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June 5, 2023

Owner/Applicant

Redondo LLC
19303 Cohasset Street
Reseda, CA 91335

Representative

Jonathan E. Hakimi
Summit Development Consulting

RE: Tentative Tract Map No. VTT-82057-SL

Related Cases: None

Address: 1503-1509 W. 207th Street

Community Plan: Harbor Gateway

Council District: 15 – Tim McOsker

Existing Zone: RD1.5

CEQA: ENV-2018-4435-CE

EXTENSION OF TIME

On March 21, 2019, the Deputy Advisory Agency (DAA) approved Vesting Tentative Tract No. 82057-SL (VTT Approval) for a maximum of nine (9) single-family dwellings per the City's Small Lot Subdivision Ordinance, located at 1503-1509 West 207th Street in the Harbor Gateway Community Plan. There was a letter of correction issued on March 11, 2020, regarding revisions to Condition 19(h)(i) to correct the Project's side yard setbacks.

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.07 A.1, the initial life of the VTT Approval is three years. Absent an applicable extension of time or tolling, the subdivider shall record the final map within this period, or in this instance by March 21, 2022.

On May 16, 2023, the Subdivider's Representative, Jonathan E. Hakimi from Summit Development Consulting, contacted the DAA, and provided written correspondence to City Planning, along with documentation regarding the map's eligibility for tolling under the development moratorium provisions of the Subdivision Map Act, pursuant to Government Code Section 66452.6(f).

Specifically, the May 16, 2023, letter cites evidence of Los Angeles Department of Water and Power's (LADWP), a public agency, delays on several occasions:

1. a 6-month delay (between June 2, 2021 to April 10, 2022, Exhibit A) regarding LADWP's failure to process and install the 9-water meters that is a required condition of clearance for final map recordation;
2. a 90-day delay by LADWP in responding to Subdivider's request for calculations of the total water facility charges to be paid by the Subdivider (LADWP response with total calculations provided on September 17, 2021, Exhibit B);
3. a 3-week delay in receiving additional costs associated with Street Damage Restoration Fees, to be calculated by Bureau of Engineering prior to installation of meters (starting January 10, 2022, Exhibit C);
4. a 30-day delay (starting February 22, 2022, Exhibit D) pending receipt of final Street Damage Restoration Fees, which was still pending as of May 4, 2022;
5. a 60-day delay (starting March 10, 2022, Exhibit E) for installation of water meters after Subdivider paid water facility charges and Street Damage Restoration Fees;

6. a 7-month delay (starting November 23, 2022 Exhibit F) for LADWP to provide water system clearance letter;
7. a 5-month delay (September 22, 2021 to February 14, 2022, Exhibit G) associated with Power Division delays (for review and approval of power plan); and,
8. 1-month delay (March 16, 2022, Exhibit H) for conduit extension plan showing completing of electrical conduit. See **Exhibits A-I to Attachment 1**.

All of the listed delays occurred *prior to* the March 21, 2022, VTT Approval's initial expiration date and are associated with water and power systems, and the installation of water meter, pursuant to VTT Approval Conditions of Approval Nos. S-1(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] and 16 [LADWP Condition re: LADWP's Water Services Organization and compliance with LADWP's Water System Rules and requirements], collectively "Conditions") qualify as a Development Moratorium under the Subdivision Map Act. The delays were also based on easements, new water meter & power conduit installation, plotted on the final map, which are based on LADWP's design of water and power services for the VTT Approval.

Based on the DAA's review of the documentation and evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium tolling applies to the map entitlement, approved under VTT-82057-SL, specifically the provisions set forth in Government Code Section 66452.6(f)(1), related to the Bureau of Engineer's Conditions of Approval Nos. S1-S3, 16 (LADWP).

Therefore, the VTT Approval shall be tolled for a 17-month period (extended from the date of the VTT Approval's initial expiration of March 21, 2022) to account for the time attributable to the public agency delays (as outlined above) that resulted in a delay in clearing and processing the subject Conditions required for final map recordation. (The 17-month tolling period is calculated with a start date of June 21, 2021, the date of Subdivider's initial communication with LADWP, through November 23, 2022, the date that LADWP issued its Water Systems clearance letter for the VTT Approval.)

Therefore, the new expiration date for the VTT Approval is **August 21, 2023**.

VINCENT P. BERTONI, AICP
Director of Planning



Nelson Rodriguez
Deputy Advisory Agency
VPB:AMV: NR

cc: Councilmember Tim McOsker

Encs.: Attachment 1 – May 16, 2023, Letter from J. Hakimi of Summit Development Consulting to A. Vidal of City Planning and Supporting Documentation
Exhibits A-J – Proof of all emails from applicant to LADWP



SUMMIT DEVELOPMENT CONSULTING
E N V I S I O N . S T R A T E G I Z E . E X E C U T E .

May 16, 2023

ATTN: Los Angeles Department of City Planning C/O Anna Vidal

RE: 1503 W 207th Street - VTT 82057-SL – Tract Map Time Extension

Dear Anna Vidal,

In accordance with California Government code section 66452.6 (f), we are requesting an extension of vesting tentative map VTT-82057-SL. This extension request is based on a “development moratorium”, as defined within the subsection, caused by the Los Angeles Department of Water and Power (LADWP). LADWP is the public agency that regulates the provision of services to the property in question and provides their approval of the subdivision through the tract clearance process which involves the recordation of easements for public utilities. Easements needed for plotting on the final map are based on LADWP’s approved designs for water & power services for the tract or subdivision.

LADWP is responsible for providing tract clearances for this project’s water & power systems. The additional time this agency took to process these requests created delays for clearing VTT-82057 Condition number 16 and S-1. (c) from the Department of Water and Power as shown below. The compendium of correspondence between the developer & LADWP presented in this letter provide that LADWP power failed to review, and thus provide clearance to the City’s engineer for recordation of the final map prior to the map’s expiration date.

DEPARTMENT OF WATER AND POWER

16. *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.*

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (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.



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E N V I S I O N . S T R A T E G I Z E . E X E C U T E .

Both Water and Power Departments of LADWP caused “*Development Moratoriums*”:

(1) **LADWP Water Systems Engineer’s inaction** of processing and installing the 9-water meters upon request of the developer that translated into major delays in their review of the final map. The developer had followed up with LADWP multiple times from initial requests for meter installation starting June 2, 2021, through April 10, 2022, which caused a 6-month delay for installation, and ultimately map clearance. DWP’s water engineering staff did not review the required easement for the final map until November 23, 2022. The date of clearance letter for final map recordation from the LADWP’s Water Systems Engineer was distributed seven months after installation of the water meters serving the subdivision.

See Exhibits A-F that summarize LADWP water systems which are visually presented on a separate attachment and are also summarized within this letter.

(2) **LADWP Power Systems Engineer’s inaction** of reviewing the final map for easements related to the tract design for power distribution related to this 9-unit Small Lot Subdivision, which directly resulted in delays in recordation of the final map. The developer had initially submitted to LADWP’s power system engineer for tract & underground cable design groups review on September 22, 2021. Despite having completed the line extension drawings, LADWP Power still, to this day, has not turned around the power clearance letter required for recordation of the final map.

Exhibits G-I demonstrate the developer’s continuous efforts in engaging LADWP as the public agency involved in review of power systems to serve the tract, as well as LADWP’s inability to provide an adequate response rate to the development team’s requests.



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ENVISION . STRATEGIZE . EXECUTE .

Exhibit A

On June 2, 2021, the contractor, Juan Montoya of Prestige Home Improvements, made an initial telephone service request to LADWP Water New Business for the installation of 9 new one-inch water meters as required for this project. Mr. Montoya then made a follow up phone call 3 weeks later and was told that a rough site plan would be needed to begin his order. He immediately provided this by email request on June 23, 2021

Jesus Montoya consistently made monthly follow up calls to the LADWP's Water New Business department, speaking to different customer service representatives for lead times and was advised each time to "*be patient*". They explained that their team had fallen behind, with a surge of new applications to their division, while short staffed due to the COVID-19 emergency. They consistently expressed it would get out as soon possible.

Exhibit B

90 days following the initial order of the project's water facilities, on September 17, 2021, Ms. Cynthia Taylor, Water Service Representative for LADWP, responded back with the requested Water Facilities Charges cost letter for the 9 new meters.

Exhibit C

On January 10, 2022, Ownership mailed a check in the amount of \$43,900 for the water facilities / meters serving the subdivision. LADWP Water New Business provided an email Receipt on January 22, 2022.

Note: LADWP Water New Business required that all payments must be made by check via mail.

Upon providing receipt, Cynthia advised that LADWP would charge additional costs for Street Damage Restoration Fee (SDRF). SDRF Fees are calculated by "Engineering"(BoE), which is an outside office, before meters could be installed. The lead time for SDRF was quoted to be around 3 weeks.



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Exhibit D

30 days after obtaining receipt of the Water Facility Charges, February 22, 2022, Gloria Martinez, Administrative Assistant for the 207th Developer, begins following up with LADWP to determine when the SDRF fee amount will be calculated and sent for payment.

On March 4, 2022, Gloria received an email from Mr. James Griffin, DWP Senior Water Utility Supervisor for Harbor District, who advises SDRF cost should be arriving next week.

Exhibit E

On March 10, 2022, 60 days *after* payment for water facilities were mailed to LADWP, Cynthia Taylor provides Street Damage Restoration Fees for the project. The developer's office mailed the check for SDRF fees to LADWP on the same day (3/10/2022).

LADWP provided the Street Damage Restoration Fee receipt on March 18, 2022.

THIS MAP, VTT-82057, EXPIRED MARCH 21, 2022

90 days after initial meter payment, on April 1, 2022, Gloria begins calling Mr. James Griffin again, for the installation date for the 9 new one-inch water meters and he advises it will be next week. LADWP installed the project's (9) one-inch water meters on April 10, 2022.

June 2 – Sept 17, 2021 = 3 ½ month delay for meter cost letter

Jan 10 – April 10, 2022 = 3-month delay for installation of meters

Exhibit F

On November 23, 2022, 7 months after water meter installation, LADWP's Water Distribution Engineer, Denise Gardiner, provides LADWP Water Systems clearance letter for Tract No. 82057. The Water Systems clearance letter was provided 8 months following the initial expiration date of this map.



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ENVISION . STRATEGIZE . EXECUTE .

Exhibit G

On September 22, 2021, 207th Artin Shirvanian (electrical engineer) received submittal package verification from LADWP's Power New Business Division, Tract Design group for new power at VTT-82057.

Upon receipt of this email, Artin had followed up with Tract Design Group, who had advised that due to high workloads and staff shortages due to COVID-19, lead times were approximated to be 5 months before their group could review the project.

3 months later, on December 14, 2021, Follow-up call was made to Tract Design group for possible progress on VTT-82057 and response was this project was still in the cue awaiting assignment to a DWP Plan Check Engineer.

4 months later, on January 14, 2022, Follow-up call was made to Tract Design group for possible progress on VTT-82057 and response was our project was being assigned a DWP Plan Check Engineer Mr. Arvin Baghoomian who had begun working on plans.

5 months later, on February 14, 2022, Follow-up call was made to Mr. Arvin Baghoomian who advised that Power Plans should be completed sometime in March.

Exhibit H

6 months later, on March 16, 2022, Tract Design group finished and signed off on LADWP's design engineered conduit extension plan for VTT-82057.

SERVICE CENTER JOB LOCATION	W	SERVICE CENTER CONSTRUCTION	W	WR #:	2213892	CONST #:	LCQ05	PROJECT #:	P297584	NON-CONST #:	LCQ04
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER POWER SYSTEM ENGINEERING				RESIDENTIAL UG CONDUIT REQ TRACT 82057, LOTS 1-9 1503 W. 207TH ST (VIC. 207TH ST & DENKER ST)							
DESIGN	A. BAGHOOMIAN AB		DRAFTING	AL/S. MORAGA							
OK	DZ Dzenira Mehtic 2022.03.15 15:04:12-07:00		CHECKER	WST							
APPROVED	Narendra Patel 07-51:32 -07:00		DATE	21H5095				SHEET 2 OF 2			

LADWP was not able to complete their underground electrical conduit drawings until 5 days before VTT-82057's expiration date of March 21, 2022.



SUMMIT DEVELOPMENT CONSULTING

ENVISION . STRATEGIZE . EXECUTE .

Exhibit I

On September 2, 2022, LADWP Real Estate Title Examiner, Avelino Badua, distributes letter to the City's Engineer providing notice of requirements for easements related to electrical distribution to be shown on the Final Map for Tract 82057. The easements are provided as an attachment to the letter from Mr. Badua, which contains a markup of the draft final map depicting the required easements.

Exhibit J

Provided here are recent site photos of the subject 9-unit small lot subdivision project which coincide with the contractor's estimated 45 days out from certificate of occupancy.

Additionally provided is a recent snapshot of Bureau of Engineering's conditions of approval tracker for VTT-82057-SL. The remaining clearances are for QUIMBY fees & tax clearances. The developer has received the QUIMBY fee calculation letter from the Department of Recreation and Parks in the amount of \$115,094, along with the tax bond estimate in the amount of \$32,925 received from the County of Los Angeles. Both QUIMBY fees & tax bond estimates will be paid immediately to each respective department upon approval of this Extension of Time Request.

LADWP, as the public agency with the responsibility to review and approve water and power systems as part of this subdivision process, caused multiple "development moratoriums" as defined in CA Gov. Code section 66452.6 (f). Based on the evidence provided in Exhibits A-J, we request that an 18-month Extension of Time be granted for the recordation of the Final Tract Map, VTT-82057-SL.

Sincerely,

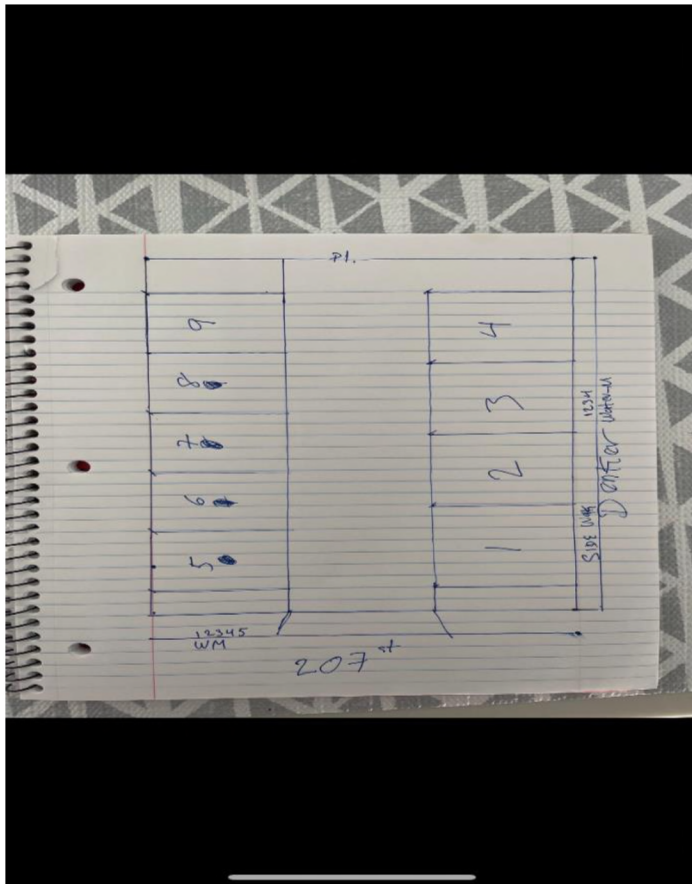
Jonathan E. Hakimi
President
Summit Development Consulting
Direct: (310) 405-9548

EXHIBITS A – J

VTT-82057-SL – Time Extension Request

Exhibit A

From: Jesus Montoya <prestigehomes.inc@yahoo.com>
Sent: Wednesday, June 23, 2021 12:36 PM
To: Taylor, Cynthia <Cynthia.Taylor@ladwp.com>
Subject: [EXTERNAL] 1503 W 207th st.



