance with the LA Mobility Plan. In addition, the Bureau of Street Lighting required that one street light on Sweetzer Avenue be constructed. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. No dedications or other improvements are required.

Therefore, as conditioned, the design and improvement of the proposed subdivision is 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.**

The subject site is not located in a hazardous zone and does not contain any known hazards. The property is a level, rectangular-shaped parcel of land and is not located in a slope stability study area and high erosion hazard area, or an

Alquist Priolo fault-rupture zone. The site is located on the east side of Sweetzer Avenue, between Rosewood Avenue and Clinton Street and is currently occupied by two on-story residences. It is an in-fill lot in a substantially developed urban area. The site is composed of approximately 13,306 square feet of lot area and would contain a proposed land use that is consistent with local plans and policies. The lots created by this subdivision would comply with area requirements of the RD1.5 Zone. At a permitted density of 1 unit per 1,500 square feet, a maximum of 8 units is otherwise permitted on a lot with a total of 13,306 square feet. The project will provide two parking spaces per dwelling unit.

The environmental review conducted by the Department of City Planning, as indicated in Case No. ENV-2016-0773-MND (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area is consistent with existing development of the site and surrounding community. The physical implementation of the project would not cause substantial impacts beyond the existing baseline conditions. Potentially significant impact identified in the Mitigated Negative Declaration would be mitigated via implementation of the required mitigation measures as identified under the Conditions of Approval for this project as indicated in the Mitigated Negative Declaration.

The site is not subject to the Specific Plan for Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard, and flood-related erosion hazard areas). The Department of Building and Safety, Grading Division, reported that the site is located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The liquefaction study included as a part of the report/s demonstrates that the site does not possess a liquefaction potential. This satisfies the requirement of the 2014 Los Angeles City Building Code Section 1802.2.7.

Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

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

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zone of RD1.5. The property is not located within a Specific Plan. The Low Medium II Residential land use designation and the RD1.5 Zone permit the small lot development subject to lot areas comprised of a minimum of 1,500 square feet (Sections 12.09.1 and 12.22-C,27 of the Los Angeles Municipal Code). The property contains approximately 0.30 net acres (13,306 square feet) after the required dedications. The applicant is permitted to construct 8 residential condominiums or apartment unit's by-right per the RD1.5 Zone. The applicant is proposing to develop eight (8)

small lot homes on a site consisting of eight (8) small lots, consistent with the RD1.5 Zone and in accordance with the Small Lot Ordinance and the Subdivision Map Act. The project will provide two parking spaces per dwelling unit.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. Therefore, the project site is physically suitable for the proposed type of 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 Mitigated Negative Declaration (Case No. ENV-2016-0773-MND) prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset to these resources is concerned. Furthermore, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish.

With regards to those impact categories identified in the environmental documentation as having a potential impact without mitigation, the Mitigated Negative Declaration has identified Mitigation Measures to mitigate potentially significant impacts to less than or no impact levels. Such measures are required and are incorporated under the project's conditions of approval. Mitigation Monitoring and other procedures and processes have been identified ensuring the implementation of all required mitigation measures. Therefore, in light of the whole record, the proposed project would not cause substantial impacts on the environment.

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

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

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, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, an environment assessment consistent with the

requirements of the California Environmental Quality Act (CEQA) was prepared for the proposed project, which indicates that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, Public Park or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed 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 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 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.

ADJUSTMENT FINDINGS (Sections 12.28-C.4 and 17.03-A)

- 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 Los Angeles Municipal Code regulates the height of buildings to ensure uniformity and standardization of structures. The 1XL height district limits the height of buildings in the RD1.5 Zone to 30 feet. This is to provide consistency of buildings on properties located in the same zone.

