

**DEPARTMENT OF  
CITY PLANNING**

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(213) 978-1300

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**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

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DEPUTY DIRECTOR

July 17, 2019

Christopher Schwanitz (O)  
10153 Riverside Drive  
Truckee, CA 96161

RE: VTT-73859-SL  
Address: 642-646 N. Commonwealth Avenue  
Community Plan: Wilshire  
Council District: 13  
CEQA: ENV-2015-3644-MND

**EXTENSION OF TIME**

On July 20, 2016 the Deputy Advisory Agency conditionally approved VTT-73859-SL, for a maximum of twelve small lot homes in the Wilshire Community Plan.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension, totaling 9 years from the decision date for the recording of the final map.

Therefore, the new expiration date for VTT-73859-SL is **July 20, 2025** and no further extension of time can be granted.

Vincent P. Bertoni  
Director of Planning

Robert Duenas  
Deputy Advisory Agency  
RD:KA

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CITY PLANNING

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DANA M. PERLMAN

JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

KEVIN J. KELLER, AICP  
Deputy Director  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

Decision Date: July 20, 2016

Appeal Period Ends: August 1, 2016

Christopher Schwanitz  
SC Group 2822 St. George, LLC (O)(A)  
10153 Riverside Drive, Suite 1000  
Toluca Lake, CA 91602

Brandon M. Hahn (E)  
Hahn and Associates, Inc.  
26074 Avenue Hall, Suite 2  
Santa Clarita, CA 91355

Matthew Hayden (R)  
Three6ixty  
4309 Overland Avenue  
Culver City, CA 90230

RE: Vesting Tentative Tract Map No.: 73859-SL  
Related Cases: N/A  
Address: 642 – 646 N. Commonwealth  
Avenue  
Community Plan: Wilshire  
Zone: R3-1 Zone  
Council District: 13 – O'Farrell  
CEQA No.: ENV-2015-3644-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. 73859-SL, located at 642 and 646 N. Commonwealth Avenue for a maximum of **twelve (12) small lot homes** for the purposes of a Small Lot Subdivision as shown on map stamp-dated July 11, 2015 in the Wilshire Community Plan. This unit density is based on the R3-1 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**

**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. EXT00636 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 for recordation of the final map and 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 and side yard requirements shall be required to comply with current code as measure from new property lines after dedications.
  - c. Lots 1 and 7 do not comply with the minimum 15 ft. front yard setback along Commonwealth Avenue after required street dedication is taken as required for the **R3-1** Zone. Revise the Map to show compliance with the

above requirement or obtain approval from the Department of City Planning.

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.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements, with respect to the proposed property line. Compliance shall be to the satisfaction of LADBS at the time of plan check.

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

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 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 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 400, Station 3. Please contact this section at (213) 482-7024 for any questions regarding the above.

**FIRE DEPARTMENT**

9. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval either prior to recordation of a final map or the approval of a building permit.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. Submit plot plans indicating access road and turning area for Fire Department approval.
  - g. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
  - h. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
  - i. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
  - j. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - l. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

- m. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- n. Site plans shall include all overhead utility lines adjacent to the site.
- o. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- p. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Note:

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) 482-6904. You should advise any consultant representing you of this requirement as well.

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

- 11. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD letter dated December 7, 2015, attached to the Tract file. Dayton Heights Elementary School is located 0.15 miles southwest of the project site. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. (213) 241-3417, and the principals or designees of Dayton Heights Elementary School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

### **DEPARTMENT OF WATER AND POWER**

- 10. 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).)

Questions should be directed to the Los Angeles Department of Water and Power,

Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

#### **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, 12<sup>th</sup> Floor, Los Angeles, CA 90012, 213 922-8363.

