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Decision Date: February 9, 2018

Appeal End Date: February 20, 2018

Sarkis Gezalyan(A)(O)  
Creative Live Work, LLC  
1242 Spazier Avenue  
Glendale, CA 91201

Case No. VTT-75028-SL  
Related Case: None  
Address: 2499 South Corinth Avenue  
Planning Area: Palms – Mar Vista – Del Rey  
Zone: R3-1  
D. M.: 123 B 153  
C. D.: 11 – Bonin  
CEQA: ENV-2017-2297-CE  
Legal Description: Lot 20, Tract TR 5842,  
Block 6

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined that the Categorical Exemption ENV-2017-2297-CE adequately serves as the environmental clearance, and approved Vesting Tentative Tract No. 75028-SL, located at 2499 South Corinth Avenue for a maximum of **8 small lots**, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated November 20, 2017 in the Palms – Mar Vista – Del Rey Community Plan. This unit density is based on the R3-1 Zone and subject to the following conditions. 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. 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 5-foot wide strip of land be dedicated along Corinth Avenue adjoining the tract to complete a 30-foot wide half right-of-way including a 15-foot radius property line return at the intersection with Pearl Street.
2. That a 5-foot wide public sidewalk easement be provided along Pearl Street adjoining the tract.
3. That if this tract map is approved as "Small Lot Subdivision" then, 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 all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That the subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
6. That all pedestrian common access easements be shown on the final map.

Note: 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**

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated September 13, 2017, Log No. 99640 and attached to the case file for Tract No. 75028-SL.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

8. That 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(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked 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 dedication(s).

- c. Lots 1 to 6 along Pearl Street and Lots 7 to 8 along Corinth Avenue do not comply with the minimum 15 ft. front yard setback 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 for the setbacks indicated in the Setback Matrix.
- d. The submitted Map does not comply with the minimum 5 ft. side yard setback for a two stories building along Pearl Street as required for the R3-1 Zone. For a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.

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.

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 and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

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.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. 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 Eric Wong at (213) 482-6876 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

- 9. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:



- a. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
- b. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, call (213) 485-1062.

## **FIRE DEPARTMENT**

10. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - d. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
  - e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
  - f. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
  - g. 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: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6504**. You should advise any consultant representing you of this requirement as well.

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

11. 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 – SPECIFIC CONDITIONS**

12. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

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**

13. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no/or potential problems to their structure or potential maintenance problem, as stated in the memo dated December 4, 2017. 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**

14. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto: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 three people in case the applicant/owner has any additional questions.

**DEPARTMENT OF RECREATION AND PARKS**

Please Note: Park fees are now paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information please feel free to contact the RAP Park Fee staff at (213) 202-2682.

15. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

**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. Limit the proposed development to a maximum of 8 lots.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site.
  - 1) The project shall maintain vehicular access as provided on the revised stamped map dated November 20, 2017.
  - 2) The project shall comply with the setbacks as indicated in the table below:

LOT #	FRONT	SIDE 1	SIDE 2	REAR
1	5'-0" (N)	0'-2" (E)	5'-0" (W)	5'-0" (S)
2	5'-0" (N)	0'-2" (E)	0'-2" (W)	5'-0" (S)
3	5'-0" (N)	0'-2" (E)	0'-2" (W)	5'-0" (S)
4	5'-0" (N)	0'-2" (E)	0'-2" (W)	5'-0" (S)
5	5'-0" (N)	0'-2" (E)	0'-2" (W)	5'-0" (S)
6	5'-0" (N)	0'-2" (E)	0'-2" (W)	5'-0" (S)
7	7'-0" (E)	5'-0" (S)	0'-2" (N)	0'-2" (W)
8	7'-0" (E)	0'-2" (S)	5'-0" (N)	0'-2" (W)

- d. That 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 consider the use of natural gas and/or solar energy and



consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) 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.
- (ii) 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.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) 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 in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, 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, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action 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.

17. A Community Maintenance Agreement shall be prepared, 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 party to the agreement and shall be subject to a proportionate share of the maintenance. The Community 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.
18. That 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.
19. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
20. That the subdivider shall record and execute a Covenant and Agreement to comply with the West Los Angeles Transportation Improvement and Mitigation **Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

#### DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center 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 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. 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.