Above is the plot plan as to where the meters will go for this project.

We spoke over the phone a couple weeks ago discussed how this was all going to lay out and you mentioned that with this information you're able to start a quote for the cost of this project. If there's anything else you need please let me know. thank you

Jesus D. Montoya

Prestige Home Improvements Inc.
3582 Carlin Avenue
Lynwood, CA 90262
Phone: (323) 485-3095

Exhibit B

----- Forwarded Message -----

From: Taylor, Cynthia <cynthia.taylor@ladwp.com>
To: Jesus Montoya <prestigehomes.inc@yahoo.com>
Cc: gloriamartinezrec@yahoo.com <gloriamartinezrec@yahoo.com>
Sent: Friday, September 17, 2021 at 08:59:08 AM PDT
Subject: RE: [EXTERNAL] 1503 W 207th st.

Hello Mr. Montoya,

Below is the Cost Letter for the services requested for 1503 W 207th Street.

Map No. 054-195

Attention: Mr. Jesus Montoya

Subject: Water Facility Charges

1503 West 207th Street, Units 1-9

(APN: 7351-013-016, Tract 4983, Block 50, Lot 16)

This letter is in response to your inquiry regarding water facility charges for the above-mentioned location. These charges have been calculated in accordance with present Los Angeles Department of Water and Power (LADWP) rules and charges.

Services on Denker Avenue:

Install four (4), 1-inch domestic water service connections @ \$4460 each on Denker Avenue \$ 17,840.00

Install four (4), 1-inch water meters @ \$220 each 880.00

Services on West 207th Street:

Install five (5), 1-inch domestic water service connections @ \$4460 each on West 207th Street 22,300.00

Install five (5), 1-inch water meters @ \$220 each 1,100.00

Water Main Charge: 20 feet @ \$89/ft. – Denker Avenue 1,780.00

Dept. of Transportation (DOT) Fees – Traffic Control Plan (TCP) N/A

TOTAL CHARGES: \$ 43,900.00

Note that you are required to provide verification of legal addresses assigned by Building and Safety at time of payment for all new services and meters. (Building Permits)

At this time, we are only accepting check payments by mail due to the COVID-19 virus. Checks should be payable to LADWP and along with a copy of this letter to: LADWP – Water New Business Attention: Cynthia Taylor, 111 North Hope Street, Room 1425, Los Angeles, California 90012.

Please include a contact name, phone number, and an email address on all correspondence.

Sincerely,

Cynthia Taylor

Water Service Representative

Los Angeles Department of Water & Power

111 North Hope Street, Room 1425

Los Angeles, California 90012

(213) 367-1306 – Work

(213) 367-4434 - Fax

Exhibit C

----- Forwarded Message -----

From: Taylor, Cynthia <cynthia.taylor@ladwp.com>

To: prestigehomes.inc@yahoo.com <prestigehomes.inc@yahoo.com>

Cc: Gloria Martinez <gloriamartinezrec@yahoo.com>

Sent: Saturday, January 22, 2022 at 04:24:42 PM PST

Subject: Emailing: W20220122006.pdf

Hello Mr. Montoya,

Attached above is the receipt for payment for the 9 new 1-inch domestic water services & meters for 1503 W 207th Street. The Street damage restoration fees will be emailed once calculated by engineering.

To follow along with the job's progression you can contact the following person:

Harbor District Construction:

James Griffin, Construction Supervisor

(310) 522-1433 or (310) 522-1471

James.Griffin@ladwp.com

You can also follow by using the Job Tracking website at: <https://mywaterservice.waterapps.ladwp.com/>

Your message is ready to be sent with the following file or link attachments:

W20220122006.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Exhibit C



Department Of Water & Power
City Of Los Angeles

Cash Memorandum Receipt

Receipt No. **W20220122006**

Water Revenue Fund

Office Issued By: WD 1425-CTaylor Date: 1/22/2022
 Office Issued To: Accounting BU Assigned To: CTaylor
 Amount: FORTY-THREE THOUSAND NINE HUNDRED DOLLARS And
00/100 CENTS
 Received Of: REDONDO, LLC Telephone No.: (000) 000-0000
 Collection Address: 17304 Ventura Blvd., Encino, CA 91316
 Comments: Installation of 9, 1-inch domestic water services & meters: 4 on the
West side of Denker Avenue; 5 on the North side of W 207th
Street

Fee Type	Size/other	Rate	Rate Per	Units	Amount	ID No. / Location / Map
Service Install-Individual Domestic (Std)	1"	\$4,460.00	Service	x 4.00 =	\$17,840.00	638436 / 1503 W 207th St, Unit 1 / 054-195 638437 / 1503 W 207th St, Unit 2 / 054-195 638438 / 1503 W 207th St, Unit 3 / 054-195 638439 / 1503 W 207th St, Unit 4 / 054-195
Meter Install-Individual (Domestic)	1" Reg.	\$220.00	Meter	x 4.00 =	\$880.00	638436 / 1503 W 207th St, Unit 1 / 054-195 638437 / 1503 W 207th St, Unit 2 / 054-195 638438 / 1503 W 207th St, Unit 3 / 054-195 638439 / 1503 W 207th St, Unit 4 / 054-195
Service Install-Individual Domestic (Std)	1"	\$4,460.00	Service	x 5.00 =	\$22,300.00	638440 / 1503 W 207th St, Unit 5 / 054-195 638441 / 1503 W 207th St, Unit 6 / 054-195 638442 / 1503 W 207th St, Unit 7 / 054-195 638443 / 1503 W 207th St, Unit 8 / 054-195 638444 / 1503 W 207th St, Unit 9 / 054-195
Meter Install-Individual (Domestic)	1" Reg.	\$220.00	Meter	x 5.00 =	\$1,100.00	638440 / 1503 W 207th St, Unit 5 / 054-195 638441 / 1503 W 207th St, Unit 6 / 054-195 638442 / 1503 W 207th St, Unit 7 / 054-195 638443 / 1503 W 207th St, Unit 8 / 054-195 638444 / 1503 W 207th St, Unit 9 / 054-195
Water Main Charge-Existing	8"	\$89.00	Foot	x 20.00 =	\$1,780.00	638436 / 1503 W 207th St, Unit 1 / 054-195

Payment Method: Check Payment Ref. No.: 1023 **\$43,900.00**

Department Of Water & Power

Received By Cashier: _____ On: / / By: _____ Printed On: 1/22/2022

Processing and installation time for services 3-inches and smaller takes approximately 100 days, and approximately 140 days for services 4 inches and larger, from the time full payment and all required information is received. This time could vary based on the Los Angeles Department of Public Works, Bureau of Engineering permitting conditions and requirements and the availability of the DWP construction crews.



To check the status of your job, go to <https://mywaterservice.waterapps.ladwp.com/>
(Water Services ONLY)

Exhibit D

From: Gloria Martinez <gloriamartinezrec@yahoo.com>
Sent: Tuesday, January 25, 2022 3:57 PM
To: Griffin, James <James.Griffin@ladwp.com>
Cc: Taylor, Cynthia <Cynthia.Taylor@ladwp.com>; mark@cveng.com
Subject: [EXTERNAL] Fw: 1503 W 207th Street

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

Hi James,

1. Please send us estimate regarding the tearing up of the street.
2. Can you help with this meter location per email below?
3. Plan on having C of O in May. Need water meters by MARCH 10.
4. Under my impression Cynthia sent us your info so that we can get the estimate.

Call Mark 626 533-5101

Thanks

GLORIA MARTINEZ
384 E ROWLAND STREET
COVINA, CA 91723
626 915-7377 X 109
626 967-4663 FAX

Exhibit D

From: Griffin, James <james.griffin@ladwp.com>

To: Gloria Martinez <gloriamartinezrec@yahoo.com>

Cc: mark@cveng.com <mark@cveng.com>; Mark Sheedy <malibu2010@yahoo.com>

Sent: Friday, March 4, 2022, 02:47:48 PM PST

Subject: RE: [EXTERNAL] 1503 W 207th Street

Gloria,

You should be getting the SDRF bill next week. I've submitted the size to Cynthia. Thanks,

James Griffin

Los Angeles Department of Water and Power

Sr. Water Utility Supervisor- Harbor District

Water Distribution Division

Ph: 310-522-1431

james.griffin@ladwp.com



Exhibit E

From: Taylor, Cynthia <cynthia.taylor@ladwp.com>
To: Gloria Martinez <gloriamartinezrec@yahoo.com>
Cc: mark@cveng.com <mark@cveng.com>; Mark Sheedy <malibu2010@yahoo.com>
Sent: Thursday, March 10, 2022 at 02:47:10 PM PST
Subject: RE: [EXTERNAL] 1503 W 207th Street

Hello Ms. Martinez,

Subject: Water Facility Charges

1503 West 207th Street, Units 1-9

(APN: 7351-013-016, Tract 4983, Block 50, Lot 16)

The Street Damage Restoration Fee (SDRF) due is \$3,438.24. On W 207th Street

The Street Damage Restoration Fee (SDRF) due is \$3,438.24. On Denker Avenue

Fee calculation was provided by Harbor District Engineering.

Checks should be payable to LADWP and along with a copy of this email to: LADWP – Water New Business Attention: Cynthia Taylor, 111 North Hope Street, Room 1425, Los Angeles, California 90012

Cynthia Taylor

Water Service Representative
Los Angeles Department of Water & Power
111 North Hope Street, Room 1425
Los Angeles, California 90012
(213) 367-1306 – Work


From: Taylor, Cynthia <cynthia.taylor@ladwp.com>
To: Gloria Martinez <gloriamartinezrec@yahoo.com>
Cc: mark@cveng.com <mark@cveng.com>; Mark Sheedy <malibu2010@yahoo.com>
Sent: Friday, March 18, 2022 at 11:26:15 AM PDT
Subject: RE: [EXTERNAL] 1503 W 207th Street/Street Addresses

Hello Ms. Martinez,

Attached above is the payment receipt for the Street Damage Restoration Fees paid for 1503 W 207th Street, Units 1-9.

Exhibit E

The addresses cannot be changed to ones you sent me until they are official. When I pull them up by the permit numbers provided they are still listed as 1503 W 207th Street, 1-9. So once you get the official addresses, meaning the building permits show the addresses you provided to me, then we can request an address change.

	Department Of Water & Power City Of Los Angeles	Cash Memorandum Receipt	Receipt No. W20220318011
		Water Revenue Fund	
Office Issued By:	WD 1425-CTaylor	Date:	3/18/2022
Office Issued To:	Accounting BU SIX THOUSAND EIGHT HUNDRED SEVENTY-SIX DOLLARS AND FORTY-EIGHT CENTS	Assigned To:	CTaylor
Amount:		Telephone No.:	(000) 000-0000
Received Of:	REDONDO, LLC		
Collection Address:	17304 Ventura Blvd., Encino, CA 91316 Street Damage Restoration Fee payments for 2 cuts for 9 new services, for 1503 W 207th Street		
Comments:			

Fee Type	Size/other	Rate	Rate Per	Units	Amount	ID No. / Location / Map
SDRF Pass-Through-SDRF Local Streets		\$8.24	Sq. Ft.	x 340.00 =	\$2,801.60	638436 / 1503 W 207th St, Unit 1 / 054-195
SDRF Pass-Through-SDRF Other Fees		\$636.64		x 1.00 =	\$636.64	638436 / 1503 W 207th St, Unit 1 / 054-195
SDRF Pass-Through-SDRF Local Streets		\$8.24	Sq. Ft.	x 340.00 =	\$2,801.60	638440 / 1503 W 207th St, Unit 5 / 054-195
SDRF Pass-Through-SDRF Other Fees		\$636.64		x 1.00 =	\$636.64	638440 / 1503 W 207th St, Unit 5 / 054-195

Payment Method:	Check	Payment Ref. No.:	1036 & 1037	\$6,876.48
				Department Of Water & Power

Received By Cashier:	_____	On:	____ / ____ / ____	By:	_____	Printed On:	3/18/2022
Internal Comments:	_____						

From: Taylor, Cynthia <cynthia.taylor@ladwp.com>
To: Gloria Martinez <gloriamartinezrec@yahoo.com>
Cc: James Woodson <JWoodson@roccadevelopment.com>; Mark <malibu2010@yahoo.com>; Mark <Mark@cveng.com>
Sent: Friday, March 18, 2022 at 01:26:29 PM PDT
Subject: RE: [EXTERNAL] 1503 W 207th Street/Street Addresses

You will contact Harbor District Construction, Mr. James Griffin to see when the installations will be done. Everyone has been notified that SDRF payment has been processed.

Exhibit F



BUILDING A STRONGER L.A.

Eric Garcetti, Mayor

Board of Commissioners
Cynthia McClain-Hill, President
Cynthia M. Ruiz, Vice President
Mia Lehrer

Nicole Neeman Brady
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

November 23, 2022

Mr. Bert Moglebust
Land Development Section
Bureau of Engineering
Department of Public Works
201 Figueroa Street, Room 200
Los Angeles, California 90012

Dear Mr. Moglebust:

Subject: Tract No. 82057
West of Denker Avenue and North of West 207th Street

Please refer to our letter dated December 9, 2021. The developer has made the necessary financial arrangements with this office for the installation of the required water distribution facilities to serve this subdivision.

Therefore, the Water System (WS) of the Los Angeles Department of Water and Power (LADWP) does not object to the recordation of this tract map.

In accordance with WS's rules, additional charges may be applicable at the time of completion of water facility installations.

Questions regarding WS clearance should be directed to LADWP, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051 or (213) 367-1232.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Denise Gardiner', is placed over a light blue rectangular background.

Denise Gardiner, P.E.
Engineer of Harbor District
Water Distribution Engineering

LR:rp

c: Mr. Vincent Bertoni, Director
Department of City Planning
District Engineer, Bureau of Engineering

Redondo, LLC/Johnny Devjani
Los Angeles City Fire Department
Map No. 054-195

Exhibit G

-----Original Message-----

From: noreply <noreply@ladwp.com>

Sent: Wednesday, September 22, 2021 10:40 PM

To: Artin@abrari.com

Subject: LADWP Submittal Complete, TR 82057 VIC 207TH & DENKER * 9

Project Name: TR 82057 VIC 207TH & DENKER * 9 Project ID: P297584 Customer's Desired In-Service Date: 06/01/2023

Address: 1503 W 207TH ST, LOS ANGELES CA 90501 Work Request Number: 2213892

Congratulations! LADWP has verified your submittal package for 1503 W 207TH ST, LOS ANGELES CA 90501 contains adequate information to move your project from the "Preliminary/Submittal" phase into the "Design" phase. As design progresses, LADWP may request additional supplemental detailed information in order to complete your service request. LADWP will contact you as needed.

You may regularly check the status of your job by searching your Work Request No. or Project ID at <http://wmis.powersystem.ladwp.com>.

For any questions or comments regarding the status of your project, please contact:

Engineer: BAGHOOMIAN,ARVIN

Email: arvin.baghoomian@ladwp.com

Sincerely,

Los Angeles Department of Water and Power Power New Business Development and Technology Applications

Apply for Encroachment Permits: <https://tinyurl.com/seotnzm> Electrical Installations and

Upgrades: <https://tinyurl.com/uq33grl> Explore Commercial Solar Programs:

<https://tinyurl.com/toqqy8c> Guidelines for Temporary Electric Services:

<https://tinyurl.com/rxxyu6u> You Can Always Find The Right Person at LADWP:

<https://www.ladwp.com/findtherightperson>

Electric Service Requirements and Construction Standards: <https://www.ladwp.com/codes> Check the Status of Your Projects Online: <https://wmis.powersystem.ladwp.com/>

For any remaining questions regarding your electrical service installation and/or upgrade please call the LADWP Connection Center at 213-EMPOWER (367-6937).