#### **DEPARTMENT OF RECREATION AND PARKS**

14. That the Quimby fee be based on the R3 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. 73859-SL shall not be issued until after the final map has been recorded.
- b. Limit the proposed development to a maximum of twelve (12) 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. 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. (MM)
- 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 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:

Setbacks				
Lot No.	Front	Rear	Side(S)	Side(N)
1	10.17'	0'	11'	5'
2	0'	0'	11'	5'
3	0'	0'	11'	5'
4	0'	0'	11'	5'
5	0'	0'	11'	5'
6	0'	5'	11'	5'
7	7.17'	0'	5'	11'
8	0'	0'	5'	11'
9	0'	0'	5'	11'
10	0'	0'	5'	11'
11	0'	0'	5'	11'
12	0'	8'	5'	11'

- i. Minor deviations to the approved setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the side yard of the subdivision measure less than 5 feet in width.
- ii. The Advisory Agency has approved a 22-foot wide common access strip for the approved subdivision.

- 17. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- 18. Prior to the issuance of the building permit or the recordation of the final map, the subdivider shall submit the evidence of the tenant relocation (in accordance with Ordinance No. 175,980) assistance being paid to the satisfaction of the Advisory Agency.
- 19. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

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

Applicant shall do all of the following:

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

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation

shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

#### **DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

21. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No. 16.h. and 22 of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction / maintenance) to ensure continued implementation of the above mentioned mitigation items.
22. **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. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
  - CM-2. 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.
- CM-4. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- CM-5. Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- CM-6. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- CM-7. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- CM-8. To mitigate noise impacts created during the demolition phase, a solid, sound mitigation wall constructed of masonry, wood, plastic, fiberglass, steel, or a combination of such materials, with no cracks or gaps through or below the wall shall be constructed around the project area. If wood is used, it may 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.

#### 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) Improve Commonwealth Avenue adjoining the subdivision by the construction of the followings:
    - i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway or a 12-foot full-width sidewalk with tree wells.
    - ii. Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
    - iii. Any necessary removal and reconstruction of existing improvements.
    - iv. The necessary transitions to join the existing improvements.
  - (b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
  - (c) No street lighting improvements if no street widening per the Bureau of Engineering improvement conditions.
  - (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)**

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2015-3644-MND on February 3, 2016. The Department found that potential negative impact could occur from the project's implementation due to:

Aesthetics (light);  
Noise (construction);  
Transportation

At the public hearing that took place on May 4, 2016, a comment was raised regarding the potential noise impacts of the project. The commenter noted that the proposed Mitigated Negative Declaration did not conduct a noise study that evaluated potential noise impacts of the project. Such study would have considered impacts on neighboring sensitive uses and suggested mitigation measures that would quantifiably reduce any anticipated impacts to less than significant levels. The Noise Study was subsequently conducted for the proposed project where it was determined that construction noise levels associated with the project are expected to exceed 75 dBA at the north and south residential building facades during the demolition phase. In addition, the study concluded that noise levels during all other phases of construction, and at any other surrounding noise-sensitive properties are expected to comply with the 75 dBA noise threshold. To mitigate noise impacts created during the demolition phase, the report suggested that in addition to the published mitigation measures, a solid, sound mitigation wall constructed of masonry, wood, plastic, fiberglass, steel, or a combination of such materials, with no cracks or gaps through or below the wall shall be constructed around the project area. The report described that 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. Furthermore, sound attenuation blankets may be used in place

of a sound attenuation barrier provided they have an STC rating of at least 18. This additional mitigation measure has been incorporated herein as a condition of approval.

The Deputy Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2015-3644-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. **16.h.** and **22** 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. 21. 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 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 is located in the Wilshire Community Plan, which designates the subject property for Medium Density Residential land uses with the corresponding zone of R3. The property is not located within a Specific Plan. The property contains approximately 0.35 net acres (15,035 square feet) after the required dedications. The applicant is proposing to develop twelve (12) small lot homes on a site consisting of twelve (12) 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 Medium Density Residential land uses

