

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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December 29, 2016

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516 Pennsfield Place
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Olfati Design Group (R)
5199 East Pacific Coast Highway
Long Beach, CA 90804

Lily Xiao,
Apple Engineering Group (E)
9080 Telstar Avenue, Suite 309
El Monte, CA 91731

RE: Vesting Tentative Tract Map No.: 74182-SL
Related Cases: N/A
Address: 802 North Martel Avenue & 7369
West Waring Avenue
Community Plan: Hollywood
Zone: [Q]R3-1XL
Council District: 5 - Koretz
CEQA No.: ENV-2016-2053-CE

LETTER OF CLARIFICATION

On December 15, 2016, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 74182-SL, located at 802 North Martel Avenue and 7369 West Waring Avenue for a maximum of **five (5) small lot homes** for the purposes of a Small Lot Subdivision as shown on map stamp-dated October 1, 2016 in the Hollywood Community Plan. The Advisory Agency's approval is subject to conditions of approval.

Condition No. 18.i. of the grant currently reads as follows:

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

- 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 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.

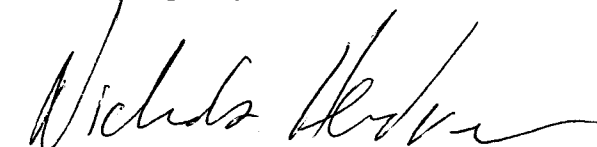
One of the intents of the Condition is to ensure that the project maintains the proposed central trash area shown on the Vesting Tentative Tract Map. In light of the foregoing, Condition No. 18.i. is hereby clarified to include additional language regarding centralized trash and recycling facilities as follows:

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - 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. Trash and recycling facilities shall be located in a central enclosure and shall be screened from the public right-of-way. 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 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.

In order to effectuate this clarification to conditions of the grant, the applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Clarification. A copy of the recorded document(s) shall be submitted to the Development Services Section for inclusion in the case file.

All other terms and Conditions of Vesting Tentative Tract No. 74182-SL shall remain as originally granted.

VINCENT P. BERTONI, AICP
Advisory Agency



NICHOLAS HENDRICKS
Deputy Advisory Agency

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Decision Date: December 15, 2016

Appeal Period Ends: December 27, 2016

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Lily Xiao,
Apple Engineering Group (E)
9080 Telstar Avenue, Suite 309
El Monte, CA 91731

RE: Vesting Tentative Tract Map No.: 74182-SL
Related Cases: N/A
Address: 802 North Martel Avenue & 7369
West Waring Avenue
Community Plan: Hollywood
Zone: [Q]R3-1XL
Council District: 5 - Koretz
CEQA No.: ENV-2016-2053-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. 74182-SL, located at 802 North Martel Avenue and 7369 West Waring Avenue for a maximum of **five (5) small lot homes** for the purposes of a Small Lot Subdivision as shown on map stamp-dated October 1, 2016 in the Hollywood Community Plan. This unit density is based on the [Q]R3-1XL 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, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2-foot wide strip of land be dedicated along Martel Avenue adjoining the tract to complete a 32-foot wide half right-of-way in accordance with Modified Collector Street Standards including a 15-foot radius property line return or a 10-foot by 10-foot property cut corner at intersection with Waring Avenue.
2. That an approximately 4.87-foot and variable width strip of land be dedicated along Waring Avenue adjoining the tract. This approximate and variable width shall provide a minimum 50-foot wide width for the remainder of the parcel, this shall be determined and verified on the final map.
3. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
5. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
6. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That any fee deficit under Work Order No. EXT00694 expediting project be paid.

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.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Provide a copy of affidavit AF-89-120334-MBS. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- c. 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 and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.
- d. Revise the Setback Matrix to identify the setbacks by the direction for all sides of the lot. Include the setbacks for the Northerly and Southerly directions in the Setback Matrix. Front setback shall be the direction facing the street (Waring Avenue for Lots A to D) or the street frontage with the narrowest width (Martel Avenue for Lot E).
- e. Lots A to D do not comply with the minimum 15 ft. front yard setback along Waring Avenue as required for the **R3-1XL Zone**. Revise the Map to show compliance with the above requirement after required street dedication is taken or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- f. 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 vehicular access purposes. 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 for a reduced and/or projections into the common access strip all the way to the public street for all lots.
- 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. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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

DEPARTMENT OF TRANSPORTATION

10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - 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.