The rectangular shaped lot is 13,306 net square feet in size after dedication and is located within the Hollywood Community Plan area. The subject site is improved with two homes to be demolished to allow the construction of an eight (8) Small Lot homes. The proposed structures will be 35 feet 4 inches in total height. The additional 3 feet 6 inches is for the railings on the deck portion and the rest of the additional height 1 foot and 10 inches pertains to the roof structures used to enclose the roof access stair and mechanical spaces which is exempt from height under LAMC Section 12.21.1, B.3, which explains that any roof structure housing stairways and elevators may exceed the building height limit by up to ten (10) feet where the height is limited to 30-feet. The building envelope, excluding the stairway and mechanical enclosures, is in compliance with the height limit imposed by the 1XL height district, however the railings increase the height of the project by 3 feet 6 inches. The project complies with all other requirements set forth by the LAMC including density, yards and parking.

The Small Lot Subdivision development is proposing to provide much desired private outdoor space for each of the eight units in the form of rooftop decks, thus necessitating the railings. The 13,306 square foot site places limitations on the applicant to provide usable outdoor space for all units, as much of the ground level will be either dedicated to required setbacks or the paved driveway. The roof deck railings have been designed to be minimally evasive to neighbors by having a 12-foot setback along North Sweetzer Avenue, 5-foot setbacks along the north and south property lines, and a 10-foot eastern setback. The unique nature of the small lot project and the project site makes strict adherence to the zoning regulations impractical while providing suitable private outdoor space for the future owners, however the project will substantially conform 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.**

As conditioned by this grant, the 33-feet 6 inches high buildings (35-feet 4 inches at the highest point in some parts of the building due to the stairway and mechanical enclosures), including the additional 3-feet 6-inches for the railings, will not adversely impact the adjacent properties in regards to light, air, privacy or emergency access. Additionally, the proposed project will not further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The proposed rooftop decks require the installation of railings, therefore increasing the total building height by 3 feet 6 inches.

The roof decks will provide additional private outdoor space for the future owners and have been designed to not impede on the privacy of existing neighbors. The project complies with the setback requirements for small lot projects adjacent to residential properties and the stairway and mechanical structures are located on one corner of the building to reduce mass and reduce visibility from the front of the property line along North Sweetzer Avenue. The railings have been designed to be minimally evasive to neighbors by incorporating glass panels.

No adverse impacts will be created from the proposed project. Furthermore, the proposed project is subject to review by responsible City agencies, including the Department of Building and Safety to assure compliance with statutory requirements as well as the specific Conditions imposed by this grant.

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

The project site is located within the Hollywood Community Plan area which designates the property for Low Medium II Residential land use with the corresponding zones RD2 and RD1.5. The property is not located within any specific plan areas. The Community Plan does not directly discuss increases in allowable building height in regards to individual properties.

There are eleven elements of the General Plan. Each of the elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The request is in line with City Policies and Objectives and is consistent with the general spirit and intent of the Planning and Zoning Code, the General Plan and the Hollywood Community Plan. The project is subject to numerous conditions which are intended to protect the public welfare and secure compliance with the requirements set forth by the Los Angeles Municipal Code and all eleven elements of the General Plan.

The requested building height increase to allow a 33 foot 6 inch (35-feet 4 inches at the highest point in some parts of the building due to the stairway and mechanical enclosures) high building, including a 3-foot 6-inches high railings, will provide much needed private outdoor space for the future owners. As conditioned herein, granting the adjustment to allow a 33 foot 6 inch (35-feet 4 inches at the highest point in some parts of the building due to the stairway and mechanical enclosures) building will not adversely affect the public welfare or safety, and, therefore, will be in conformance with the spirit, intent and provisions of the Hollywood Community Plan, General Plan and LAMC.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73853-SL.

Vincent P. Bertoni, AICP
Advisory Agency



Jordann Turner
Deputy Advisory Agency

JT:LR

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Central 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://planning.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.