with the corresponding zone of R3. Apartments, condominiums, and other multi-family 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. 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 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 Wilshire Community Plan designates the subject property for High Medium Density Residential land uses with the corresponding zone of R3. The property is not located within a Specific Plan. The Medium Residential land use designation and the R3 Zone permit the small lot development subject to lot areas comprised of a minimum of 800 square feet (Sections 12.09.1 and 12.22-C,27 of the Los Angeles Municipal Code). The property contains approximately 0.35 net acres (15,035 square feet) after the required dedications. The applicant is permitted to construct 18 residential condominiums or apartment unit's by-right per the R3 Zone. The applicant is proposing to develop twelve (12) small lot homes on a site consisting of twelve (12) small lots, consistent with the R3 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"). 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, 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 Wilshire Community Plan and are not subject to any Specific Plan requirements. Commonwealth Avenue is a Standard Local Street designated Avenue II currently dedicated to an 18-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 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 the necessary house connection sewers, the construction of a 5-foot concrete sidewalk and landscaping of the parkway or a 12-foot full width sidewalk with tree wells; and suitable surfacing to join the existing pavements. In addition, the Bureau of Street Lighting required that one street light on Commonwealth Avenue be relocated and upgraded 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. 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, high erosion hazard area, or an Alquist Priolo fault-rupture zone. The site is located on the east side of Commonwealth Avenue, between Clinton and Melrose Avenues and is currently occupied by a one-story single-family residence and detached garage. It is an in-fill lot in a substantially developed urban area. The site is composed of approximately 15,035 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 R3 Zone. At a permitted density of 1 unit per 800 square feet, a maximum of 18 units is otherwise permitted on a lot with a total of 15,035 square feet.

The environmental review conducted by the Department of City Planning, as indicated in Case No. ENV-2015-3644-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 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.

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 Wilshire Community Plan designates the subject property for Medium Density Residential land uses with the corresponding zone of R3. The property is not located within a Specific Plan. The Medium Residential land use designation and the R3 Zone permit the small lot development subject to lot areas comprised of a minimum of 800 square feet (Sections 12.11 and 12.22-

C,27 of the Los Angeles Municipal Code). The property contains approximately 0.35 net acres (15,035 square feet) after the required dedications. The applicant is proposing to develop twelve (12) small lot homes on a site consisting of twelve (12) small lots, consistent with the R3 Zone and in accordance with the Small Lot Ordinance and the Subdivision Map Act.

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-2015-3466-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.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73859-SL.

Vincent P. Bertoni, AICP  
Advisory Agency



NICHOLAS HENDRICKS  
Deputy Advisory Agency

NH:JM

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., 4<sup>th</sup> 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.

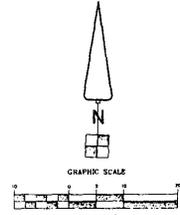
**VESTING TENTATIVE TRACT NO. 73859**  
FOR SMALL LOT SUBDIVISION PURPOSES  
PER ORDINANCE 176354

BEING A SUBDIVISION OF LOTS 21 AND 22 IN BLOCK "A" OF DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25 PAGE(S) 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LOS ANGELES DEPT. of CITY PLANNING**  
**SUBMITTED FOR FILING**  
 **TENTATIVE MAP**