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 Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.

- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.



- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - a. No street lighting improvements if no street widening BOE conditions. Otherwise relocate and upgrade street light; one (1) on Pearl Street.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree 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) 847-3077) 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (a) Improve Pearl Street and Corinth Avenue adjoining the subdivision by the construction of the following:
    - 1) Concrete curbs, concrete gutters, and 5-foot concrete sidewalks and landscaping of the parkway.
    - 2) Suitable surfacing to join the existing pavements and to complete 18-foot half roadways.

- 3) Any necessary removal and reconstruction of existing improvements.
  - 4) The necessary transitions to join the existing improvements.
- (b) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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 Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded 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)**

DETERMINED based on the whole of the administrative record the Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Sections 15304 (Class 4) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4, Category 1, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. Case No. ENV-2017-2297-CE.

**FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract No. 75028-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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The General Plan Land Use Element is made up of 35 Community Plans which guide development. The Palms – Mar Vista – Del Rey Community Plan Land use Designation for the subject property is Medium Residential with the corresponding zone of R3. The subject site is zoned R3-1. Per LAMC Section 12.10, the R3 zone requires at least 800 square feet of lot area per dwelling unit, and limits building height to maximum of 45 feet. The subject parcel is approximately 7,500 square feet (7,126 square feet net after dedications), and therefore is permitted a maximum density of 8 dwelling units by-right. As shown on the tract map, the project proposes to subdivide the lot into 8 small lots, pursuant to LAMC Section 12.22 C.27 ("Small Lot Ordinance" No. 176,354), each with one dwelling unit. The project would result in a total maximum of 8 dwelling units with a maximum height of 43 feet and 6 inches, which is consistent with and does not exceed the density or height allowed by the zone. The small lot subdivision will also result in minimum lot sizes of over 600 square feet, minimum lot width of over 16 feet, and maximum lot coverage of less than 80 percent, as required by the Small Lot Subdivision Ordinance. The project would also provide two parking spaces per small lot home in accordance with LAMC Section 12.21 A.4.

The project is within the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The West Los Angeles Transportation Improvement and Mitigation Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects.

As conditioned, the proposed subdivision is consistent with the regulations of the applicable General Plan and Specific Plans.

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

For the purposes of a subdivision, "design" and "improvement" is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of



the Map Act expressly states that the “design and location of buildings are not part of the map review process” for subdivisions. Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The subject site is zoned R3-1, which would permit a maximum of 8 dwelling units and a maximum height of 45 feet on the approximately 7,500 square-foot site (7,126 square feet net after dedications). As proposed for an 8-unit small lot subdivision with a maximum height of 43 feet and 6 inches, the subdivision is consistent with the density and height permitted by the zone and land use designation. Access is provided from Corinth Avenue and Pearl Street in the form of both vehicular and pedestrian common access easements. The common access easements are indicated on the tract map. The setback matrix, as conditioned, will ensure the project meets the setback requirements of LAMC Section 12.22 C.27.

In addition, LAMC Section 17.05-C 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. The design and layout of the tentative map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC. The vesting tentative tract map was distributed to the various departments and bureaus of the Subdivision Committee for review.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make dedications and improvements on Corinth Avenue and Pearl Street in order to meet current street standards. The Bureau of Sanitation reviewed the sewer/drain lines serving the subject tract and found no problems to their structures or potential maintenance problems. The Department of Building and Safety, Grading Division, has conditionally approved the tract map, subject to conditions contained in the Soils Report Approval Letter (Log # 99640) for the proposed construction at the subject property.

Therefore, as conditioned, the proposed design and improvement of the tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The project site consists of one rectangular corner lot that covers a net lot area of approximately 7,126 square feet. The subject site has frontage along the west side of Corinth Avenue measuring approximately 50 feet in width, frontage along the north side of Pearl Street measuring approximately 150 feet in width. The existing topography is relatively flat with a slope of less than 10 percent. The subdivision maintains setbacks along the perimeter of the property of 7 feet to the east along Corinth Avenue (excluding dedications), 5 feet to the south along Pearl Street, 5 feet to the west, and 5 feet to the north. The proposed project is considered an infill development in a neighborhood that has a mix of multi-family and single-family development. The project access easement is adequate for vehicular ingress and egress and emergency purposes.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The site is outside of the flood zone as indicated on NavigateLA. Implementation of Regulatory Compliance Measures will reduce any potential impacts to less than significant.