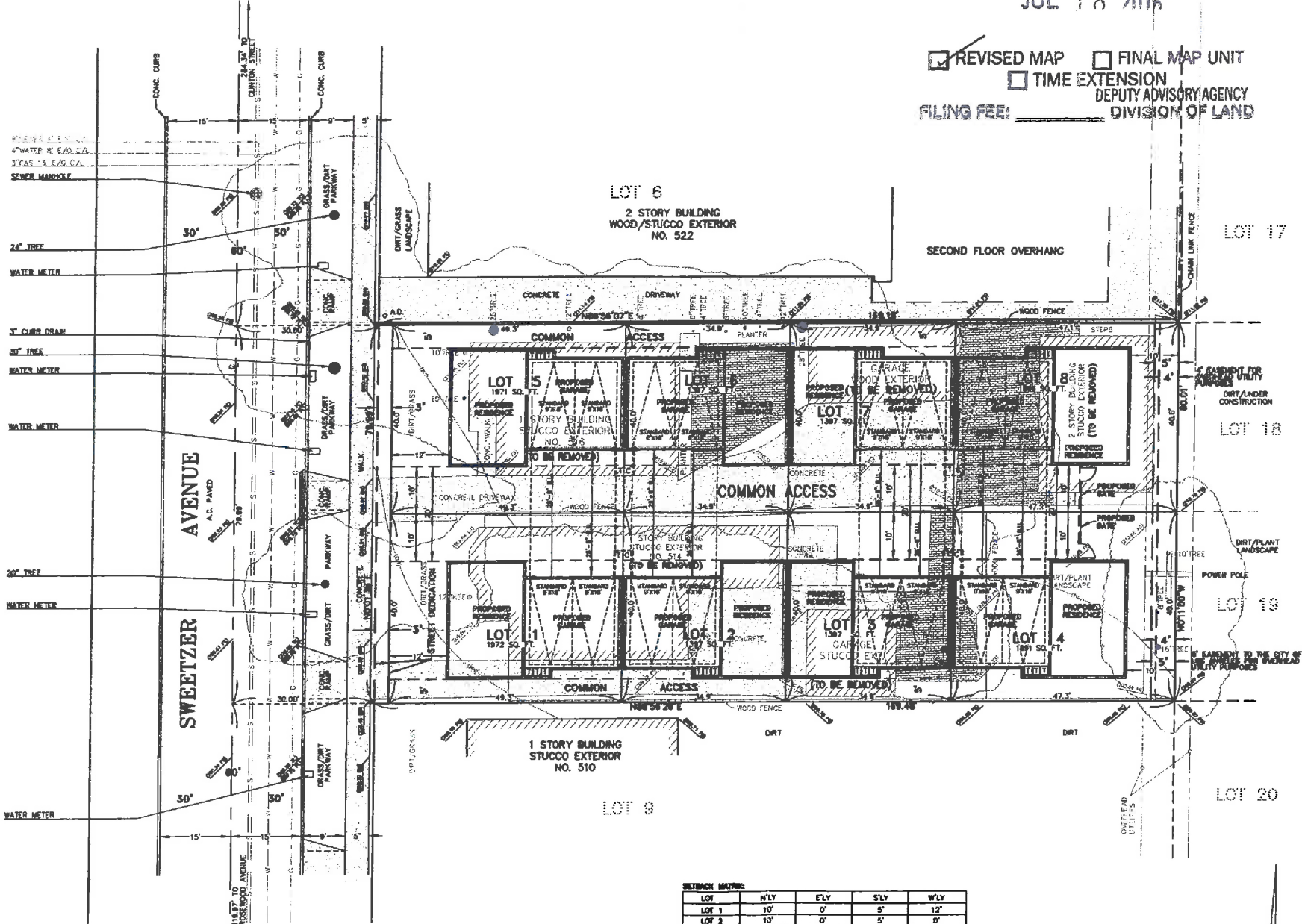
VESTING TENTATIVE
TRACT NO. 73853

FOR SMALL LOT SUBDIVISION PURPOSES
PER ORDINANCE NO. 176354

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP

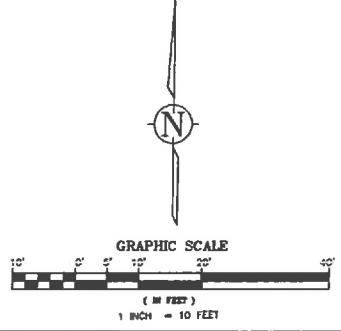
JUL 18 2016

☒ REVISED MAP ☐ FINAL MAP UNIT
☐ TIME EXTENSION
DEPUTY ADVISORY AGENCY
DIVISION OF LAND
FILING FEE: _____



SETBACK TABLE

LOT	N'LY	E'LY	S'LY	W'LY
LOT 1	10'	0'	5'	12'
LOT 2	10'	0'	5'	0'
LOT 3	10'	0'	5'	0'
LOT 4	10'	10'	5'	0'
LOT 5	5'	0'	10'	12'
LOT 6	5'	0'	10'	0'
LOT 7	5'	0'	10'	0'
LOT 8	5'	10'	10'	0'



NOTES:

LEGAL DESCRIPTION:
LOTS 7 AND 8 IN BLOCK 8 OF TRACT NO. 8202, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85 PAGE 94 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/BLINDOWNER: AA CA PROPERTY PORTFOLIO 1, LLC
4223 GLENCO AVE., SUITE B-121
MARINA DEL REY, CA 90402
310-448-9500

CONTACT: DANN BENEMAN
P.O. BOX 351028
LOS ANGELES, CA 90035
888-721-2228

SURVEYOR: BRYAN GENTRY, L.S. 6345
GENTRY SURVEYING CO.
235 E. EAST ST., UNIT B
SAN VALLEY, CA 93065
805-527-1530
805-527-2549 FAX

SURVEY PREPARED UNDER THE DIRECTION OF: [Signature]
BRYAN GENTRY L.S. 6345
LICENSE EXPIRES 12-31-18
DATE: 07-18-16

SURVEYOR'S NOTES:
1. DATE OF SURVEY: SEPTEMBER 2015
2. VESTING TENTATIVE MAP PREPARED: JULY 2016
3. SITE AREA - GROSS: 15946.0 SQ. FT. OR 0.3681