JUL 14 2016

REVISED MAP     FINAL MAP UNIT  
 TIME EXTENSION     DEPUTY ADVISORY AGENCY  
FILING FEE: \$1,000.00    DIVISION OF LAND



LOT	FRONT YARD	SOUTH SIDE YARD	NORTH SIDE YARD	REAR YARD	PROPOSED AREA
1	10.17 ft.	11.00 ft.	5.00 ft.	0.00 ft.	1,622 sq.ft.
2	0.00 ft.	11.00 ft.	5.00 ft.	0.00 ft.	1,171 sq.ft.
3	0.00 ft.	11.00 ft.	5.00 ft.	0.00 ft.	1,171 sq.ft.
4	0.00 ft.	11.00 ft.	5.00 ft.	0.00 ft.	1,171 sq.ft.
5	0.00 ft.	11.00 ft.	5.00 ft.	0.00 ft.	1,171 sq.ft.
6	0.00 ft.	11.00 ft.	5.00 ft.	0.00 ft.	1,379 sq.ft.
7	7.17 ft.	5.00 ft.	11.00 ft.	0.00 ft.	1,487 sq.ft.
8	0.00 ft.	5.00 ft.	11.00 ft.	0.00 ft.	1,171 sq.ft.
9	0.00 ft.	5.00 ft.	11.00 ft.	0.00 ft.	1,171 sq.ft.
10	0.00 ft.	5.00 ft.	11.00 ft.	0.00 ft.	1,171 sq.ft.
11	0.00 ft.	5.00 ft.	11.00 ft.	0.00 ft.	1,171 sq.ft.
12	0.00 ft.	5.00 ft.	11.00 ft.	8.00 ft.	1,512 sq.ft.

**Legend:**  
 = natural contour  
 = utility line  
 = easement  
 = street  
 = proposed structure  
 = proposed driveway  
 = proposed fence  
 = proposed wall  
 = proposed gate  
 = proposed gate post  
 = proposed gate post cap  
 = proposed gate post base  
 = proposed gate post cap base  
 = proposed gate post base cap  
 = proposed gate post base cap base