BUILDING A STRONGER L.A.

Eric Garcetti, Mayor
Board of Commissioners
Cynthia McClain-Hill, President
Susana Reyes, Vice President
Jill Banks Barad-Hopkins
Mia Lehrer
Nicole Neeman Brady
Yvette L. Furr, Acting Secretary

Martin L. Adams, General Manager and Chief Engineer

September 8, 2022

Mr. Gary Lee Moore, City Engineer
Bureau of Engineering
Development Services Division
201 North Figueroa Street, Room 290
Los Angeles, California 90012

Attention: Mr. Bert Moklebust

Dear Mr. Moore:

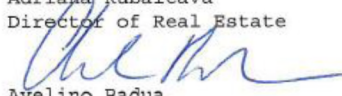
Subject: Tract No. 82057

In accordance with Section 66475 of the Government Code of California and otherwise in accordance with the laws and ordinances applicable thereto, you are advised that public utility easements for purposes of electrical distribution are necessary for the above-referenced subdivision and are shown outlined in red on the enclosed print thereof.

You are, therefore, requested to require such public utility easements to be shown on said subdivision map and included in the dedication statement as a condition precedent to the approval and acceptance of the final map thereof.

Please note this clearance is for the Department of Water and Power's (Department) Power Transmission and Distribution Business Unit only. The Department's Water Services Organization (WSO) may have additional requirements and any clearances of WSO services system facilities will be sent under separate cover.

Sincerely,
Adriana Rubalcava
Director of Real Estate



Avelino Badua
Real Estate Title Examiner

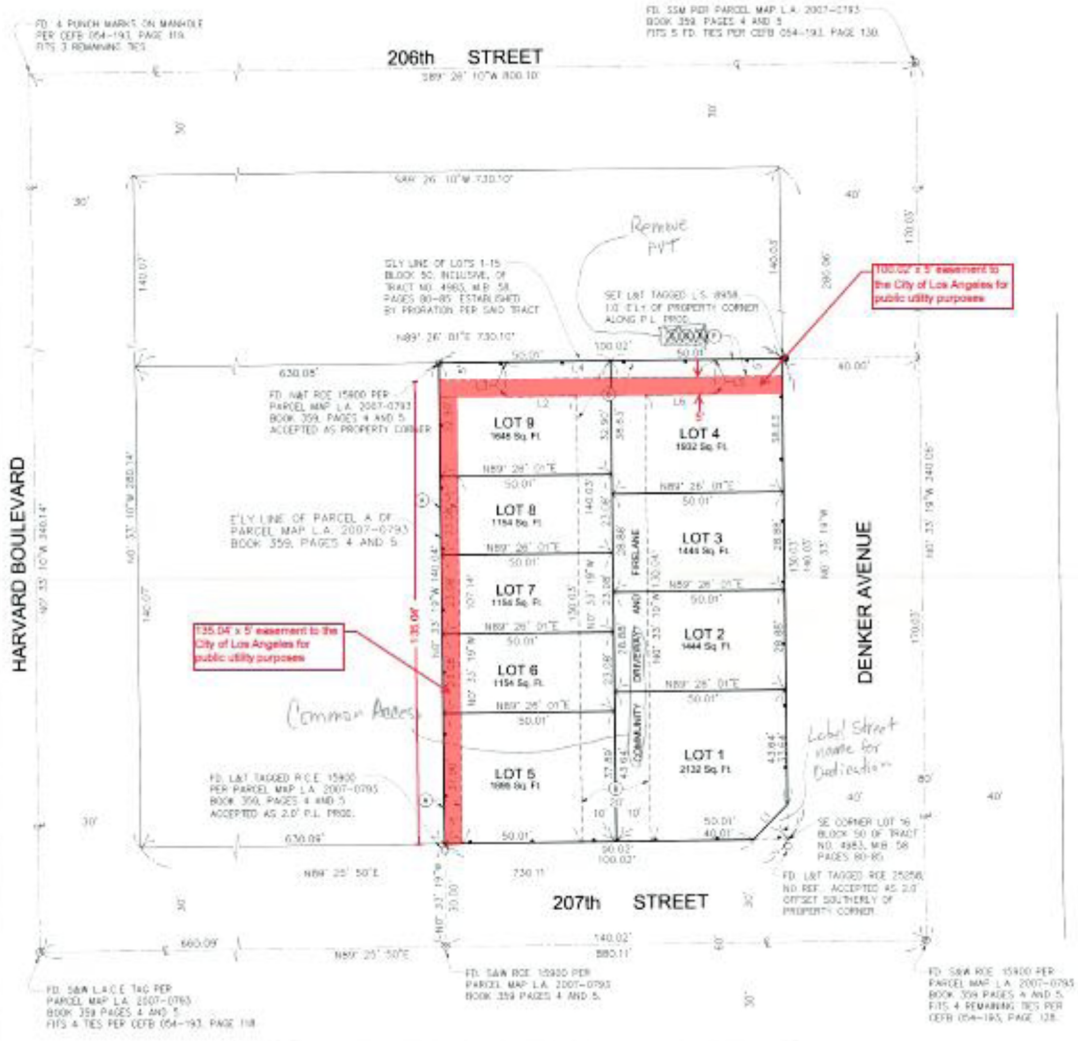
Enclosures: (1)

c: Brian G O'Neil

Exhibit I

TRACT No. 82057

IN THE CITY OF LOS ANGELES,
STATE OF CALIFORNIA



EASEMENT NOTES:

- ① INDICATES A 5' WIDE PEDESTRIAN EASEMENT SERVING LOTS 5-9
- ② INDICATES A VARIABLE WIDTH COMMON ACCESS DRIVEWAY EASEMENT FOR RECIPROCAL INGRESS, EGRESS, PUBLIC UTILITIES AND FIRE DEPARTMENT ACCESS PURPOSES.
- ③ SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES PER DEED RECORDED IN BOOK 23022, PAGE 40, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY
- ④ COMMUNITY-WARE CORPORATION, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES PER DEED RECORDED IN BOOK 4849, PAGE 246, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY
- ⑤ DOMINGUEZ CAMP CORPORATION, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES PER DEED RECORDED IN BOOK 2444, PAGE 20, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY
- ⑥ THE CITY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND COMMON PURPOSES PER DEED RECORDED IN BOOK 40624, PAGE 252, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

Is the City of LA? If so show in Owners Statement

Remove PVT

LEGEND:

- INDICATES THE LAND BEING SUBDIVIDED BY THIS MAP
- INDICATES MONUMENT TO BE SET
- INDICATES FOUND MONUMENT

NOTE: THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 174254

Parcel Line Table

Line #	Direction	Length
L1	N04° 26' 16"E	14.14
L2	S89° 26' 01"W	20.65
L3	S0° 33' 59"E	10.00
L4	S89° 26' 01"W	61.50
L5	S0° 33' 59"E	10.00
L6	S89° 26' 01"W	20.65

Exhibit J



Exhibit J

Map Status Tracking System
CONDITIONS LIST FOR MAP NUMBER 82057
 Map Expiration Date: [03/21/2022](#)

Condition Number	Condition	Clearance Date	Clearance Status	Discipline ID	Discipline Name	Clearance Signed By	Date Clearance Signed
01	15-FOOT RADIUS OR PROPERTY LINE	03/16/2022	YES	boe-survey	Engineering - Survey Division	James Kleinbergs	03/16/2022 8:12 AM
02	COMMON ACCESS	03/30/2023	YES	boe-survey	Engineering - Survey Division	James Kleinbergs	03/30/2023 7:20 AM
03	LABELED SMALL LOT SUBDIVISION	03/16/2022	YES	boe-survey	Engineering - Survey Division	James Kleinbergs	03/16/2022 8:14 AM
04	COMMON ACCESS	03/16/2022	YES	boe-survey	Engineering - Survey Division	James Kleinbergs	03/16/2022 8:15 AM
05	DEDICATION	04/05/2023	YES	boe	Bureau of Engineering	Justinea Allen	04/06/2023 8:15 AM
06	PROVIDE NAME SIGNS	12/01/2022	YES	boe	Bureau of Engineering	Thein Crocker	12/01/2022 9:54 PM
07	CAPACITY	04/06/2023	YES	boe	Bureau of Engineering	Justinea Allen	04/06/2023 8:16 AM
08	COMMON ACCESS	12/01/2022	YES	boe-survey	Engineering - Survey Division	James Kleinbergs	12/01/2022 11:24 AM
09	IMPROVEMENTS	04/05/2023	YES	boe	Bureau of Engineering	Justinea Allen	04/06/2023 8:16 AM
10	GRADING	10/19/2022	YES	ladbs-grad	Department of Building and Safety - Grading	Casey Jensen	10/19/2022 7:16 AM
11	GRADING	10/19/2022	YES	ladbs-grad	Department of Building and Safety - Grading	Casey Jensen	10/19/2022 7:16 AM
12	ZONING	04/05/2022	YES	ladbs-zone	Department of Building and Safety - Zoning	Eric Wong	04/05/2022 12:03 PM
13	SUBJECT TO ANY RECOMMENDATIONS	05/18/2022	YES	dot	Department of Transportation	Pete Eyre	05/18/2022 11:22 AM
14	QUIMBY		NO	drp	Department of Recreation and Park		
15	SUBMIT PLOT PLANS	12/16/2021	YES	lafd	Fire Department	Ruel Cole	12/16/2021 9:16 AM
16	WATER SYSTEM RULES	04/06/2023	YES	boe	Bureau of Engineering	Justinea Allen	04/06/2023 8:34 AM
17	TREES	12/02/2022	YES	bss	Bureau of Engineering	Justinea Allen	12/05/2022 10:24 AM
18	WASTEWATER COLLECTION	11/14/2018	YES	boe	Bureau of Engineering	Justinea Allen	07/25/2022 5:17 PM
19	COVENANT & AGREEMENT	11/14/2022	YES	planning	Department of City Planning - Covenant and Agreement	Ruben Vasquez	11/14/2022 10:37 AM
19	COVENANT & AGREEMENT	05/21/2020	YES	planning	Department of City Planning - Covenant and Agreement	Joe Luckey	05/21/2020 3:05 PM
97	ASSESSMENTS		NO	boe	Bureau of Engineering		
98	COUNTY TAXES		NO	boe	Bureau of Engineering		

Exhibit J



JEFFREY PRANG
Assessor

OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES

500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2770
assessor.lacounty.gov
1(888) 807-2111



Valuing People
and Property

Date 2/15/2023

HONORABLE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

I hereby certify that the real property included in:

Tract/PM TR-82057

is subject to a lien for taxes of special assessments, not yet payable,
for the year 2023 - 2024 in an amount hereby estimated not
to exceed \$ 32,925

Section 75 et sequentes of the Revenue and Taxation Code
provide for Supplemental Assessments due to changes in
ownership and/or completion of new construction after
the lien date.

The taxes or special assessments, not yet payable, due to
Supplemental Assessments for the above-referenced year are
estimated not to exceed:

Ownership New Const. From _____ to _____ (1) \$ 0

ASSESSOR PARCEL NUMBER(S) INCLUDED IN THIS SUBDIVISION						
MAP BOOK	PAGE	PARCEL		MAP BOOK	PAGE	PARCEL
7351	013	016				
		017				
				TOTAL PARCELS:	2	

Total estimated taxes due, but not yet payable: \$ _____

Contact Person: Bond Clerk

Printed Name: Yolanda Garcia

Phone Number: (213) 974-3455

Exhibit J

City of Los Angeles
Department of Recreation and Parks
RAP - Park Fees Group
Transaction ID: 2022033228 (Invoice)

Print Receipt

Pay by Check (ACH)

Pay by Card

Description	Qty@Price	SubT
Subdivision Park Fee	9.00@\$16,642.00	\$149,778.00
Subdivision Park Fee (Exempt)	2.00@(\$16,642.00)	(\$33,284.00)
Dwelling Unit Construction Tax Credit	7.00@(\$200.00)	(\$1,400.00)
Subtotal		\$115,094.00
Grand Total		\$115,094.00
Tendered		\$0.00
Balance		\$115,094.00

Reference: **Case No: VTT-82057-SL Work Order #: QT082057 Fee rates applicable as of July 1, 2022. The fee shall be paid prior to the recordation of the final map. If this fee is not paid before July 1, 2023, the amount of the fee shall automatically be subject to recalculation by the Department of Recreation and Parks based on the provisions of Section 12.33 of the Los Angeles Municipal Code. RAP DOES NOT ACCEPT AMERICAN EXPRESS CREDIT CARD PAYMENTS.**



DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

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MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

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

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

March 11, 2020

Mike Fietz (O)(A)
Torrance Properties, LLC
9737 Eagle Ranch Road NW
Albuquerque, NM 87114

Matt Schneider (R)
Matt Schneider Architects
2110 Artesia Boulevard, Suite B430
Redondo Beach, CA 90278

RE: Vesting Tentative Tract No. VTT-82057-SL
Related Case: None
Address: 1503 - 1509 West 207th Street
Community Plan: Harbor Gateway
Zone: RD1.5-1
District Map: 054B193 287
Council District: 15
CEQA No.: ENV-2018-4435-CE
Legal Description: Lot 17, Block 50, Tract No.
TR4983

LETTER OF CORRECTION

On March 21, 2019, in accordance with the provisions of Section 17.03 and Section 12.22.C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency conditionally approved Vesting Tentative Tract No. VTT-82057-SL, for a maximum of nine (9) single-family dwellings (small lot homes), pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on map stamped October 10, 2018 in the Harbor Gateway Community Plan.

On March 5, 2020, the Applicant requested a Letter of Correction regarding a side yard setback in the Setback and Area Matrix for Lot 9. A 10 foot side yard is allowed pursuant to LAMC Section 17.03 and Section 12.22.C.27 of the Small Lot Subdivision Ordinance No. 185,462. The Matrix did not reflect the correct dimension shown on the map. This change applies to the Side Yard Setback in the Department of City Planning – Site Specific Condition 9.(i) of the Letter of Determination. 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 pursuant to Small Lot Subdivision Ordinance No. 185,462.

Deleted text is shown below in ~~**italicized bolded strikethrough**~~ and added text is, **underlined and bolded**.

The project Matrix is corrected to read as follows:

9.(i) Setbacks

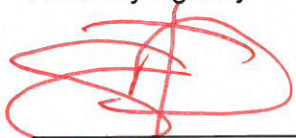
Lot No.	Front	Side	Side	Rear
1	15'-0"(S)	10'-0"(W)	5'-0"(E)	0'-3"(N)
2	5'-0"(E)	0'-3"(S)	0'-3"(N)	10'-0"(W)
3	5'-0"(E)	0'-3"(S)	0'-3 (N)	10'-0"(W)

4	5'-6"(E)	0'-3"(S)	10'-0"(N)	10'-0"(W)
5	15'-0"(S)	5'-0"(W)	10'-0"(E)	0'-2.5"(N)
6	5'-6"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
7	5'-6"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
8	5'-0"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
9	5'-0"(W)	0'-2.5" 10'-0"(N)	0'-2.5"(S)	10'-0"(E)

There are no other changes to the approval.