The vesting tentative tract map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The subdivider is required to make dedications and improvements on Corinth Avenue and Pearl Street in order to meet current street standards. The Bureau of Sanitation reviewed the sewer/drain lines serving the subject tract and found no problems to their structures or potential maintenance problems. The Department of Building and Safety, Grading Division, has conditionally approved the tract map, subject to conditions contained in the Soils Report Approval Letter (Log # 99640) for the proposed construction at the subject property. Therefore, as conditioned, the site is physically suitable for the proposed subdivision.

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

The development of this tract is an infill of a mix-density multiple-family residential neighborhood. Surrounding parcels along Corinth Avenue (north of Pearl Street) are zoned R3-1 and are developed with multi-family residential buildings ranging from 1 to 3 stories in height. Parcels across Pearl Street to the south are zoned R1-1 and developed with single-story single-family homes.

The project involves the demolition of the existing single-family dwelling and subdivision for the new construction, use, and maintenance of eight small lot homes. The dwelling units will be four stories and a maximum of 43 feet and 6 inches in height. As proposed, the project is consistent with and does not exceed the density or height allowed by the zone. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

The subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. The project site is located within an urbanized area that is fully developed with various multi-family and single-family dwellings.

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment. The Department of City Planning has determined that Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Sections 15304 (Class 4) and 15332 (Class 32), and City CEQA Guidelines Article III, Section 1, Class 4, Category 1, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Case No. ENV-2017-2297-CE).

As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

(f) **THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS 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.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) **THE DESIGN OF THE SUBDIVISION OR THE TYPE OF 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 SHALL 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.

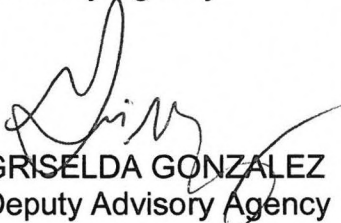
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

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 Tract No. 75028-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency



GRISelda GONZALEZ  
Deputy Advisory Agency

VPB: DL:GG:CC:th

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 City Planning Commission or 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:

Figuerola Plaza  
201 North Figuerola  
Street, 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service  
Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles  
Development Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2912

Forms are also available on-line at <http://cityplanning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision becomes final.

(05-04-17)

Single-family and Small Lot



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

NOV 20 2017

# VESTING TENTATIVE TRACT MAP No. 75028

FOR SMALL LOT SUBDIVISION PURPOSES PER ORDINANCE NO. 176354  
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 20 IN BLOCK 6 OF TRACT NO. 5842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66 PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REVISED MAP  
FINAL MAP UNIT  
EXTENSION OF TIME  
MODIFIED  
DEPUTY ADVISORY AGENCY

## LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING FOOTPRINT
- EX. BLOCK WALL
- CONCRETE PAVEMENT
- SPOT ELEVATION
- TREE/BUSH
- IRON FENCE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- PALM TREE
- WOOD FENCE
- EXISTING LIGHTPOST
- LANDSCAPE AREA
- FIRE HYDRANT
- TRASH BINS
- HOME ENTRANCE
- EX. ST. PARKING TO BE REMOVED
- ACCESS EASEMENT

## ABBREVIATION

- ACFS - ASPHALT CONCRETE
- CL - CENTERLINE
- CONC - CONCRETE
- CPPK - CONTROL POINT PIKE
- CPPL - CONTROL POINT PL
- CPX - CONTROL POINT
- DI - DRAIN INLET
- DWY - DRIVEWAY
- EG - EDGE OF GUTTER
- FD - FOUND
- FF - FINISH FLOOR
- FL - FLOWLINE
- FS - FINISH SURFACE
- GAR - GARAGE
- IRR - IRRIGATION
- LS - LANDSCAPE
- NG - NATURAL GROUND
- PL - PROPERTY LINE
- PK - PIKE
- SMH - SEWER MANHOLE
- STP - STEP
- SOS - SHOT ON SLOPE
- TC - TOP OF CURB
- TG - TOP GRADE
- TBM - TEMPORARY BENCHMARK
- TW - TOP OF WALL
- THF - TOP OF WOOD FENCE
- TWSTP - TOP OF WALL STEP
- WF - WOODEN FENCE
- WM - WATER METER
- WI - WROUGHT IRON
- INV - INVERT
- PA - PLANTER AREA
- NAP - NOT A PART