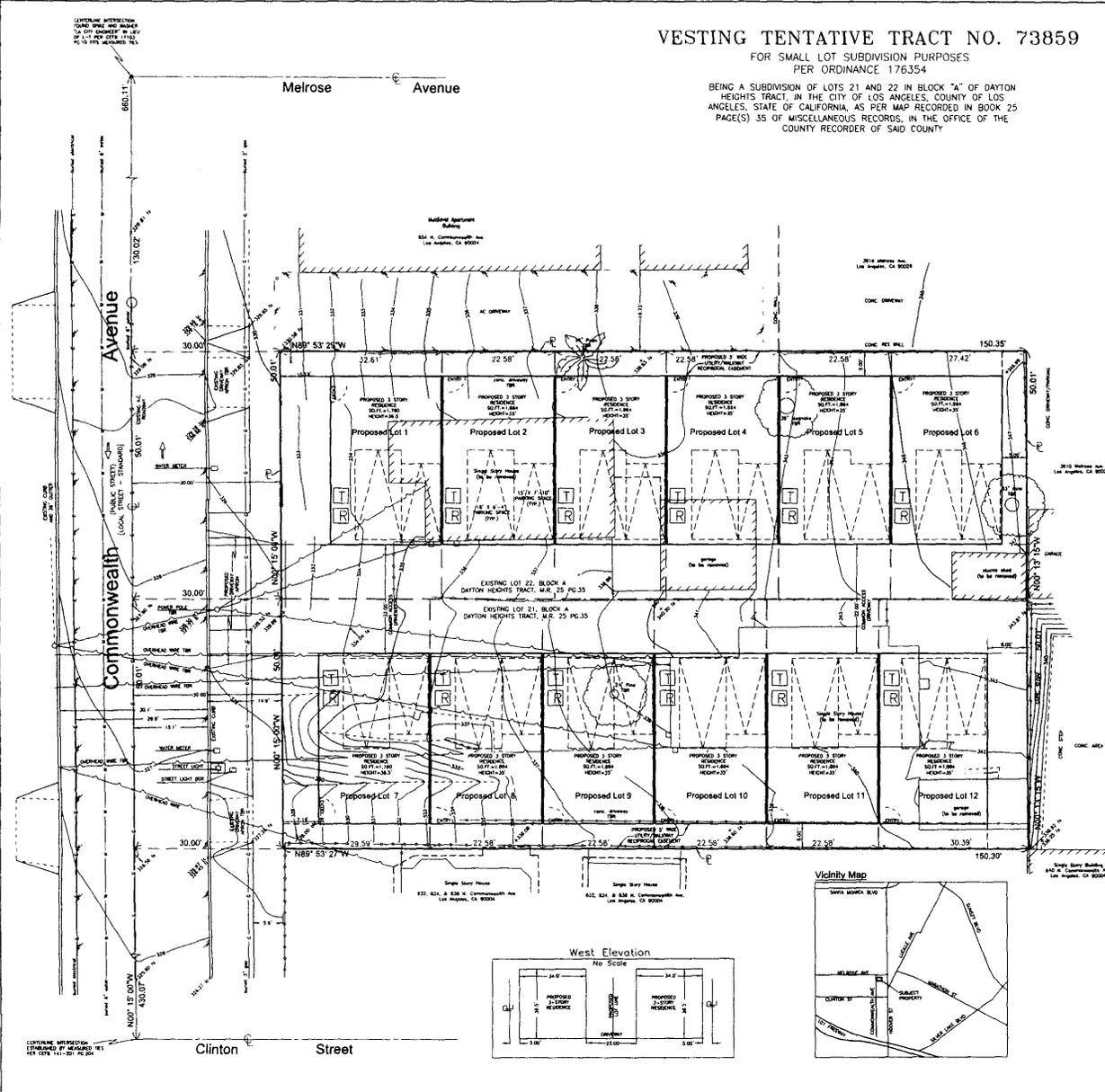
Date of Plan: June 14, 2016  
 Date of Field Survey: September 16, 2015  
 Address: 642 & 646 N. Commonwealth Avenue, Los Angeles, CA 90004  
 Thomas Guide Page: 594-B-6  
 Area (Net and Gross): 15,035 square feet, 0.35 acres  
 Existing/Proposed Zoning: R3-1  
 Community Plan: Wilshire  
 Census Tract No: 1927.00  
 District Map No: 142-54201  
 Bench Mark: The elevation of 349.05 on Bench Mark no. 12-08050 (wire spk E curb Hoover St 10' N of N curb line Melrose Ave. N end (b) NAVD 1985 datum, 2000 adjustment, as shown in the City of Los Angeles Navigate L.A. Database was used as datum for this survey.  
 Flood Zone: This property lies within zone "X" as shown on Firm Map number 06037c16011 dated September 26, 2008. Areas determined to be outside the 0.2% annual chance floodplain.  
 Note:  
 • Small Lot single family subdivision in the R3-1 zone, pursuant to Los Angeles Municipal Code §12 22 427  
 • Boundary shown hereon is per field measurements  
 • Existing site improvements TIR  
 • Proposed structures shown hereon are approximate  
 • There are no protected trees on the site. Existing trees TIR  
 • For the construction, use and maintenance of a 12 Lot small Lot Subdivision comprised of 12 single-family dwellings with 24 garage parking spaces and 2 guest parking spaces  
 • Diverely trash collection. Trash receptacles shall be stored in each individual unit.  
 • Sewers are in and available  
 • Utility information shown hereon is per record data and is only as accurate as said data.  
 • Not in a Insect/Ground Squirrel Hazard Area  
 • Not in a Geologic/Flood/Special Hazard Area

**Owners:**  
 SC Group 2822 St. George  
 c/o Chris Schwartz  
 10153 Riverside Drive, Suite 1000  
 Toluca Lake, CA 91602  
 (310)401-0115  
 APN:5539-027-019

**Subdivider:**  
 Chris Schwartz  
 10153 Riverside Drive, Suite 1000  
 Toluca Lake, CA 91602  
 (310)401-0115  
 Prepared By:  
 Hahn and Associates, Inc.  
 29074 Avenue Hall, Suite 2  
 Santa Clarita, CA 91355  
 (818)883-9776  
 APN:5539-027-018



**HAHN**  
AND ASSOCIATES, INC.



COUNTY INTERSECTION  
 CLINTON STREET AND COMMONWEALTH AVENUE  
 PER ORDER 111-201 PG 204

COUNTY INTERSECTION  
 CLINTON STREET AND COMMONWEALTH AVENUE  
 PER ORDER 111-201 PG 204