Inquiries regarding this matter shall be directed to Kyle Winston, Project Planner at kyle.winston@lacity.org or (213)978-1348

VINCENT P. BERTONI, AICP
Advisory Agency



SERGIO IBARRA
Deputy Advisory Agency

VPB:SI:KW

GENERAL PLANTING NOTES

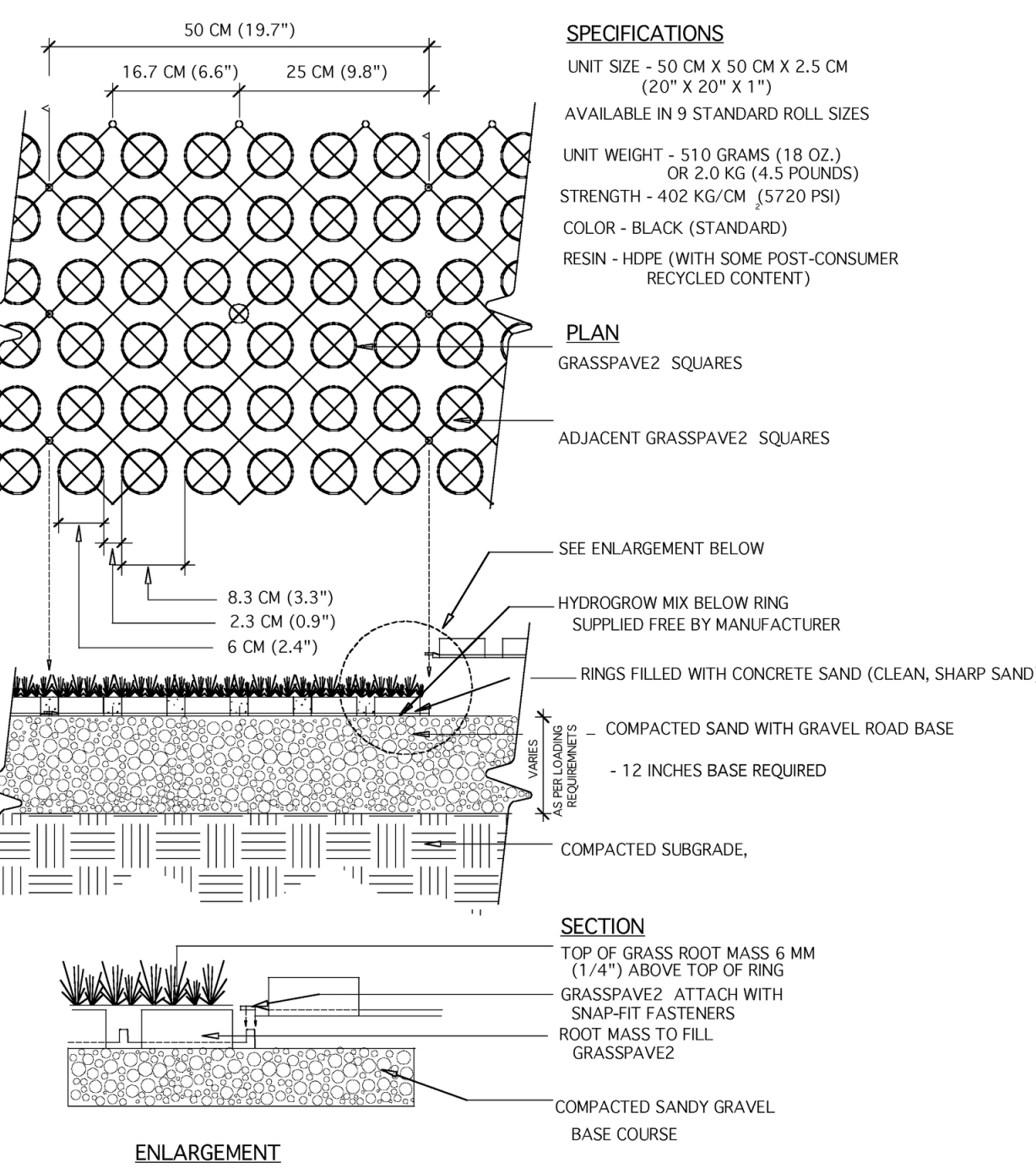
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT / DESIGNER AND/OR OWNER PRIOR TO INSTALLATION.
- ALL BOXED TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT / DESIGNER OR OWNER'S REPRESENTATIVE IN CONJUNCTION WITH CONCRETE CONTRACTOR AND GENERAL CONTRACTOR. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY FOR ACCURATE PLACEMENT OF TREES.
- ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERS TO THE ADJACENT WALL OR FENCE.
- ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE SUBCONTRACTOR. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT / DESIGNER UPON COMPLETION.
- THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR A SOIL AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT / DESIGNER PRIOR TO INSTALLATION OF PLANT MATERIALS. (WALLACE LABS. EL SEGUNDO).
- FOR AREA TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL.
- AMOUNT PER 1,000 SQUARE FEET
- 2 CU. YDS. STABILIZED ORGANIC AMENDMENT DERIVED FROM PEAT MOSS, STEER MANURE, OR A COMBINATION WITH REDWOOD SHAVINGS. (SEE SOILS REPORT)
- 15 LBS. AGRICULTURAL GYPSUM
- 15 LBS. SOIL SULFUR
- 15 LBS. 15-15-15 FERTILIZER
- THE PLANTING PITS FOR BOXED TREES SHALL BE EXCAVATED TWICE THE DIAMETER OF THE ROOTBALL AND NO DEEPER THAN THE ROOTBALL. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
- 6 PARTS ON-SITE SOIL
- 4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE SOIL PREPARATION
- 1 LB./CU.YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER
- 2 LBS./CU. YD. OF MIX IRON SULFATE
- 15 LBS./CU. YD. OF MIX AGRICULTURAL GYPSUM
- THIRTY (30) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-6-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
- FOR ALL STAKED TREES, SEE DETAIL 1
- FOR ALL BOX TREES, SEE DETAIL
- FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:
- 1 GALLON SHRUBS 1
- 5 GALLON SHRUBS AND TREES 3
- 15 GALLON SHRUBS 4
- BOXED TREES 1 PER 4" OF BOX SIZE
- PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
- ALL SHRUB AREAS SHALL BE COVERED WITH MINIMUM 1" SHREDDED BARK MULCH.

LANDSCAPE POINT SYSTEM 13,907 SQUARE FEET 15 POINTS REQUIRED

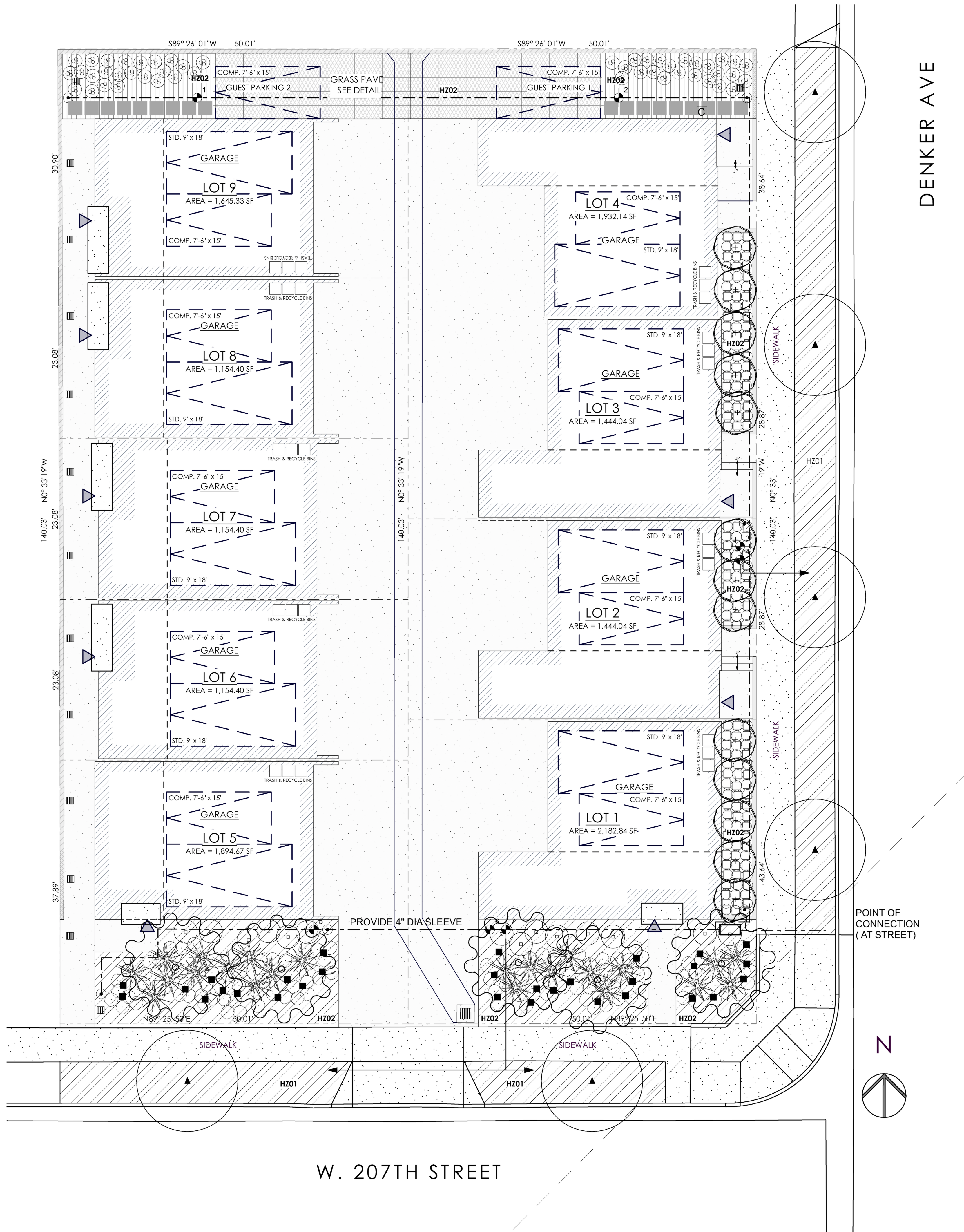
6- STREET TREES	5 POINTS PER TREE UP TO 50%	5- TREES (25 PTS)	6 POINTS
LINEAR FEE OF SOUTH FACING DECIDUOUS TREES (.08)	74 LF	6	7.5 POINTS

WATER MANAGEMENT POINT SYSTEM 13,907 SQUARE FEET 200 POINTS REQUIRED

AUTOMATIC CONTROLLER	5 POINTS
0% LAWN	10 POINTS
Plants that once established will remain in good condition with summer water.	380 (2)



NOT TO SCALE
Invisible Structures, Inc.
www.invisiblestructures.com



1 Planting Plan
SCALE: 1/8" = 1'-0"

MWEU CALCULATIONS

WUCOLS ZONE 3 PLANT FACTOR - MODERATE WATER USE WITH MOSTLY LOW WATER USE

HYDRO ZONE	PF	IM	IE	LAND AREA
HYDRO ZONE 1	.3	DRIP	.81	1153 SQ FT
HYDRO ZONE 2	.5	DRIP	.81	2285 SQ FT
				3438 TOTAL

MAWA = (ETo) (0.62) [(0.55 x LA)] Eptt 75% of MAWA **TOTAL MAXIMUM PROJECT WATER**

50.1 3438 Eptt 44,051 GPY **58,734 GPY**

31.06 1891

HYDRO ZONE 1 ETWU = (ETo) (0.62) [(PF x HA + SLA)]

50.1 (31.06) .3 x 1153 / .81 = 13,264 GPY TOTAL

HYDRO ZONE 2 ETWU = (ETo) (0.62) [(PF x HA + SLA)]

50.1 (31.06) .5 x 2285 / .81 = 35,048 GPY TOTAL

TOTAL PROJECT WATER 48,312 GPY TOTAL



LANDSCAPE DOCUMENTATION CERTIFICATION

PROJECT ADDRESS 1503 & 1509 207th St. Los Angeles, CA 90501

CONTACT INFORMATION Gregory W. George, ASLA
Registered Landscape Architect - 6230
StudioGWG
318 AVE. #154, REDONDO BEACH, CA 90277
310-686-5202
studiogwg@gmail.com

I have complied with the requirements of the water efficient landscape ordinance and applied them for the efficient use of water to complete the Landscape Documentation Package.

THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:

THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/ BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT PHASE.

SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/ PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.

THE DEVELOPER/ BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.

THE DEVELOPER/ BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

PLANT LEGEND

- trees**
- CEIBA speciosa Silk Floss Tree Moderate to Low Water 5-24 Box
 - Street Tree TBD Low Water 6-24 Box
- shrubs / hedges / vines**
- ASPARAGUS densiflorus 'Myers' Myers Asparagus Moderate to Low Water 48- 1 Gallon
 - CALANDRINIA grandiflora Rock Purslane Low Water 30- 1 Gallon
 - CALLIANDRA haematocephala Pink Powder Puff Moderate to Low Water 14- 15 Gallon
 - CAREX flagellifera Weeping Brown Sedge Moderate Water 153- 1 Gallon
 - PHORMIUM 'yellow Wave' Yellow Wave Flax Moderate Water 23- 5 Gallon
 - PITTIOSPORUM tenuifolium 'silver sheen' Silver Sheen Pittosporum Moderate Water 13-15 Gallon
 - SENECIO m. Senecio Low Water 112- 4" qts or 7- flats
- groundcovers**
- AJUGA reptans 'bronze' Bronze Bumbleweed Moderate to High Water 16- Flats
 - DYMONDIA margaritae Dymondia, Rock Ditty Low Water 95- Flats
 - OPHIPOGON japonicus 'nana' DWARF MONDO GRASS Moderate Water 46- Flats

ALL PLANTING AREAS ARE TO BE PLANTED WITH

[1] DYMONDIA PLANTED FROM FLATS - 4" OC; and / or

[2] SHADE PLANTING AREAS USE AJUGA reptans planted @ 4" OC and / or

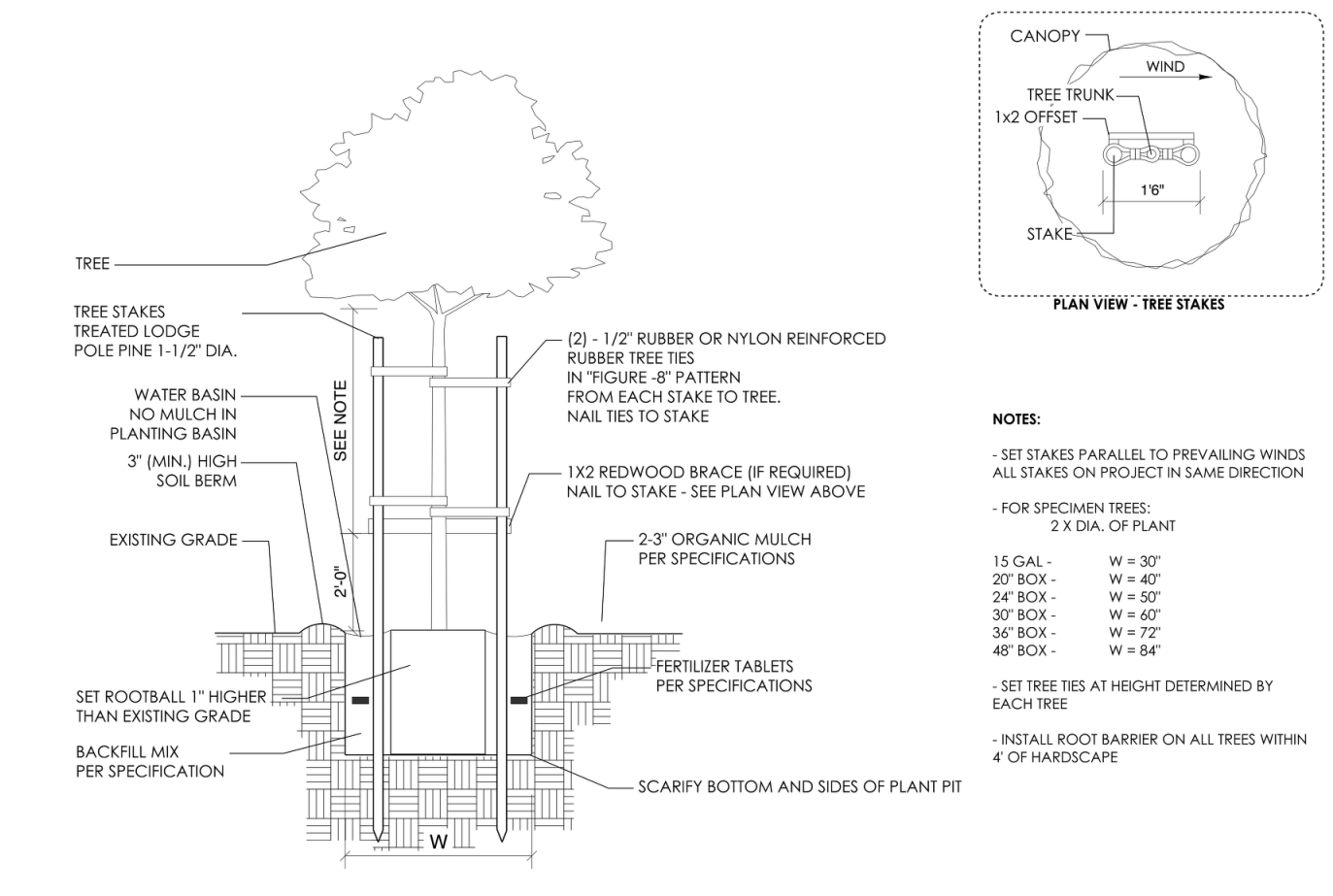
[3] SHADE TOLERANT SUCCULENT MIX [PRICE AS OPTION]:

ALL 6" POTS 18" OC

ECHEVERIAS, AEONIUMS, SEDUMS!