## NOTES:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354.
- EXISTING AND PROPOSED ZONING/LAND USE DESIGNATION FOR THIS PROJECT IS R3-1 (MULTIPLE DWELLING UNITS) MEDIUM RESIDENTIAL. ALL SURROUNDING PROPERTIES ARE ZONED AS SHOWN ON MAP.
- THERE ARE NO STREETS PROPOSED FOR THIS DEVELOPMENT.
- THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
- THIS DEVELOPMENT WILL INCLUDE SALES OF NEW HOMES.
- NO SIGNS ARE PROPOSED FOR THIS PROJECT.
- THE SIZE OF THE PROPOSED HOMES ARE ANTICIPATED TO BE 3 STOREY OF LIVING SPACE WITH 2-CAR GARAGE AT THE LOWER LEVEL. (SEE ARCHITECTURAL PLANS FOR MORE INFORMATION)
- NO EXISTING PLOTTABLE EASEMENT AFFECTS THIS PROPERTY.
- LESS THAN 1,000 C.Y. OF EXPORT WILL BE REQUIRED FOR THIS PROJECT.
- NO WELLS EXIST ON SITE.
- PARKING: 2 SPACES (GARAGE) PER LOT. 16 PARKING SPACES TOTAL.
- "NO LIVE OAK, BLACK WALNUT, CALIFORNIA BAY OR WESTERN SYCAMORE" AFFECTED BY THIS PROJECT.
- TRASH COLLECTION AREA SHOWN PER PLAN.

## TREES TO BE REMOVED

OFFSITE - 2 TREES  
ON-SITE - 17 TREES

## UTILITY PURVEYORS:

TELEPHONE:  
VERIZON  
11721 TELEGRAPH ROAD, STE. K  
SANTA FE SPRINGS, CA 90670  
(562) 654-1085

CABLE TELEVISION:  
CHARTER COMMUNICATIONS  
11567 ROSECRANS AVE.  
NORWALK, CA 90650  
(866) 499-8080

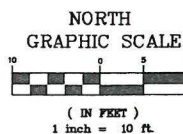
SEWER:  
CITY OF LOS ANGELES DEPARTMENT OF  
PUBLIC WORKS - BUREAU OF SANITATION  
200 N. SPRING STREET, ROOM 361  
LOS ANGELES, CA 90012  
(213) 978-0262

ELECTRIC:  
CITY OF LOS ANGELES  
DEPARTMENT OF WATER AND POWER  
111 N. HOPE STREET  
LOS ANGELES, CA 90012  
(800) 342-5397

GAS:  
SOUTHERN CALIFORNIA GAS CO.  
555 W 5TH STREET  
LOS ANGELES, CA 90013  
(213) 244-1200

WATER:  
CITY OF LOS ANGELES  
DEPARTMENT OF WATER AND POWER  
111 N. HOPE STREET  
LOS ANGELES, CA 90012  
(800) 342-5397

R3-1  
RESIDENTIAL SINGLE FAMILY  
DWELLING  
(NAP)