Please contact this section at (213) 482-7023 for any questions regarding the above

FIRE DEPARTMENT

11. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. 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.
 - b. Site plans shall include all overhead utility lines adjacent to the site.

- c. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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 within 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

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

BUREAU OF STREET LIGHTING

13. Prior to the recordation of the final map 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

14. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

15. 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

16. That the Quimby fee be based on the [Q]R3-1XL Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

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

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. 74182-SL shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of five (5) small lots.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
 - 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. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- 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.

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 side and rear yards of the subdivision measure less than 5 feet in width:

Setbacks				
Lot No.	North	East	South	West
A	12'	5'	5'	0.25'
B	12'	0.25'	5'	0.25'
C	12'	0.25'	5'	0.25'
D	12'	0.25'	5'	0.25'
E	12'	0.25'	5'	18'
The Advisory Agency has approved a minimum 12-foot wide common access strip for the approved subdivision				

- 19. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Condition(s) per Ordinance No. 164,707.
- 20. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- 21. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions

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

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

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

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

representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING-STANDARD 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 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) Improve Martel Avenue adjoining the subdivision by the construction of the following:
 - i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - ii. Suitable surfacing to join the existing pavements and to complete a 22-foot half roadway.

- iii. Any necessary removal and reconstruction of existing improvements.
 - iv. That necessary transitions to join the existing improvements
- (b) Improve Waring Avenue adjoining the subdivision by the construction of the following:
- i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - ii. Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. That necessary transitions to join the existing improvements.
- (b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- (c) Construct new street light: one (1) on Waring 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.

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)

On September 6, 2016, the Department of City Planning issued a Categorical Exemption (Class 32) for the proposed project.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions described in this section. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The site is zoned [Q]R3-1XL and has a General Plan Land Use Designation of Medium Residential. As a development consisting of five residential units on a lot that is 9,002 gross square feet in size, the project is in conformance with the General Plan and Zoning designation. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.21 gross acres. Lots surrounding the subject site are developed with single- and multi-family dwellings. The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species, nor is it proximity of any fish or wild life or such habitat. In an arborist report, dated May 12, 2016, one schefflera tree was identified on the project site. Three London Plane off-site street trees are located on Martel Avenue near the subject property and protected per LAMC Section 127.02. The on-site schefflera tree is not protected and will be removed to construct the proposed development and the three London Plane street trees will be protected throughout the construction of the

project. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. The project site will be adequately served by all public utilities and services given that the construction of a five (5) new residential units will be on a site which has been previously developed with two single-family dwellings.

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. The project is an infill project located in an existing multiple- and single- family developed residential neighborhood and will not create any impacts on an environmental resource of hazardous or critical concern. The project is in compliance with existing zoning and adopted land use designations. It would not create a significant cumulative impact on the environment nor are any unusual circumstances anticipated, given that the project will be required to adhere to all applicable building codes and regulated construction methods. The project is not located on or adjacent to a scenic highway and has not been identified as a hazardous waste. The existing structures on site have not been identified as individual historic resources under SurveyLA.

Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 74182-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

The subject site contains approximately 0.19 net acres (8,108 square feet) and is located in the Hollywood Community Plan, which designates the subject property for Medium Residential land uses with the corresponding zone of R3. The property is not located within a Specific Plan. The applicant is proposing to develop five (5) small lot homes on a site consisting of five (5) small lots, per the Small Lot Ordinance and the Subdivision Map Act.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Medium Residential land uses with the corresponding zone of R3. Apartments, condominiums, and other multi-family uses are permitted in said land use designation and 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. At a permitted density of one unit per 1,200 square feet of lot area per the "Q" Qualified Classification of the zone, the applicant is permitted to construct a maximum of six units on a lot with a net total of 8,108 square feet after dedications. The proposed project is comprised of five units. 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. The map provides the required components of, both, a vesting tentative tract map and a small lot subdivision.

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"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. 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.

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, 17.06-B 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 Medium Residential land uses with the corresponding zone of R3. The property is not located within a Specific Plan. As proposed, the project will develop the site with five small lot homes in conjunction with the small lot subdivision. At a permitted density of one unit per 1,200 square feet of lot area per the "Q" Qualified Classification of the zone, the applicant is permitted to construct a maximum of six units on a lot with a net total of 8,108 square feet after dedications. The proposed project is comprised of five units. Thus, the project is consistent with the allowable density of the [Q]R3-1XL Zone and in accordance with the Small Lot Ordinance and the Subdivision Map Act.