NET: 13548.8 SQ. FT. OR 0.3110 ACRES
NET AFTER DEDICATION: 13308.8 SQ. FT. OR 0.3055 ACRES
4. SITE ADDRESSES: 514 AND 516 N. SWEETZER AVE., LOS ANGELES, CA 90040
5. EXISTING ZONING: RD1.5-1X1
PROPOSED ZONING: SAME
6. DISTRICT MAP NO.: 141 B 173
7. COMMUNITY PLAN: HOLLYWOOD
8. COMMUNITY PLAN DESIGNATION EXISTING: LOW MEDIUM D RESIDENTIAL
GENERAL PLAN LAND USE PROPOSED: SAME
9. BENCHMARK: L.A. CITY B.M. NO. 13-15208, ELEV.=205.41 (2000 ADJ.) (NAD 83), SPK N CURB MELROSE AVE, 1571 E/O BOR E/O SWEETZER AVE E END CB
10. SITE LOCATED WITHIN NFP COMMUNITY NUMBER 060137, FIRM PANEL NO. 16057, DATE OF FIRM INDEX SEPTEMBER 26, 2006, FLOOD ZONE X AS SHOWN THEREON. ZONE X IS OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.
11. FOR THE CONSTRUCTION USE AND MAINTENANCE OF A LOT SMALL LOT SUBDIVISION COMPRISED OF SINGLE-FAMILY DWELLINGS WITH 16 PARKING SPACES AND 2 GUEST PARKING SPACES.
12. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1X1 ZONE, PURSUANT TO ORDINANCE NO. 176354.
13. TRASH COLLECTION PUBLIC SERVICE WITH INDIVIDUAL CANS. SENSORS ARE IN AND AVAILABLE.
14. BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS.
15. PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE.
16. UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
17. [T] INDICATES TRASH LOCATION.
18. T C INDICATES TRASH COLLECTION LOCATION.