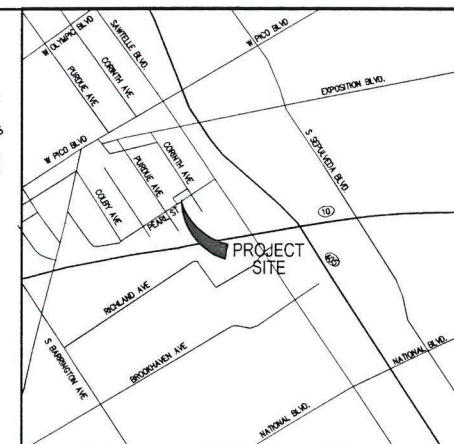


## SETBACK MATRIX

LOT	FRONT		REAR	NORTH SIDE	SOUTH SIDE	BLDG. CLEARANCE
	DEDICATION	SETBACK				
1	NONE	5'-0"	5'-0"	2"	5'-0"	4'-6"
2	NONE	5'-0"	5'-0"	2"	2"	4'-6"
3	NONE	5'-0"	5'-0"	2"	2"	4'-6"
4	NONE	5'-0"	5'-0"	2"	2"	4'-6"
5	NONE	5'-0"	5'-0"	2"	2"	4'-6"
6	NONE	5'-0"	5'-0"	2"	2"	4'-6"
7	5'-0"	7'-0"	2"	5'-0"	2"	4'-6"
8	5'-0"	7'-0"	2"	2"	5'-0"	4'-6"

## LOT CONFIGURATION

LOT	AREA	WIDTH
1	1150 SF	23 FT.
2	900 SF	18 FT.
3	900 SF	18 FT.
4	900 SF	18 FT.
5	900 SF	18 FT.
6	900 SF	18 FT.
7	712 SF	25 FT.
8	800 SF	25 FT.



## VICINITY MAP

NTS  
THOMAS GUIDE PAGE NO.: 632-B-7

## OWNER/DEVELOPER:

CREATIVE LIVE WORK LLC  
15303 VENTURA BLVD. #900  
SHERMAN OAKS, CA 91403  
CONTACT: SAM GAZALYAN  
PH: (310) 295-7777 FAX: (818) 530-7899

## PROJECT ADDRESS:

2499 CORINTH AVENUE  
LOS ANGELES, CA 90064

## TAX ASSESSOR'S PARCEL NO.:

APN: 4260-038-020

## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOTS 20 IN BLOCK 6 OF TRACT NO. 5842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66 PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## LAND AREA:

7,501.5 SF (0.172 ACRES) GROSS  
7,126.72 SF (0.164 ACRES) NET

## CURRENT & PROPOSED ZONING:

R3-1 (MULTIPLE DWELLING ZONE)  
CPC-2013-621-2C-GPA-SP/ENV-2005-8253-ND

## EXISTING LAND USE:

(1) UNIT - SINGLE FAMILY RESIDENCE

## PROPOSED LAND USE:

(8) UNITS - SINGLE FAMILY RESIDENCE, SMALL LOT ORDINANCE

## MAX. BUILDING HEIGHT:

43'-6"

## BENCH MARK:

DESIGNATION: BM 13-26815

DESCRIPTION: WIRE SPIKE SOUTH CURB PEARL STREET; 10.1 FEET WEST OF BACK OF CURB RETURN OF SAWTELLE BLVD.  
ELEVATION: 156.652 NAVD 1988 (ADJUSTED 2000)

## BASIS OF BEARING:

THE BEARING S 33°41'30" E SHOWN ALONG CORINTH AVENUE BETWEEN PEARL STREET AND EXPOSITION BLVD., WAS TAKEN AS THE BASIS OF BEARING ON THIS MAP.

## FLOOD ZONE:

THE SUBJECT PROPERTY LIES IN ZONE "X" WITHIN FLOOD INSURANCE RATE MAP PANEL NUMBER 06037C1590F, WHICH AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN. EFFECTIVE DATE SEPTEMBER 25, 2008.

## DATE:

JUNE 8, 2017



GIL V. EVANGELISTA  
REGISTRATION NO. C32512  
IN THE STATE OF CALIFORNIA

06-08-2017  
DATE

DATE BY:	
NO. REVISIONS:	
SHEET TITLE:	VESTING TENTATIVE TRACT MAP No. 75028
PROJECT:	CORINTH LOFTS
ADDRESS:	2499 CORINTH AVENUE LOS ANGELES, CA 90064
DATE:	
R.C.E. 32512	
PLANS PREPARED BY:	GRAND KNIGHT ENGINEERING, Inc.
	20505 E VALLEY BLVD. SUITE 110 WALNUT, CA 91789-2703 PH: 949-228-1570 FX: 949-208-2843
	PLANNING ENGINEERING SURVEYING
	1-800-422-4133 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
DRAWING NO.	TTM-01
SHEET 1 OF 1 SHEETS	