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"). LAMC Section 17.06-B lists the map requirements for a tentative tract map. 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 Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs. The 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. Waring Avenue is a Standard Local Street currently dedicated to a 25-foot half roadway at the project's street frontage. Martel Avenue is a Modified Collector Street currently dedicated to a 30-foot half roadway 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

servicing the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. The Bureau of Engineering will require a two-foot dedication along Martel Avenue and a 4.87-foot dedication along Waring Avenue, and for the construction of the necessary on-site mainline sewers, the reconstruction of a 5-foot concrete sidewalk, and suitable surfacing to join the existing pavements on both street frontages. In addition, the Bureau of Street Lighting required that one street light on Waring Avenue be constructed as part of the project in the event that street widening is required. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990.

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 site is a relatively flat parcel that contains approximately 0.19 net acres (8,108 square feet), with a two-foot dedication requirement along Martel Avenue and a 4.87-foot dedication requirement along Waring Avenue. The subject site is not located in a hazardous zone and does not contain any known hazards. The property is a rectangular-shaped parcel of land and is not located in a slope stability study area high erosion hazard area, or an Alquist Priolo fault-rupture zone.

The subject property is located on the northeast corner of Waring Avenue and Martel Avenue and is currently occupied by two one-story single-family residences. It is an in-fill lot in a substantially developed urban area. The site is composed of approximately 8,108 square feet of net 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 the area requirements of the [Q]R3-1XL Zone. At a permitted density of one unit per 1,200 square feet of lot area, a maximum of six units is permitted on the project site, while five units are proposed.

The proposed project is considered an infill development in a neighborhood that is developed with mixed residential land uses. The land use and zoning within 500 feet of the project site is reflective of single- and multi-family residential uses. The northerly adjoining property is zoned [Q]R3-1XL and developed with a two-story condominium building containing six residential dwelling units. The southerly adjoining properties, across Waring Avenue, are zoned R1-1 and developed with three one-story single-family residences. The easterly adjoining property, fronting Waring Avenue, is zoned [Q]R3-1XL and developed with a one-story single-family dwelling. The westerly adjoining property, across Martel Avenue, is zoned [Q]R3-1XL and is developed with a two-story condominium building containing five residential dwelling units. The site is not in a liquefaction zone, landslide area, flood zone, a tsunami-inundation zone, flood-prone area, or a High Wind Velocity Area. The site is not located in a Methane Zone and is not identified as having hazardous

waste or past remediation.

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 geology/soils reports are not required prior to approval of the map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geological hazards.

On September 6, 2016, the Department of City Planning determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Class 32 for infill development (Case No. ENV-2016-2053-CE). (See CEQA Findings.)

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 Medium Residential land uses with the corresponding zone of R3. The property is not located within a Specific Plan. As proposed, the project will develop the site with five small lot homes in conjunction with the small lot subdivision. The subject property has a permitted density of one unit per 1,200 square feet of lot area per the "Q" Qualified Classification of the zone. By dividing the net lot area of 8,108 square feet (after dedications) by 1,200 square feet, 6.76 units are permitted on the site, which is rounded down to six units. The applicant is permitted to construct a maximum of six units on the site and five units are proposed. Thus, the project is consistent with the allowable density of the [Q]R3-1XL Zone and in accordance with the Small Lot Ordinance and the Subdivision Map Act. Furthermore, the proposed project will comply with all LAMC requirements for parking, yards, and open space in accordance with Ordinance No. 176,354.

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 density 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.

On September 6, 2016, the Department of City Planning issued a Categorical Exemption (Class 32) for the proposed project.

Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. The project is an infill project located in an existing multiple- and single- family developed residential neighborhood and will not create any impacts on an environmental resource of hazardous or critical concern. The project is in compliance with existing zoning and adopted land use designations. It would not create a significant cumulative impact on the environment nor are any unusual circumstances anticipated, given that the project will be required to adhere to all applicable building codes and regulated construction methods. The project is not located on or adjacent to a scenic highway and has not been identified as a hazardous waste. The existing structures on site have not been identified as individual historic resources under SurveyLA.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions described in this section. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The site is zoned [Q]R3-1XL and has a General Plan Land Use Designation of Medium Residential. As a development consisting of five residential units on a lot that is 9,002 gross square feet in size, the project is in conformance with the General Plan and Zoning designation. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.21 gross acres. Lots surrounding to the subject site are developed with single- and multi-family dwellings. The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species, nor is it proximity of any fish or wild life or such habitat. In an arborist report, dated May 12, 2016, one schefflera tree was identified on the project site. Three London Plane off-site street trees are located on Martel Avenue near the subject property and protected per LAMC Section 127.02. The on-site schefflera tree is not protected and will be removed to construct the proposed development and the three London Plane street trees will be protected throughout

the construction of the project. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. The project site will be adequately served by all public utilities and services given that the construction of a five (5) new residential units will be on a site which has been previously developed with two single-family dwellings.

Therefore, based on the facts herein, it can be found that 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.

(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, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 32 for infill development. 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. A solar report, dated May 21, 2016, was submitted with the tract application.

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

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 74182-SL.

VINCENT P. BERTONI, AICP
Advisory Agency


NICHOLAS HENDRICKS
Deputy Advisory Agency

NH:JM:CS:bk

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/>.

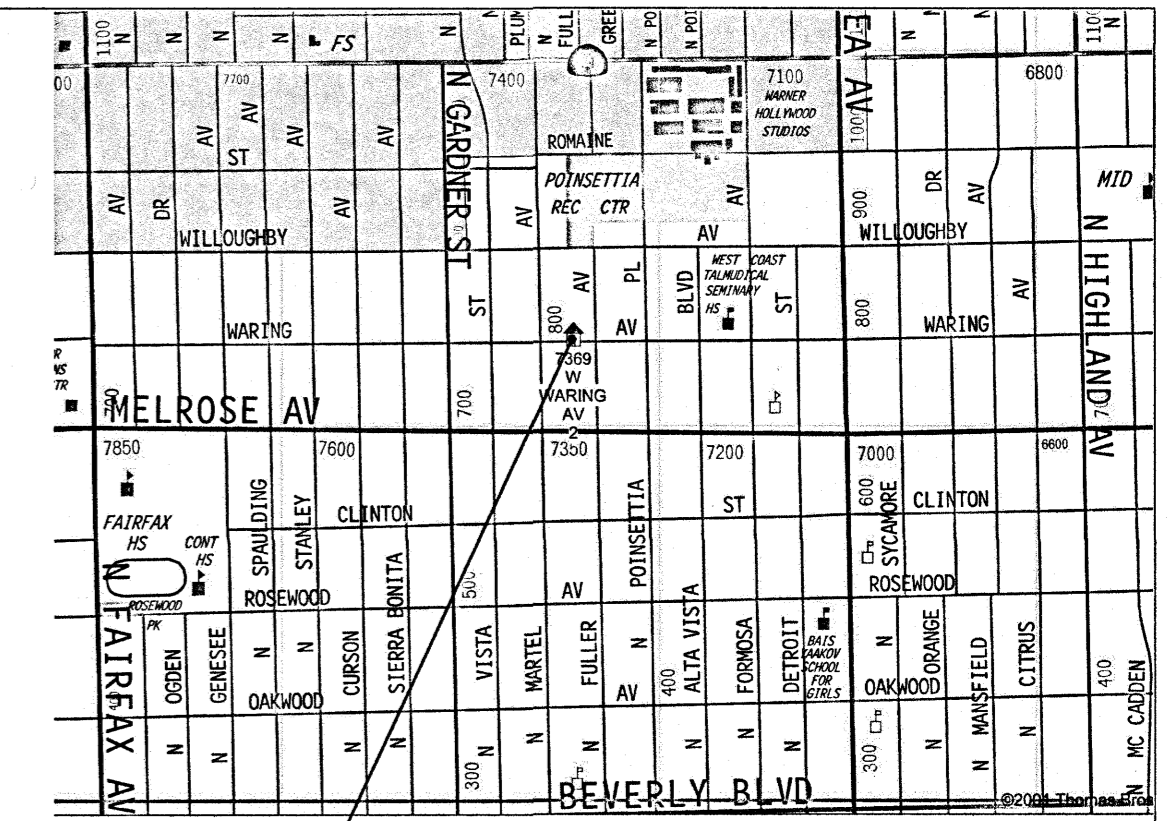
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California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