SUBMIT SAMPLE LIST OF MATERIAL TO OWNER PRIOR TO PLANTING

Moderate Water to Low Water



LANDSCAPE DOCUMENTATION PACKAGE

CONTACT INFORMATION Gregory W. George, 310-686-5202
318 AVE. #154, REDONDO BEACH, CA 90277
studiogwg@gmail.com

TOTAL LANDSCAPE AREA CITY WATER METER

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

owner's name 207th Street Development, LLC date DECEMBER 10, 2019

At the time of final inspection, the permit applicant (The Landscape Contractor) must provide the owner of the property with a CERTIFICATE OF COMPLETION, including the following information:

CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

IRRIGATION SCHEDULING

SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

LANDSCAPE IRRIGATION AND AUDIT REPORT

SOIL MANAGEMENT REPORT

I have reviewed the approved 'SOLAR ACCESS REPORT' prepared by SOLARGY, Inc., dated, January 30, 2018, and the tentative tract conditions of approval dated, prior to preparing the landscape plan. The landscape plan satisfies tentative tract condition no. 82057.



Studio GWG

LANDSCAPE ARCHITECTURE
ARCHITECTURE
PROJECT MANAGEMENT
PLANNING

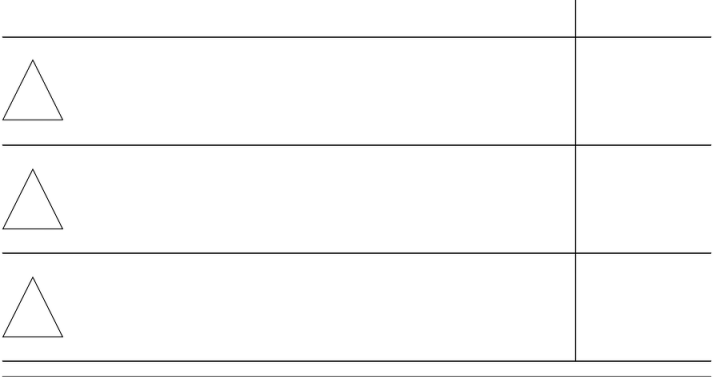
for mail:
318 Avenue I, #154
Redondo Beach, California 90277

310.686.5202
studioGWG@gmail.com
LA6230 C27-581236, B

CONSULTANTS

207th St. Development
1503 & 1509 207th St.
Los Angeles, CA 90501

file name / 207th St. Development.pln PUBLISH VERSION
PRINT DATE 3/12/20 PUBLISH SET_01



SHEET TITLE
Planting Plan

LA-101

This page is part of your document - DO NOT DISCARD



20200534694



Pages:
0008

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/15/20 AT 08:00AM

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	<u>113.00</u>



LEADSHEET



202005150180012

00018257547



010759524

**SEQ:
02**

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

405_5167945_4_2

Fidelity National Title Company - Torrance

RECORDING REQUESTED BY
Los Angeles Department of City Planning

When Recorded Mail to:

Name: Matt Schneider
Address: 2110 Artesia Bl, #B430
Redondo Beach, CA 90278

Space Above This Line Reserved For Recorder's Use

MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described property located in the City of Los Angeles, County of Los Angeles, State of California. Please complete the following; if the property has a complex legal description or contains a Lot Cut reference (i.e. "ARB." number) attach the legal description on a separate page(s)):

Legal Description (lot, block, tract) Lot 17, Block 50, Tract No. TR4983
Site Address 1503-1509 West 207th Street

That in consideration of the Approval of Case Number: VTT-82057-SL
by the Department of City Planning, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Department of City Planning of said City that to the extent of our interest, I (we) acknowledge and will comply with Conditions Numbers: #19, Exhibit A (see attached).

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

William Michael Fietz
TORRANCE PROPERTIES, LLC
Print Name of Property Owner

[Signature]
Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Dated this _____ day of _____, 20_____.

For Los Angeles Department of City Planning Use Only

Case Number: VTT-82057-SL Condition Number(s): 19, Exhibit A

and/or Ordinance Number: N/A

Approved For Recording By The Undersigned On This Date: 11/21/2019

Print Name: Anna Van Signature: [Signature]

"This document filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title."

RECORDING REQUESTED BY
Los Angeles Department of City Planning

When Recorded Mail to:

Name: Matt Schneider
Address: 2110 Artesia Bl, #B430
Redondo Beach, CA 90278

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William Michael Fietz
TORRANCE PROPERTIES, LLC
Print Name of Property Owner

[Signature]
Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Print Name of Property Owner

Signature of Property Owner

Dated this _____ day of _____, 20_____.

For Los Angeles Department of City Planning Use Only

Case Number: VTT-82057-SL Condition Number(s): 19, Exhibit A

and/or Ordinance Number: N/A

Approved For Recording By The Undersigned On This Date: 11/21/2019

Print Name: Anna Van Signature: [Signature]

"This document filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title."

This Page For Notary's Use

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ New Mexico)
County of Bernalillo)

On November 20, 2019 before me, Leticia Martinez, Notary Public
Here Insert Name and Title of the Officer

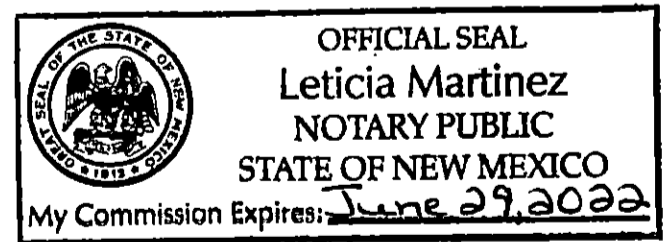
Personally appeared William Michael Fietz
Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Signature of Notary Public



Place Notary Seal Above

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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VACANT

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: March 21, 2019

Appeal End Date: April 5, 2019

Mike Fietz (O)(A)
Torrance Properties, LLC
9737 Eagle Ranch Road NW
Albuquerque, NM 87114

Matt Schneider (R)
Matt Schneider Architects
2110 Artesia Boulevard, Suite B430
Redondo Beach, CA 90278

RE: Vesting Tentative Tract No. VTT-82057-SL
Related Case: None
Address: 1503 - 1509 West 207th Street
Community Plan: Harbor Gateway
Zone: RD1.5-1
District Map: 054B193 287
Council District: 15
CEQA No.: ENV-2018-4435-CE
Legal Description: Lot 17, Block 50, Tract No.
TR4983

In accordance with provisions of Section 17.03 and Section 12.22.C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Vesting Tentative Tract No. 82057-SL located at 1503 - 1509 West 207th Street for a maximum of nine (9) single-family dwellings (small lot homes), pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on map stamp-dated October 10, 2018 in the Harbor Gateway Community Plan. This unit density is based on the RD1.5-1 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.) 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.

Page 2 of 4 AV

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of nine (9) small lot homes.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling unit, (Note: One space may be a compact space. Tandem parking is allowable.) and 2 guest parking spaces.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. 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.
 - e. 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.
 - f. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
 - g. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
 - h. 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:

(i) The project shall comply with the setbacks as indicated in the table below.

Lot No.	Setbacks			
	Front	Side	Side	Rear
1	15'-0"(S)	10'-0"(W)	5'-0"(E)	0'-3"(N)
2	5'-0"(E)	0'-3"(S)	0'-3"(N)	10'-0"(W)
3	5'-0"(E)	0'-3"(S)	0'-3 (N)	10'-0"(W)
4	5'-6"(E)	0'-3"(S)	10'-0"(N)	10'-0"(W)
5	15'-0"(S)	5'-0"(W)	10'-0"(E)	0'-2.5"(N)
6	5'-6"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
7	5'-6"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
8	5'-0"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
9	5'-0"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)

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.

(ii) Vehicular access will be via a 16-foot wide common access driveway from 207th Street.

i. **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.

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.

Covenant

Covenant and Agreement for:
SMALL LOT SUBDIVISION

EXHIBIT A

RELATED CODE SECTION: Section 17.06 of the Los Angeles Municipal Code as amended by Ordinance No. 183,165 – The City of Los Angeles, Department of Building and Safety may issue a building permit for a small lot subdivision if the applicant for the permit has received a vesting Tentative Map approval or Preliminary Parcel Map approval for the project and has submitted proof to the satisfaction of the Department of Building and Safety that a covenant and agreement has been recorded.

The covenant and agreement shall run with the land and be binding upon the owners and any assignees, lessees, heirs, and successors of the owners.

SMALL LOT SUBDIVISION
EARLY START DEVIATION COVENANT AND AGREEMENT

I (we) do hereby promise, covenant and agree to and with City of Los Angeles and the Advisory Agency of said City that a Certificate of Occupancy (temporary or final) for the building(s) in Tract or Parcel Map No. VTT-82057-SL shall not be issued until the final map has been recorded.

AB 1889 MWELO GUIDELINES & NOTES

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING AREAS WHERE MULCH IS CONTRAINDICATED.

FOR SOILS WITH LESS THAN 4% ORGANIC MATTER IN THE TOP 4" OF SOIL, INCORPORATE A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET INTO THE SOIL TO A DEPTH OF 6". UNLESS CONTRAINDICATED BY A SOILS AGRONOMY REPORT.

TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. IF REQUIRED, TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM.

MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY. TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

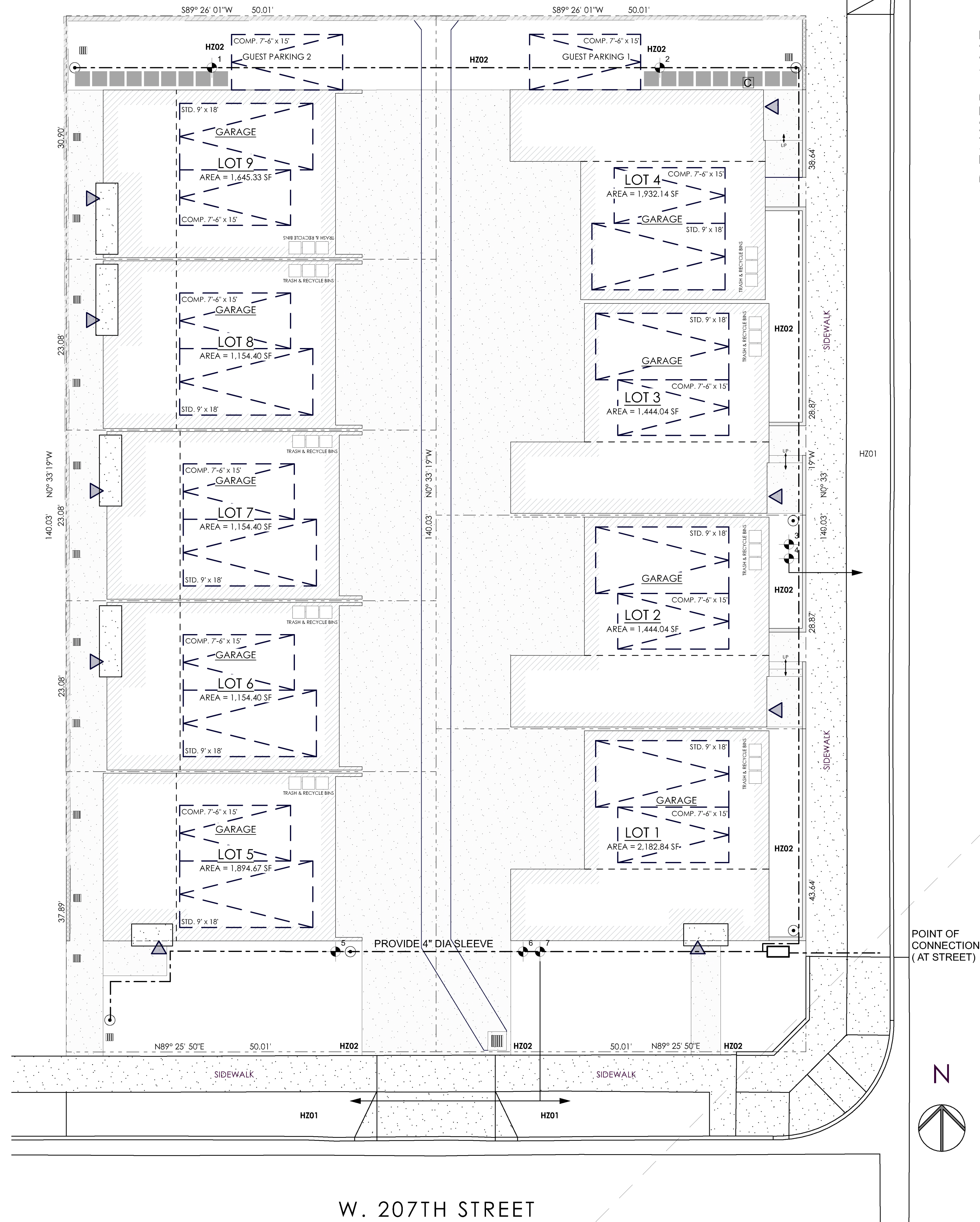
AREAS LESS THAN TEN FEET WIDE IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION.

OVERHEAD IRRIGATION SHALL NOT PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.

AUTOMATIC WEATHER BASED OR SOIL MOISTURE BASED SHALL BE INSTALLED ON THE SOUTH SIDE OF HOUSE. PROVIDE BATTERY BACKUP SO THAT THE PROGRAMMING INFORMATION IS NOT LOST DURING A POWER INTERRUPTION.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR.