VICINITY MAP: [Map showing location within neighborhood]

2. UPDATED COMMON ACCESS AND PARKING 07/18/16
1. NEW BUILDINGS AND SUBDIVISION LOT LINES 02/04/16
No. Revisions / Submissions Date

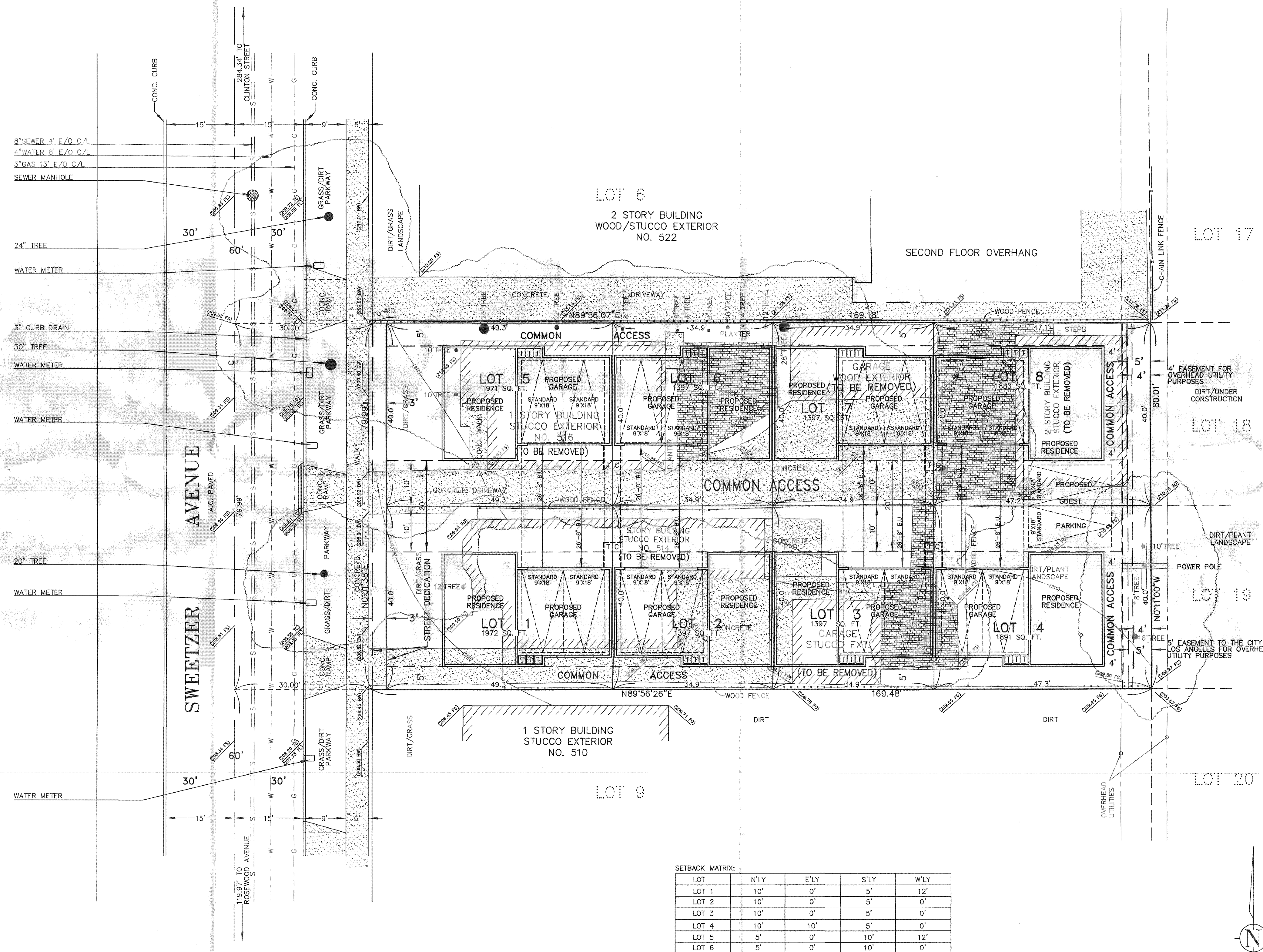
GENTRY SURVEYING CO.
235 E. EAST STREET UNIT B • SAN VALLEY • CA • 93065
(805) 527-1530 • FAX (805) 527-2549 • GENTRY@GENTRY.COM