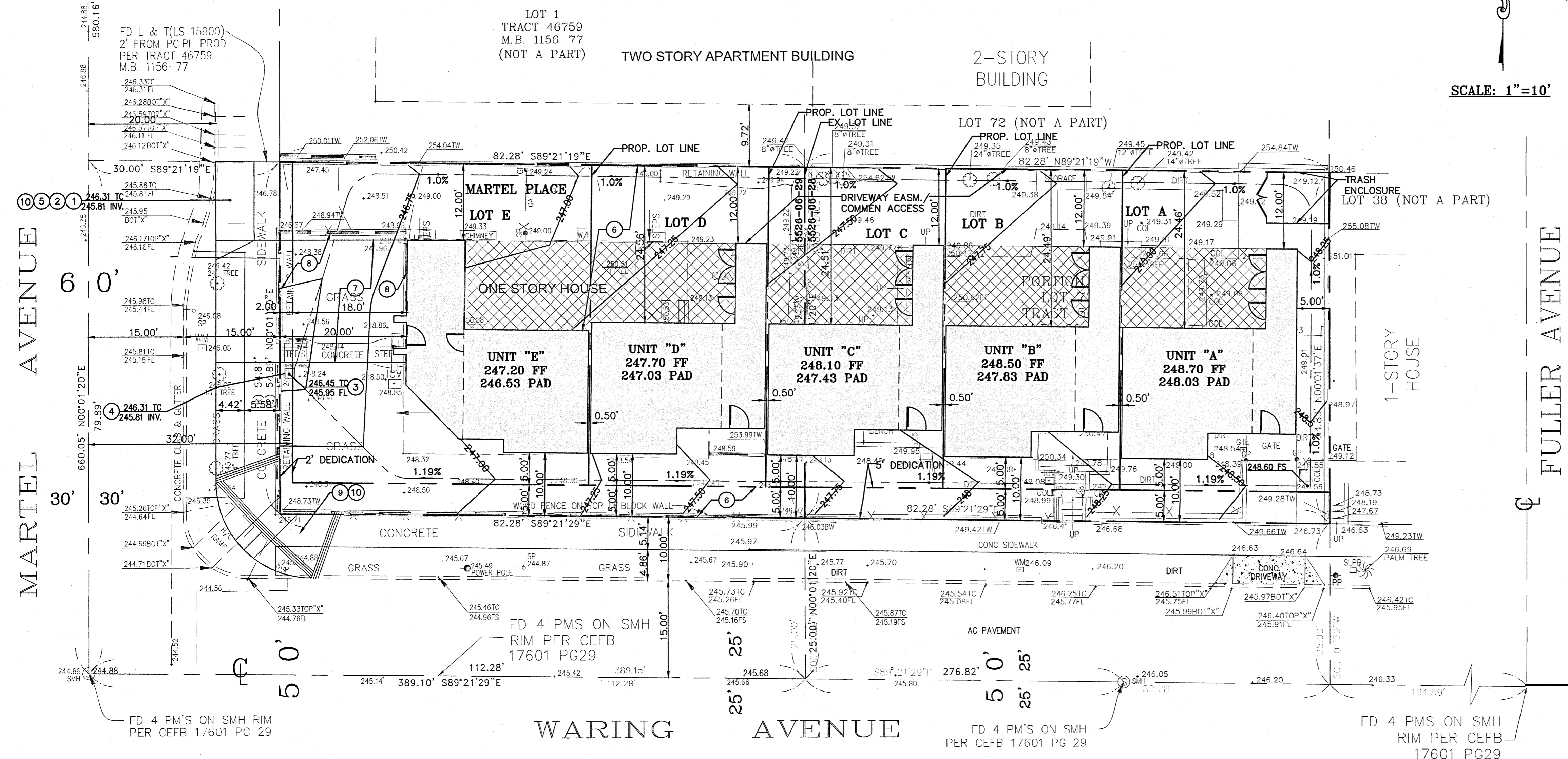
VESTING TENTATIVE TRACT NO. 74182

FOR SMALL LOT SUBDIVISION PURPOSES

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOT 73, OF TRACT NO. 5665, IN THE CITY
 OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
 PER MAP RECORDED IN BOOK 60 PAGE 97 OF MAP, IN THE OFFICE OF
 THE COUNTY RECORDER OF SAID COUNTY.
 SEPTEMBER 30 2016



PROJECT LOCATION VICINITY MAP
 T.G. # 593-C6 N.T.S.