DENKER AVE

IRRIGATION LEGEND

SYMBOLS	NOTES & SPECIFICATIONS
[Symbol]	BACK FLOW ASSEMBLY PROVIDE 1 1/2" BRASS RISER AND VALVE 1" FEBCO 825YA W/ BRASS ISOLATION VALVES PROVIDE SECURITY ENCLOSURE WITH CONCRETE BASE INSTALL PER MANUFACTURERS GUIDELINES
[Symbol]	1-1/4" SCH 40 PVC MAINLINE
[Symbol]	1" SRV VALVE FOR LOW FLOW DRIP IRRIGATION; PROVIDE WYE STRAINER FILTRATION
[Symbol]	1" HQ44AW QUICK COUPLING VALVE W/ LOCKING VALVE COVER BOX
[Symbol]	I-CORE CONTROLLER - MINIMUM 7 STATIONS - HARDWIRE

PROVIDE TRIPLE DRIP AROUND ALL TREES
POINT OF CONNECTION
VERIFY TO BUILDING PLANS

GENERAL IRRIGATION NOTES

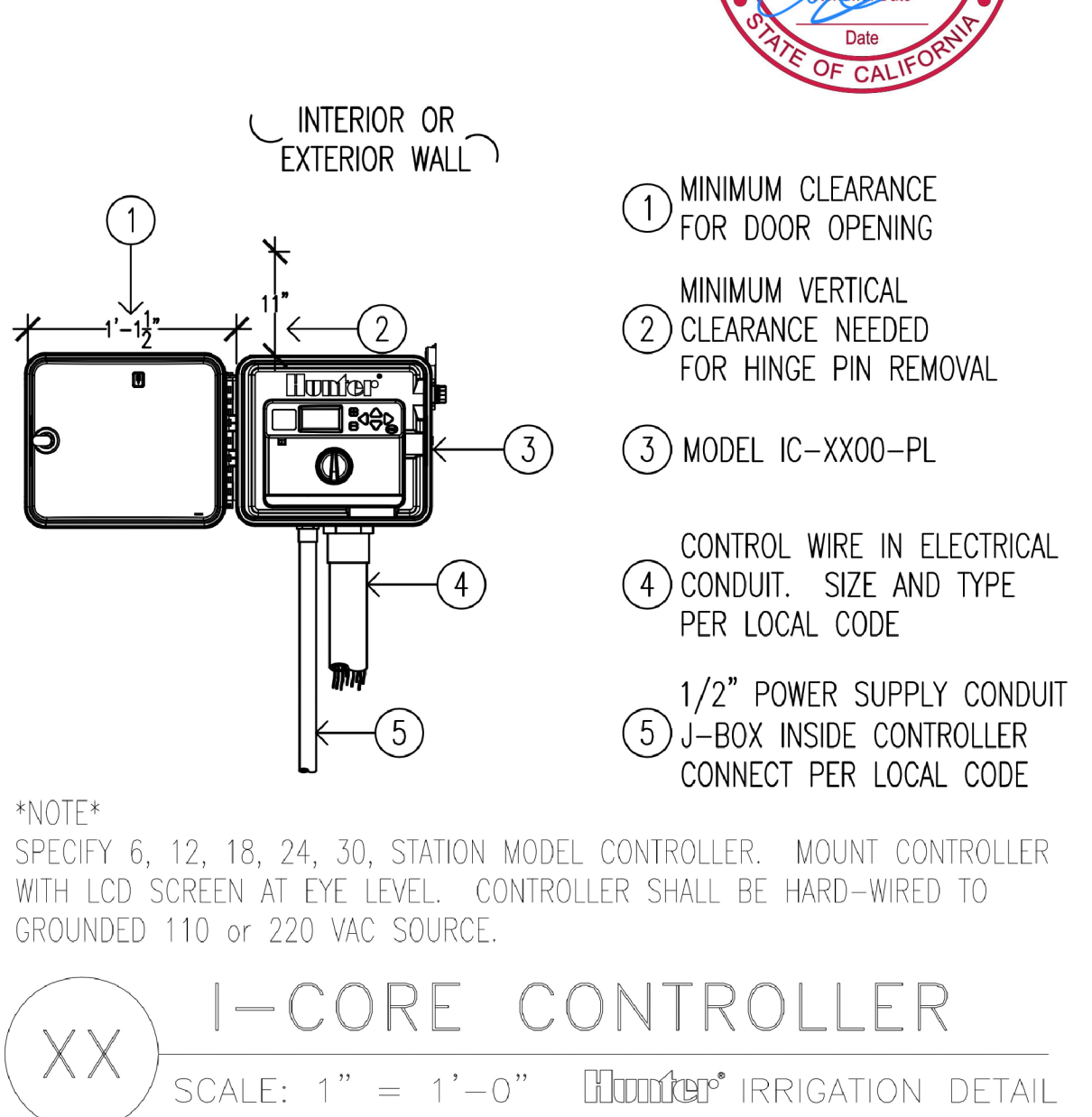
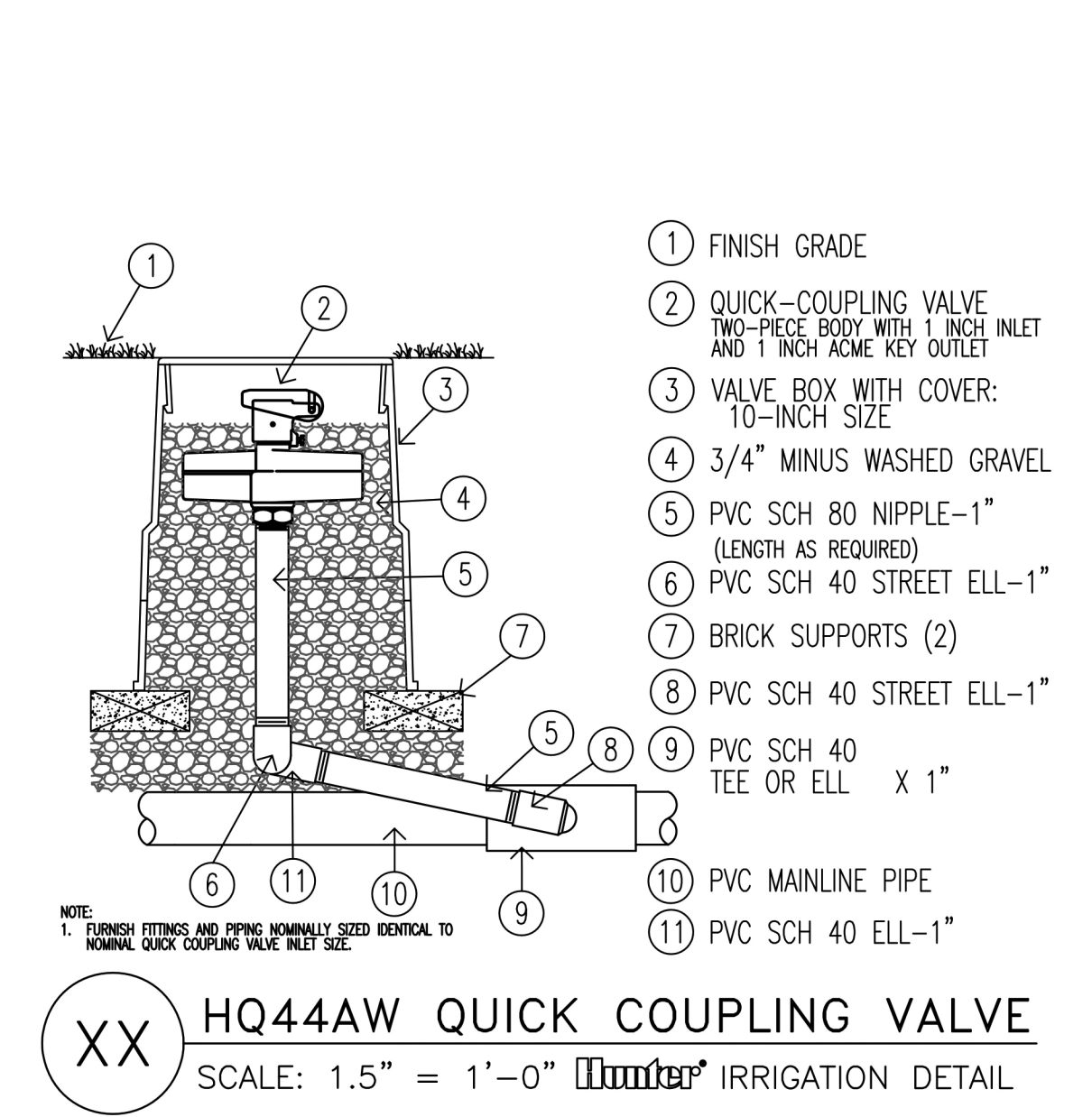
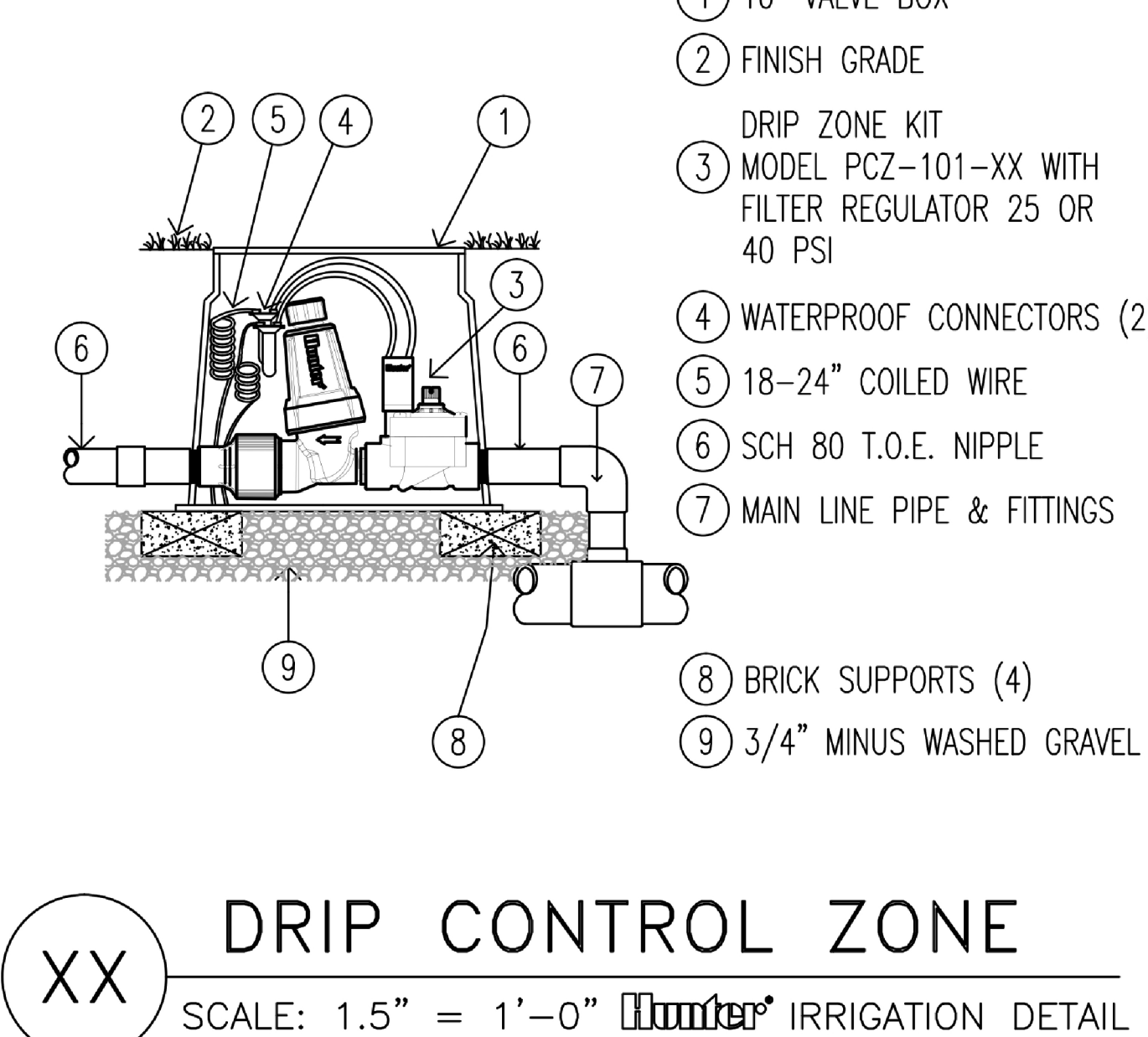
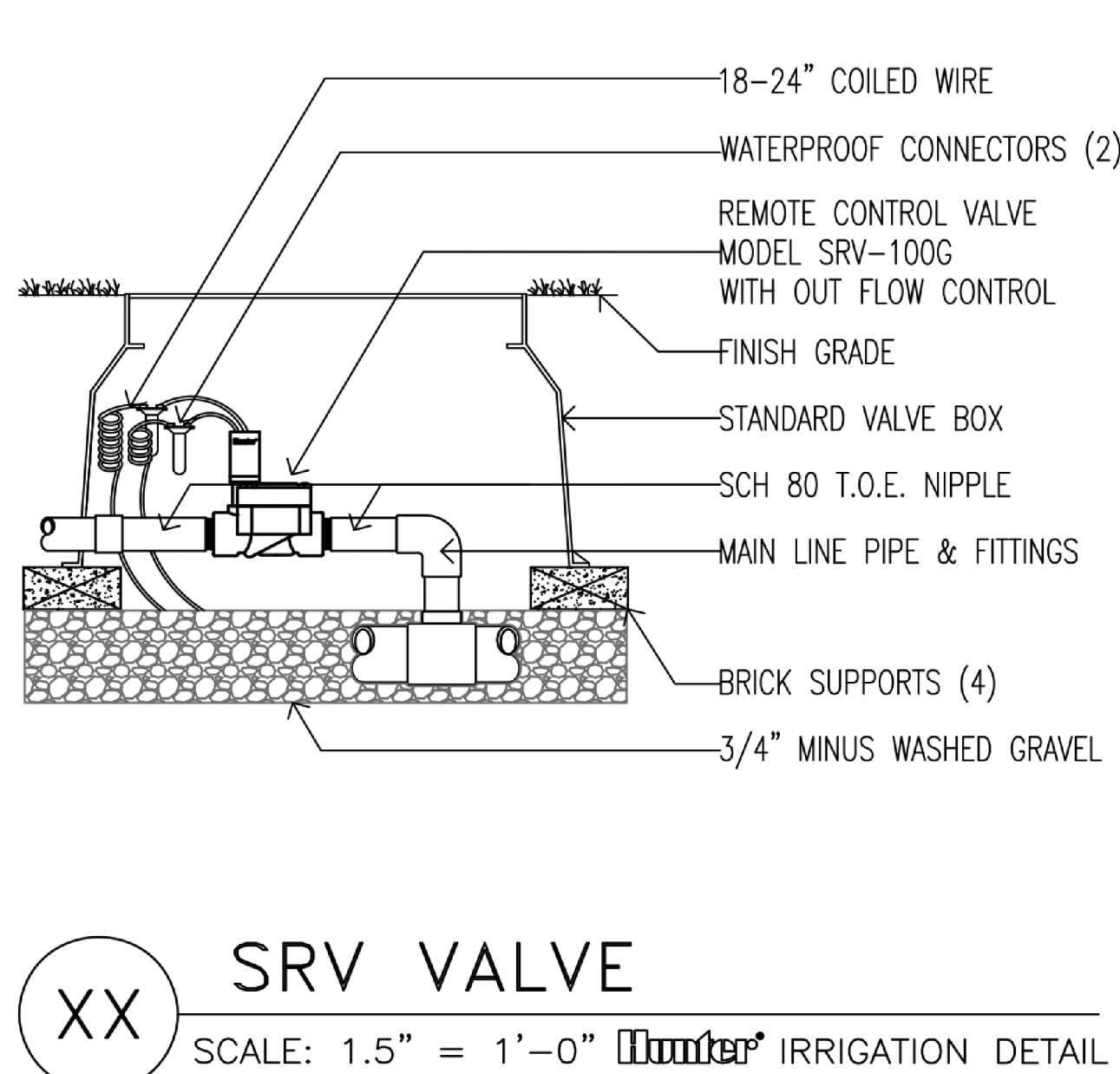
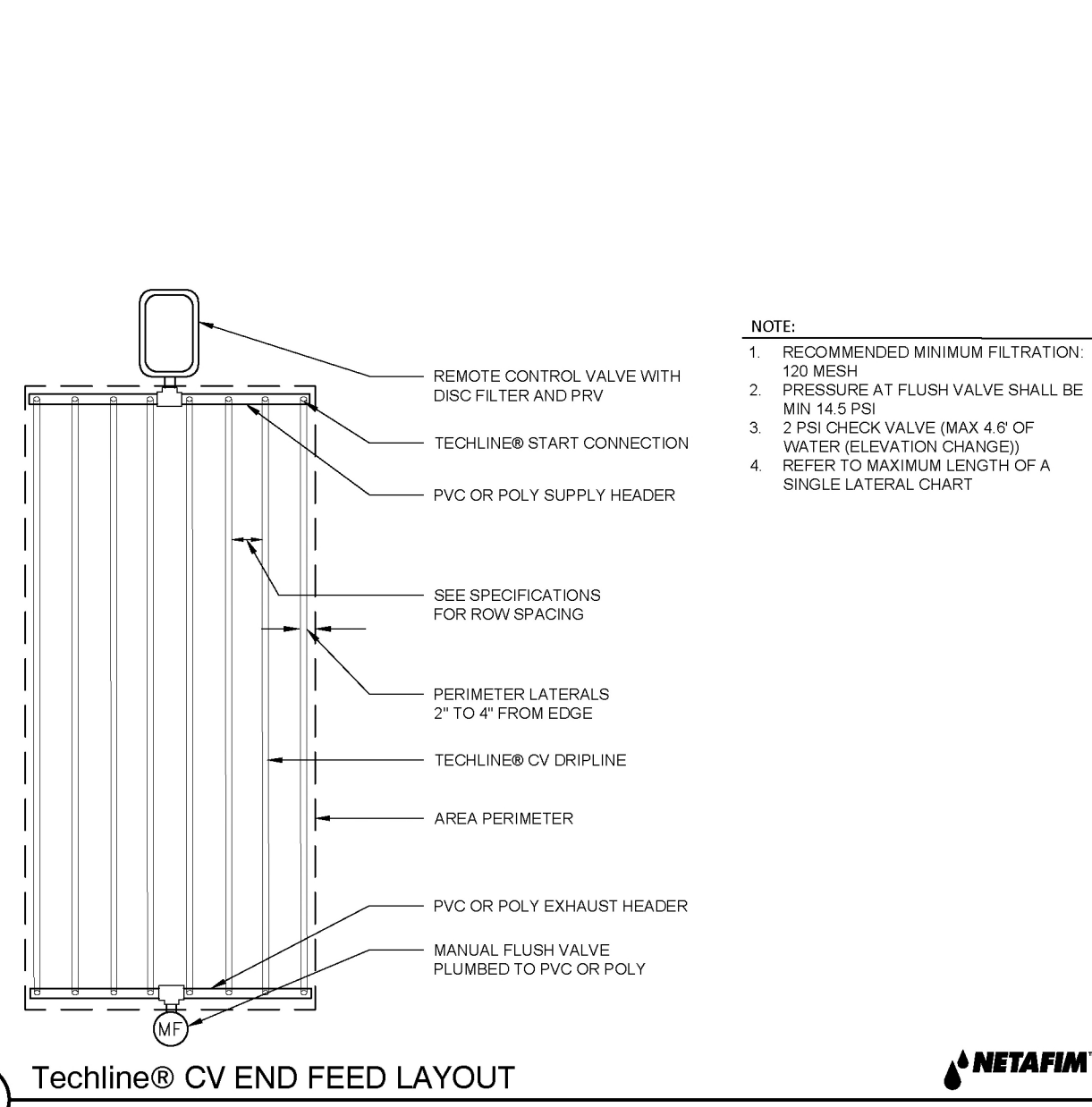
- ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
- FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, AND UNDER PAVING, ETC.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 20 PSI AND A MAXIMUM FLOW DEMAND OF 10 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT / DESIGNER 24 HOURS PRIOR TO REFILLING TRENCHES WITH MAINLINES FOR PRESSURE TEST.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT / DESIGNER 24 HOURS PRIOR TO PLANTING TO VERIFY COMPLETED SYSTEM AND ACCURATE AND APPROPRIATE COVERAGE OF IRRIGATION OVER PLANTING AREAS.