PROPOSED FOR: AA CA PROPERTY PORTFOLIO 1 LLC
4223 GLENCO AVE., SUITE B-121
MARINA DEL REY, CA 90402

SHOWN THIS VESTING TENTATIVE TRACT NO. 73853
FOR SMALL LOT SUBDIVISION PURPOSES
PER ORDINANCE NO. 176354

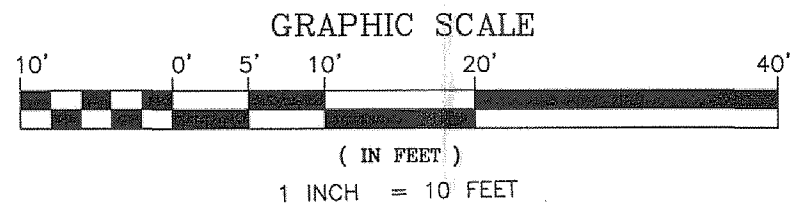
SCALE: 15-130
1" = 10'
1 OF 1
BRYAN GENTRY L.S. 6345

VESTING TENTATIVE
TRACT NO. 73853
FOR SMALL LOT SUBDIVISION PURPOSES
PER ORDINANCE NO. 176354



SETBACK MATRIX:

LOT	N'LY	E'LY	S'LY	W'LY
LOT 1	10'	0'	5'	12'
LOT 2	10'	0'	5'	0'
LOT 3	10'	0'	5'	0'
LOT 4	10'	10'	5'	0'
LOT 5	5'	0'	10'	12'
LOT 6	5'	0'	10'	0'
LOT 7	5'	0'	10'	0'
LOT 8	5'	10'	10'	0'



NOTES:

LEGAL DESCRIPTION:
LOTS 7 AND 8 IN BLOCK 8 OF TRACT NO. 6202, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65 PAGE 84, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/SUBDIVIDER:
AA CA PROPERTY PORTFOLIO 1, LLC
4223 GLENCO AVE., SUITE B-121
MARINA DEL REY, CA 90402
310-448-9500

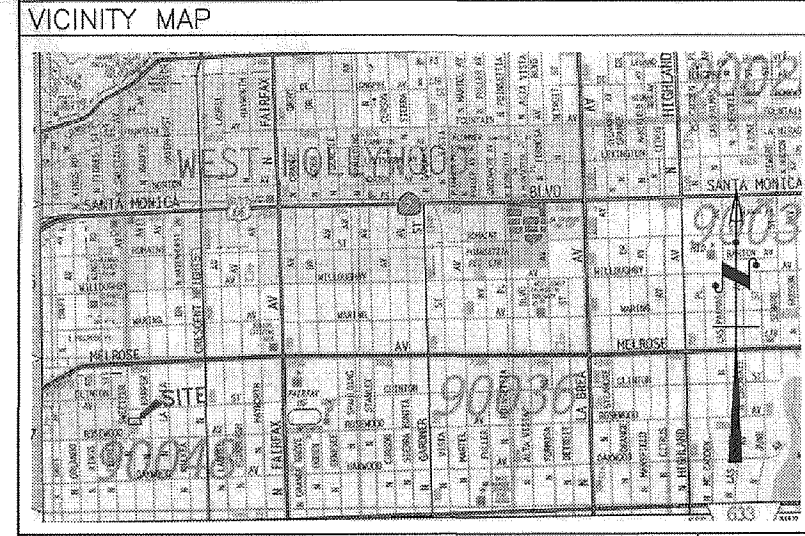
CONTACT:
DAVID BERNEMAN
P.O. BOX 351028
LOS ANGELES, CA 90035
888-721-2228