SCALE: 1"=10'

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
 LOT 73 OF TRACT NO. 5665, AS PER MAP RECORDED IN BOOK 60 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5526-006-028 & 5526-006-029

BASIS OF BEARINGS:

THE BEARING SOUTH 89°21'29" EAST, ON THE CENTERLINE OF WARING AVENUE AS SHOWN ON TRACT NO. 5665, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.B. 50, PAGE 97, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN# 5526-006-028 & 5526-006-028

PROJECT DATA

PROJECT: 5 SMALL LOT SUBDIVISION AT
 7367 WARING AVE.,
 LOS ANGELES, CA 90046, AND
 802 N MARTEL AVE.,
 LOS ANGELES, CA 90046

OWNER: ALTA WARING DEVELOPMENT, LLC
 LOT SIZE: GROSS AREA-9,002 SQ FT/0.2067 AC; NET AREA-8,108 SQ FT/0.1861 AC
 TOTAL EXISTING LOTS: 2
 BUILDING DESCRIPTION: PROPOSED FIVE 3-STORY SINGLE FAMILY HOUSES BUILDING
 PARKING: 2 CAR GARAGE PER HOUSE
 TOTAL AREA OF NEW BUILDING: 12,865 SQFT (4X2,652+2,657-12,865 SF)
 PROPOSED USE: 5 NEW SINGLE FAMILY HOUSES, 10 COVERED PARKING SPACES
 EXISTING AND PROPOSED ZONING: [O]R3-1XL
 ALL UTILITIES AVAILABLE TO THE SITE
 EXISTING STRUCTURES TO BE DEMOLISHED
 DRAINAGE FOR THE SITE WILL BE DIRECTED TO THE MARTEL AVE., THROUGH CURB DRAIN.
 APN# 5526-006-028 & 5526-006-029
 LAND AREA: 9002 SQ.FT.
 THERE IS NO OAK TREE ON THE SUBJECT PROPERTY.
 THIS SITE IS NOT IN HAZARDOUS AREA.

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

OCT 01 2016

REVISOR'S AGENCY
 DIVISION OF LAND

- ### LEGEND:
- PROPERTY LINE
 - CENTERLINE
 - EX. TREE
 - EX. SEWER LINE
 - FIRE HYDRANT
 - STREET LIGHT/LIGHT POLE
 - POWER POLE
 - EXISTING ELEVATION (179.00)
 - PROPOSED ELEVATION 179.00
 - RAMP/DRIVEWAY
 - EX. STRUCTURE TO BE DEMOLISHED WITHIN SUBDIVISION BOUNDARY
 - FLOW LINE/SHEET FLOW
 - TEMPORARY BENCH MARK
 - WROUGHT IRON FENCE/FENCE
 - EX. CONC OR BLOCK WALL
 - PROP. SMALL LOT

- ### CONSTRUCTION NOTES:
1. CONST. 4" AC OVER 8" SLURRY.
 2. REMOVE EX. DRIVEWAY APPROACH AND CONSTRUCT NEW PCC DRIVEWAY APPROACH PER LA CITY STD. PLAN S-440-4, CASE I. W=20', X=3', Y=6', Q=4', a=10'.
 3. CONST. 18"x18" CATCH BASIN PER BROOKS PRODUCTS.
 4. CONST. 2-4" C.I. CURB DRAIN PER SPPWC 150-3, N=2, CASE II INLET.
 5. SAWCUT EX. AC 1' AWAY FROM EX. EDGE OF GUTTER.
 6. CONST. 4" PCC PAVEMENT.
 7. CONST. TURF DRIVEWAY, DETAIL PER ARCHITECTURAL PLAN.
 8. REMOVE EXISTING RETAINING WALL.
 9. CONST. ADA RAMP, PER CITY STD. PLAN.
 10. REMOVE EXIST. CURB & GUTTER, SIDEWALK, CURB RAMP.