AN IRRIGATION AUDIT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.



207th St. Development
1503 & 1509 207th St.
Los Angeles, CA 90501

2 Irrigation Plan
LA-102 SCALE: 1/8" = 1'-0"



file name /	PUBLISH VERSION
207th St. Development.pln	
PRINT DATE	PUBLISH SET_01
3/12/20	

SHEET TITLE
Irrigation Plan

LA-102

Vertical text on the left margin containing project and company information.

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
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VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



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SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: March 21, 2019

Appeal End Date: April 5, 2019

Mike Fietz (O)(A)
Torrance Properties, LLC
9737 Eagle Ranch Road NW
Albuquerque, NM 87114

Matt Schneider (R)
Matt Schneider Architects
2110 Artesia Boulevard, Suite B430
Redondo Beach, CA 90278

RE: Vesting Tentative Tract No. VTT-82057-SL
Related Case: None
Address: 1503 - 1509 West 207th Street
Community Plan: Harbor Gateway
Zone: RD1.5-1
District Map: 054B193 287
Council District: 15
CEQA No.: ENV-2018-4435-CE
Legal Description: Lot 17, Block 50, Tract No.
TR4983

In accordance with provisions of Section 17.03 and Section 12.22.C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Vesting Tentative Tract No. 82057-SL located at 1503 - 1509 West 207th Street for a maximum of nine (9) single-family dwellings (small lot homes), pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on map stamp-dated October 10, 2018 in the Harbor Gateway Community Plan. This unit density is based on the RD1.5-1 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.) 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 15-foot radius or property line return or a 10-foot by 10-foot property line cut corner be dedicated at the intersection of 207th Street and Denker Avenue adjoining the tract.
2. 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.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" 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, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Harbor Engineering District Office.
6. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the harbor District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.
9. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve the newly dedicated cut corner area by construction of an additional concrete sidewalk including any necessary removal and reconstruction of existing improvements.
 - b) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

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

10. Per Sec.17.56 of the Los Angeles Municipal Code, each approved Tract Map recorded with the County Recorder shall contain the following statement; "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."

11. 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 November 14, 2018, and attached to the case file for Tract No. 82057-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

12. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division, shall issue a clearance letter stating that no Building or Zoning Code violations existing relating to the subdivision on the subject site once the following items have been satisfied:
 - a. Revise the proposed Setback Matrix to reflect the map.
 - b. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - c. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

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

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

13. That the project be subject to any recommendations from the Department of Transportation.

DEPARTMENT OF RECREATION AND PARKS

Pursuant to Los Angeles Municipal Code sections 12.33.E and 19.17, Recreation and Parks recommends the following be added as a condition of the approval of VTT-82057:

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

FIRE DEPARTMENT

15. 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. 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. Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- e. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- f. 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.
- g. 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.
- h. 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.

- i. All structures must be within 300 feet of an approved fire hydrant.
- j. 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.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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) 220-8066 You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

16. 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.

BUREAU OF STREET SERVICES – URBAN FORESTRY

17. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2: 1 ratio All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

BUREAU OF SANITATION

18. 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.

Note: This Approval is for the Tract Map only and represents the office of the Bureau of Sanitation/WCSD. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District office of the Bureau of Engineering. If you have any questions, please contact Edgar Morales at (323) 342-6041.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of nine (9) small lot homes.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling unit, (Note: One space may be a compact space. Tandem parking is allowable.) and 2 guest parking spaces.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. 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.
 - e. 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.
 - f. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
 - g. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.
 - h. 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:

(i) The project shall comply with the setbacks as indicated in the table below.

Lot No.	Setbacks			
	Front	Side	Side	Rear
1	15'-0"(S)	10'-0"(W)	5'-0"(E)	0'-3"(N)
2	5'-0"(E)	0'-3"(S)	0'-3"(N)	10'-0"(W)
3	5'-0"(E)	0'-3"(S)	0'-3 (N)	10'-0"(W)
4	5'-6"(E)	0'-3"(S)	10'-0"(N)	10'-0"(W)
5	15'-0"(S)	5'-0"(W)	10'-0"(E)	0'-2.5"(N)
6	5'-6"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
7	5'-6"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
8	5'-0"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)
9	5'-0"(W)	0'-2.5"(N)	0'-2.5"(S)	10'-0"(E)

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.

(ii) Vehicular access will be via a 16-foot wide common access driveway from 207th Street.

i. 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.

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 comply 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 un-subdivided 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 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 streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (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 Americans with Disabilities Act (ADA) of 1990.
 - (j) 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 Los Angeles Municipal Code (LAMC), 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 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, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Infill Development Projects), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Class 32 consists of projects characterized as in-fill development which meet the conditions described:

- (a) *The project is consistent with the applicable General Plan Designation and all applicable General Plan Policies as well as with applicable Zoning Designation and Regulations.*

The project site is located within the Harbor Gateway Community Plan with a Low Medium II Residential land use designation with corresponding zones RD1.5 and RD2. The subject property is zoned RD1.5-1. The proposed subdivision of nine (9) single-family dwellings is a use allowed by the General Plan and the corresponding zones.

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The proposed development is wholly within the City of Los Angeles, on an approximately 0.322 acre site (i.e., less than five acres). Lots adjacent to the subject site are developed with single and multi-family dwellings in the RD1.5-1 Zone.

- (c) *The project sites have no value as habitat for endangered, rare or threatened species.*

The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The immediate vicinity is highly urbanized and is comprised of dense residential development with nearby commercial corridors. NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposed project consists of work typical to a residential neighborhood, no unusual circumstances are present or foreseeable. The site is zoned RD1.5-1 and has a General Plan Land Use Designation of Low Medium II Residential. The project proposes to subdivide two lots totaling 14,001 square-foot lot into nine (9) small lots in order to construct nine (9) new single-family dwellings, in an area zoned and designated for such development.

The new, three-story, single family-dwellings will measure in range from approximately 1,605 square feet to 2,080 square feet and will each include a minimum 466 square-foot two-car garage. One phase of construction is proposed. As the site is currently

undeveloped and proposes the construction of nine (9) new single-family dwellings the project would be compatible with the surrounding neighborhood and would not result in significant effects relating to traffic, noise, air quality or water quality.

The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by Department of City Planning (DCP) staff. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- (e) *The site can be adequately served by all required utilities and public services.*

The project site will be adequately served by all required public utilities and services given that the proposed construction of the nine (9) new single-family dwellings will be located on a site currently undeveloped. Based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

The City has further considered whether the proposed project is subject to any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. None of the exceptions apply for the following reasons:

- (a) **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project is consistent with the type of development permitted for the areas zoned RD1.5-1 and designated Low Medium II Residential land use. There are no other small lot subdivisions within 1,000-feet of the property. Therefore, no foreseeable cumulative impacts from small-lot developments are expected.

- (b) **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project consists of development typical to a residential neighborhood, no unusual circumstances are present or foreseeable. The site is zoned RD1.5-1 and has a General Plan Land Use Designation of Low Medium II Residential. The project proposes to subdivide one lot totaling approximately 14,001 square-feet into nine (9) small lots in order to construct nine (9) new single-family dwellings, in an area zoned and designated for such development. Adjacent properties to the north are zoned RD1.5-1 and developed with single-family dwellings. The properties to the east across Denker Avenue are zoned M2-1VL and developed with industrial uses. Properties to the south across 207th Street are zoned RD1.5-1 and developed with multi-family dwellings. Adjacent properties to the west adjacent are zoned RD1.5-1 and developed with multi-family dwellings. The site is not in a wildland area, and is not inhabited by endangered, rare, or threatened species. Further, the site is not located in a flood zone, liquifaction, high fire hazard, or special grading area, thus there are no unusual circumstances which may lead to a significant effect on the environment.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

According to Caltrans' Scenic Highway Routes Map, the subject site is not a designated state scenic highway. Based on this, the proposed project will not result in damage to scenic resources, including trees, historic buildings, rock outcroppings, or similar resources within an officially designated state scenic highway.

- (d) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The project site is not listed on EnviroStor, the Department of Toxic Substances Control's online database for hazardous waste facilities and sites in California. Building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

- (e) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site is not designated a historical resource by local or state agencies, and has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the project site is not listed in HistoricPlacesLA or SurveyLA as a potential historical resource. The proposed project would not cause an adverse change in the significance of a historical resources as defined in Section 15064.5 of the State CEQA Guidelines. Thus, the proposed projects would not result in a substantial adverse change in the significance of a historical resource and this exemption does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 82057-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 project is located within the Harbor Gateway Community Plan, one of 35 Community Plans that comprise the Land Use Element of the General Plan. The adopted Harbor Gateway Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zones of RD1.5 and RD2. The subject property is zoned RD1.5-1, which requires at least 1,500 square feet of lot area per dwelling unit, and allows a maximum height of 45 feet. The subject parcel is approximately 14,001 square feet, and is therefore permitted a maximum density of 9 dwelling units per the RD1.5 Zone.

The project requests to subdivide two rectangular shaped lots totaling approximately 14,001 square feet in area into nine (9) small lots pursuant to Small Lot Ordinance No.

185,462, for the construction, use and maintenance of nine (9) single-family dwellings (Small Lot homes). Subdivisions that do not share a property line with an R1 or more restrictive single-family zone are required to provide a minimum 5 foot side yard setback and a minimum 10 foot rear yard setback while complying with the provisions of the underlying zone for the front yard setback per Small Lot Ordinance No. 185,462. The subdivision maintains setbacks along the perimeter of the property of 5 feet to the east and west, 10 feet to the north, and 15 feet to the south, therefore compliant with zoning and small lot regulations. There will be 2 guest parking spaces within the 10 foot setback. All units will be three stories in height with two covered parking spaces per lot. As proposed, the subject project is consistent with the Low Medium II Residential land use designation. The subject site is currently undeveloped. The small lot subdivision will meet the Goals and Objectives of the Community Plan by providing additional housing to the neighborhood and providing a different type of homeownership opportunity.

The Subdivision Map Act requires the Advisory Agency find that the proposed map be consistent with the General Plan. The Small Lot Design Guidelines allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provides the Advisory Agency with the tools to make the consistency findings. The Small Lot Design Guidelines address a project's massing, height, circulation, and compatibility with adjacent properties by promoting design and development that complements the existing neighborhood character. The project will result in a total maximum of 9 dwelling units each with a maximum height of 36 feet 10 inches, which is consistent with and does not exceed the density or height allowed by the zone. The project will also provide a minimum two parking spaces per small lot home in accordance with LAMC Section 12.21.A.4.

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General Plan.