SURVEYOR:
BRYAN GENTRY, L.S. 6345
GENTRY SURVEYING CO.
255 E. EASY ST., UNIT B
SIMI VALLEY, CA. 93065
805-527-5299
805-527-2349 FAX

SURVEY PREPARED UNDER THE DIRECTION OF:

BRYAN GENTRY L.S. 6345
LICENSE EXPIRES 12-31-16
DATE: 02-04-16

- SURVEYOR'S NOTES:
- DATE OF SURVEY: SEPTEMBER 2015
 - VESTING TENTATIVE MAP PREPARED: FEBRUARY 2016
 - SITE AREA - GROSS: 15946.6 SQ. FT. OR 0.3661
NET: 13546.8 SQ. FT. OR 0.3110 ACRES
NET AFTER DEDICATION: 13306.8 SQ. FT. OR 0.3055 ACRES
 - SITE ADDRESSES: 514 AND 516 N. SWEETZER AVE., LOS ANGELES, CA 90048
 - EXISTING ZONING: RD1.5-1XL
PROPOSED ZONING: SAME
 - DISTRICT MAP NO.: 141 B 173
 - COMMUNITY PLAN: HOLLYWOOD
 - COMMUNITY PLAN DESIGNATION EXISTING: LOW MEDIUM II RESIDENTIAL
GENERAL PLAN LAND USE PROPOSED: SAME
 - BENCHMARK:
L.A. CITY B.M. NO. 13-15208, ELEV.=205.41 (2000 ADJ.)
(NAD 1983), SPK N CURB MELROSE AVE; 15FT E/O BCR E/O SWEETZER AVE E END CB
 - SITE LOCATED WITHIN NFIP COMMUNITY NUMBER 060137, FIRM PANEL NO. 1605F, DATE OF FIRM INDEX SEPTEMBER 26, 2008, FLOOD ZONE X AS SHOWN THEREON.
ZONE X IS OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.
 - FOR THE CONSTRUCTION USE AND MAINTENANCE OF A 8 LOT SMALL LOT SUBDIVISION COMPRISED OF SINGLE-FAMILY DWELLINGS WITH 16 PARKING SPACES AND 2 GUEST PARKING SPACES.
 - SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1XL ZONE, PURSUANT TO ORDINANCE NO. 176,354.
 - TRASH COLLECTION: PUBLIC SERVICE WITH INDIVIDUAL CANS
SEWERS ARE IN AND AVAILABLE.
 - BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS.
 - PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE.
 - UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
 - INDICATES TRASH LOCATION.
 - T.C. INDICATES TRASH COLLECTION LOCATION.



1.	NEW BUILDINGS AND SUBDIVISION LOT LINES	02/04/16
No	Revisions / Submissions	Date

GENTRY SURVEYING CO.
255 E. EASY STREET UNIT B • SIMI VALLEY • CA • 93065
(805) 527-5299 • FAX (805) 527-2349 • G@SURVEY@AOL.COM

PREPARED FOR:
AA CA PROPERTY PORTFOLIO 1 LLC
4223 GLENCO AVE., SUITE B-121
MARINA DEL REY, CA 90292

DRAWING TITLE: VESTING TENTATIVE TRACT NO. 73853
FOR SMALL LOT SUBDIVISION PURPOSES
PER ORDINANCE NO. 176354

SEAL	DRAWING NAME: 15-130-TM.DWG	PROJECT NO. 15-130
	DRAWN BY: JG&BG	SCALE: 1" = 10'
	CHECKED BY: BG	DRAWING NO. 1 OF 1
	DATE: 02-04-16	

BRYAN GENTRY L.S. 6345