- ### ABBREVIATIONS
- | | | | |
|-------|--------------------------|-----|-----------------|
| AC | - ASPHALTIC PAVEMENT | R/W | - RIGHT OF WAY |
| APN | - ASSESSOR PARCEL NUMBER | S | - SOUTH |
| BM | - BENCHMARK | S/W | - SIDEWALK |
| CBW | - CONCRETE BLOCK WALL | SF | - SQUARE FOOT |
| CB | - CATCH BASIN | SMH | - SEWER MANHOLE |
| CONC | - CONCRETE | TC | - TOP OF CURB |
| CL | - CENTERLINE | TG | - TOP OF GRADE |
| C&G | - CURB AND GUTTER | TW | - TOP OF WALL |
| INV. | - INVERT ELEVATION | W | - WEST |
| E | - EAST | WM | - WATER METER |
| EX. | - EXISTING | | |
| FF | - FINISH FLOOR | | |
| FH | - FIRE HYDRANT | | |
| FL | - FLOWLINE | | |
| FG | - FINISH GRADE | | |
| G | - GAS | | |
| LS | - LICENSED SURVEYOR | | |
| L&TAG | - LEAD & TAG | | |
| L&T | - LEAD & TACK | | |
| MH | - MAN HOLE | | |
| MB | - MAP BOOK | | |
| N | - NORTH | | |
| NO. | - NUMBER | | |
| NTS | - NOT TO SCALE | | |
| PP | - POWER POLE | | |
| PROP. | - PROPOSE | | |
| PL | - PROPERTY LINE | | |

- ### NOTES:
1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1XL ZONE, PURSUANT TO ORDINANCE NO. 176,354.
 2. SEWAGE PROPOSED METHOD OF WEWAGE REMOVAL IS TO TIE INTO SEWER LINE IN WARING AVE.
 3. DRAINAGE: PROPOSED DRAINAGE METHOD WILL BE CONVEYED TO 8" STROM DRAIN PIPE TO BE CONNECTED TO EXISTING STORM DRAIN LOCATED SOUTH OF THE PROJECT SITE.
 4. TWO EXISTING DWELLING UNITS TO BE DEMOLISHED.
 5. EXISTING ZONING IS R3-1XL AND PROPOSED TO REMAIN THE SAME.
 6. EACH UNIT IS PROPOSED TO HAVE 2 CAR GARAGE FOR A TOTAL OF 10 PARKING SPACES
 7. WARING FRONTAGE IS FRONT YARD FOR UNITS A-D; MARTEL FRONTAGE IS FRONT YARD FOR UNIT E.

LOT COVERAGE:

LOT:	AREA:	PERCENTAGE:
LOT A:	1628 SF	20%
LOT B:	1384 SF	17%
LOT C:	1384 SF	17%
LOT D:	1384 SF	17%
LOT E:	2328 SF	28%
	8108 SF	100%

	UNIT "A"	UNIT "B"	UNIT "C"	UNIT "D"	UNIT "E"
FIRST FLOOR	223	223	223	223	481
SECOND FLOOR	857	857	857	857	806
SECOND FLOOR DECK	56	56	56	56	44
THIRD FLOOR	943	943	943	943	891
THIRD FLOR DECK	108	108	108	108	93
GARAGE	365	365	365	365	342
TOTAL SQFT	2,552 SF	2,552 SF	2,552 SF	2,552 SF	2657 SF

SETBACK MATRIX:

LOT	NORTHERLY	EASTERLY	SOUTHERLY	WESTERLY	BUILDING CLEARANCE
A	12'	5'	5'	0.25'	6"
B	12'	0.25'	5'	0.25'	6"
C	12'	0.25'	5'	0.25'	6"
D	12'	0.25'	5'	0.25'	6"
E	12'	0.25'	5'	18'	6"

CUT & FILL	SOIL ENGINEER	ARCHITECT	OWNER & APPLICANT	Plan Prepared By:	VESTING TENTATIVE TRACT NO. 74182
CUT: FILL:	COMPANY: PHONE: EMAIL:	COMPANY: OLFATI DESIGN PHONE: 562-986-4313 EMAIL:	COMPANY: ALTA WARING DEV. LLC NAME: ADI WEINBERG PHONE: 323-253-0535 EMAIL:	GUOXIN MIAO Date: 09/31/16	SCALE: 1"=10' DATE: 09/31/16 5526-006-028 5526-006-029 DRAWN BY: LILY REVISED:
				Apple Engineering Group Subdivision, Engineering Design & Survey 9080 TELSTAR AVENUE, SUITE 309 EL MONTE, CA 91731 Tel: (626) 552-9818 EMAIL: info@appleengineering.net	7367 WARING AVE., AND 802 N MARTEL AVE., LOS ANGELES, CA 90046 SHEET 1 OF 1 JOB NO. P15260

SURVEYOR
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