(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 RD1.5-1, which would permit a maximum of 9 dwelling units and a maximum height of 45 feet on the approximately 14,001 square-foot site. The proposed project for a 9-unit small lot subdivision with a maximum height of 36 feet 10 inches, is consistent with the density and height permitted by the zone and land use designation. Access is provided from 207th Street in the form of a 16-foot wide vehicular common access easement located along the center of the property. Additionally, a 5 foot wide

pedestrian common access easement is located along the eastern and western property lines. 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 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, and their comments and conditions are included herein.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory and that there are existing sewers in the streets adjoining the subdivision. The Bureau of Street Lighting has also reviewed the proposed subdivision and has conditioned the subdivision approval such that no street lighting improvements are necessary if no street widening per Bureau of Engineering improvement conditions. This tract will connect to the public sewer system and will not result in violation of the California Water Code. The Bureau of Sanitation reviewed the sewer/storm drain lines serving the proposed subdivision and found no potential problems to their structures or potential maintenance problems.

Therefore, as conditioned, the proposed map is substantially consistent with the applicable General and Specific Plans affecting the project site, and demonstrates compliance with LAMC Sections 17.01, 17.05 C, and 12.22.C.27.

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

The subject site is approximately 14,001 square feet, with frontage along the west side of Denker Avenue measuring approximately 140 feet, and frontage on the north side of 207th Street measuring approximately 100 feet. The existing topography is relatively flat, with less than a 2-foot change in elevation from the front of the property to the rear. Subdivisions that do not share a property line with an R1 or more restrictive single-family zone are required to provide a minimum 5 foot side yard setback and a minimum 10 foot rear yard setback while complying with the provisions of the underlying zone for the front yard setback per Small Lot Ordinance No. 185,462. The subdivision maintains setbacks along the perimeter of the property of 5 feet to the east and west, 10 feet to the north, and 15 feet to the south, therefore compliant with zoning and small lot regulations. The proposed project is an infill development in a neighborhood that has a mix of multi-family and single-family development. The access easement is adequate for vehicular ingress and egress and emergency purposes. The project's open-to-sky driveway width of 16 feet is compliant with the driveway access allowed by LAMC Section 12.22.C.27 (Small Lot Ordinance 185,462).

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 Grading Division of the Department of Building and Safety has reviewed the subject Vesting Tentative Tract Map No. VTT-82057-SL and determined that geology/soils reports are not required prior to planning approval of the Tract 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 geologic hazards.

Therefore, 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 development of this tract is an infill of a mix-density multiple-family residential neighborhood. Surrounding parcels are zoned RD1.5-1 and M2-1VL and are developed with multi-family and single-family residential buildings ranging from 1 to 3 stories in height, and industrial buildings.

The project includes the new construction, use, and maintenance of 9 small lot homes. The subject parcel is zoned RD1.5-1 which allows for 1 dwelling unit per 1,500 square-foot of lot area. The subject property is approximately 14,001 square feet, and is therefore allowed a maximum density of 9 dwelling units. The proposed density is the maximum allowed density and is consistent with the land use designation. The small lot homes are proposed to be three stories and a maximum of 36 feet 10 inches in height. As proposed, the project is consistent with and does not exceed the 75 percent maximum lot coverage or 45-foot 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.

The Department of City Planning has determined that Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), 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-2018-4435-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.**

There appear 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.

The Department of Water and Power's (LADWP) has stated the tract can be supplied with water from the municipal system subject to the conditioned requirements.

- (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.

No such easements are known to exist. Easements will be recorded with the development for community driveways. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

- (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 Vesting Tract No. 82057-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



ALAN COMO, AICP
Deputy Advisory Agency

VPB:AC:KW

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:

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

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

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2598

Forms are also available on-line at <http://planning.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 90th day following the date on which the City's decision becomes final.

Vesting Tentative Tract Map #82057 For Small Lot Subdivision Purposes

Small Lot Single Family Subdivision in the RD-1.5-1 Zone pursuant to Ordinance No. 185462

VICINITY MAP



Sept. 5, 2018

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
OCT 10 2018

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

EXISTING USE:

THE TOTAL AREA OF LAND CONSISTS OF:
NET = 14,001± Sq. Ft.
GROSS = 23,826± Sq. Ft.

FOR BOTH THE LOTS, THE SITE IS CURRENTLY UNDEVELOPED.

ZONING: RD-1.5-1 (LOW MEDIUM RESIDENTIAL)
LAND USE (EXISTING): RESIDENTIAL
LAND USE (PROPOSED): RESIDENTIAL

SUBDIVISION SUMMARY:

SMALL LOTS SINGLE FAMILY SUBDIVISIONS IN THE RD-1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354. THE SUBDIVISIONS PROPOSE CREATION OF NINE (9) LOTS FOR RESIDENTIAL PURPOSES.

FLOOD ZONE:

THE SUBJECT PROPERTY IS MAPPED AS ZONE "X".

EARTHWORK QUANTITIES:

MINIMAL GRADING IS ANTICIPATED FOR THE PROPOSED IMPROVEMENTS ON SITE.

NOTES:

- ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- DRAINAGE TO BE BY UNDERGROUND DRAINAGE SYSTEM, DISCHARGING TO W 207TH STREET THROUGH A CURB CULVERT. INFILTRATION IS PROPOSED TO ADDRESS LOW IMPACT DEVELOPMENT REQUIREMENTS, SUBJECT TO SOILS ENGINEER'S RECOMMENDATIONS.
- SANITARY SEWER, WATER, AND UTILITIES ARE AVAILABLE IN THE ADJACENT STREET. SANITARY SEWER SERVICE TO BE BY NEW MAIN IN THE PROPOSED PRIVATE DRIVEWAY.
- ALL SQUARE FOOTAGES SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION DURING DESIGN PROCESS.
- RECIPROCAL EASEMENTS (DEPICTED HEREON AS HATCHED AREA) SHALL BE RESERVED FOR INGRESS, EGRESS, VEHICULAR ACCESS, AND UTILITY INSTALLATION AND MAINTENANCE.
- NO WELLS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- PER CORRESPONDENCE BY TREE EXPERT, NO TREES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- NO HAZARDOUS CONDITIONS ARE KNOWN TO EXIST ON SITE.
- THE APPROVAL OF THIS PARCEL MAP SHALL NOT BE CONSTRUCTED AS HAVING BEEN BASED UPON GEOLOGICAL INVESTIGATION SUCH AS WILL AUTHORIZE THE ISSUANCE OF BUILDING PERMITS ON THE SUBJECT PROPERTY. SUCH PERMITS WILL BE ISSUED ONLY AT SUCH TIME AS THE DEPARTMENT OF BUILDING AND SAFETY HAS RECEIVED SUCH TOPOGRAPHIC MAPS AND GEOLOGICAL REPORTS AS IT DEEMS NECESSARY TO JUSTIFY THE ISSUANCE OF SUCH BUILDING PERMITS.

OWNER:

TORRANCE PROPERTIES, LLC
11251 SAN FRANCISCO NE
ALBUQUERQUE, NM, 87122
505-379-5368

APPLICANT/DEVELOPER:

TORRANCE PROPERTIES, LLC
11251 SAN FRANCISCO NE
ALBUQUERQUE, NM, 87122
505-379-5368

ARCHITECT:

MATT SCHNEIDER
2110 ARTESIA BLVD # B430
REDONDO BEACH, CA 90278
310-245-2044
CONTACT: MATT SCHNEIDER

ENGINEER / MAP PREPARED BY:

BOLTON ENGINEERING CORP.
25834 NARBONNE AVE 3210
LIMITA, CA 90717
PHONE: (310) 325-5580
ATTN: DANIEL J BOLTON, P.E.
RCE 63290 EXP. 6/30/12

PROPERTY ADDRESS:

1503 AND 1509 W. 207TH ST.
LOS ANGELES, CALIFORNIA 90501
APN: 7351-013-016 AND 7351-013-017
THOMAS BROS. PG. 763-J5

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 16 & LOT 17 OF THE TRACT PER MAP # 4983 RECORDED IN BOOK 58, PAGE 80-85 OF RECORDS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

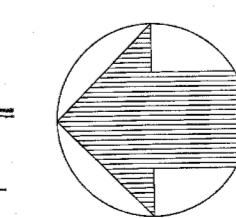
BENCHMARK:

BENCH MARK : 21-01141 DATUM: NAVD 1988
YEAR OF ADJ. 2014
ELEV. = 53.27 FT.
DESCRIPTION: LA CO DPW L& TAG IN E CURB ON WESTERN AVE; 3.5FT S/O BCR S/O 207TH ST

SETBACK and AREA MATRIX							
LOT	AREA (SF)	FRONT STREET	FRONT YARD	SIDE YARD	REAR YARD	LOT COVERAGE	
1	2183	W 207TH ST	15' 0" (S)	10' 0" (W)	5' 0" (E)	3" (N)	45%
2	1444	W 207TH ST	5' 0" (E)	3" (S)	3" (N)	10' 0" (W)	69%
3	1444	W 207TH ST	5' 0" (E)	3" (S)	3" (N)	10' 0" (W)	69%
4	1932	W 207TH ST	5' 6" (E)	3" (S)	10' 0" (N)	10' 0" (W)	51%
5	1895	W 207TH ST	15' 0" (S)	5' 0" (W)	10' 0" (E)	2.5" (N)	42%
6	1154	W 207TH ST	5' 6" (W)	2.5" (N)	2.5" (S)	10' 0" (E)	69%
7	1154	W 207TH ST	5' 6" (W)	2.5" (N)	2.5" (S)	10' 0" (E)	69%
8	1154	W 207TH ST	5' 0" (W)	2.5" (N)	2.5" (S)	10' 0" (E)	69%
9	1645	W 207TH ST	5' 0" (W)	2.5" (N)	2.5" (S)	10' 0" (E)	48%

TENTATIVE APPROVAL

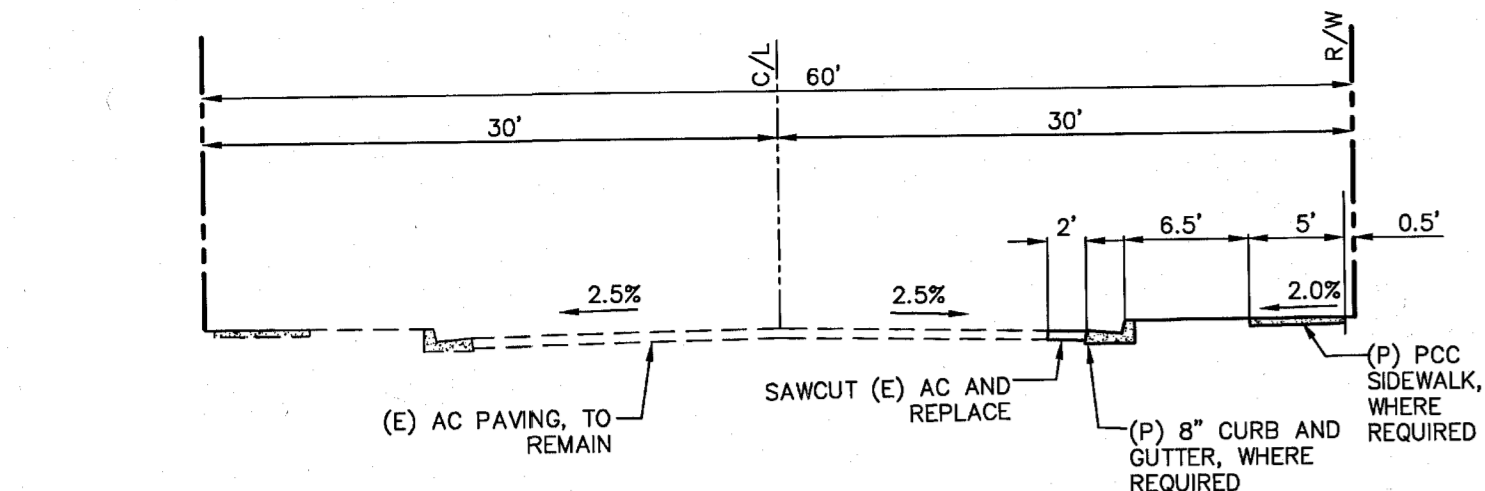
NO: 177-62057
Approved without conditions
BY: [Signature] 10/10/18
Department of Building & Safety
Grading Division: [Signature]



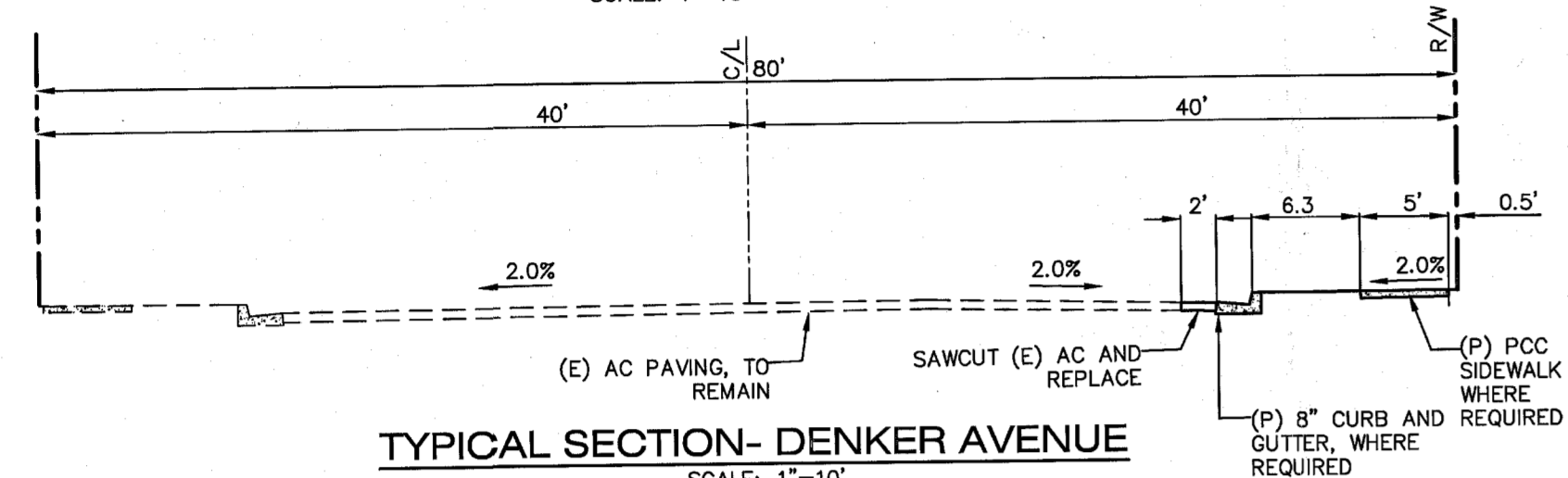
NORTH

Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
BEC JOB NO. 17155

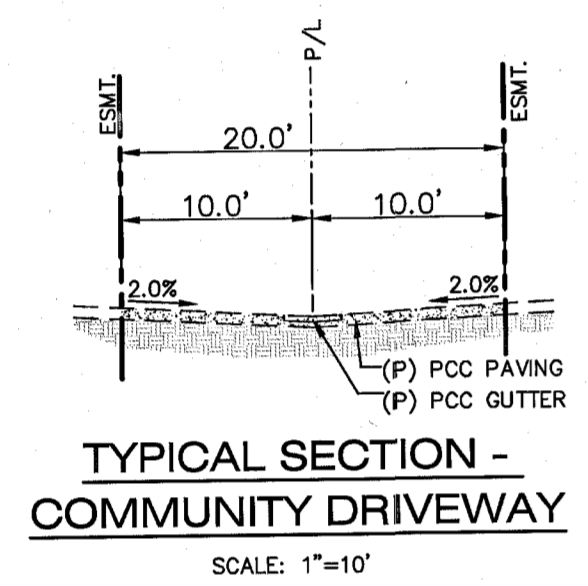
SHEET 1 of 1



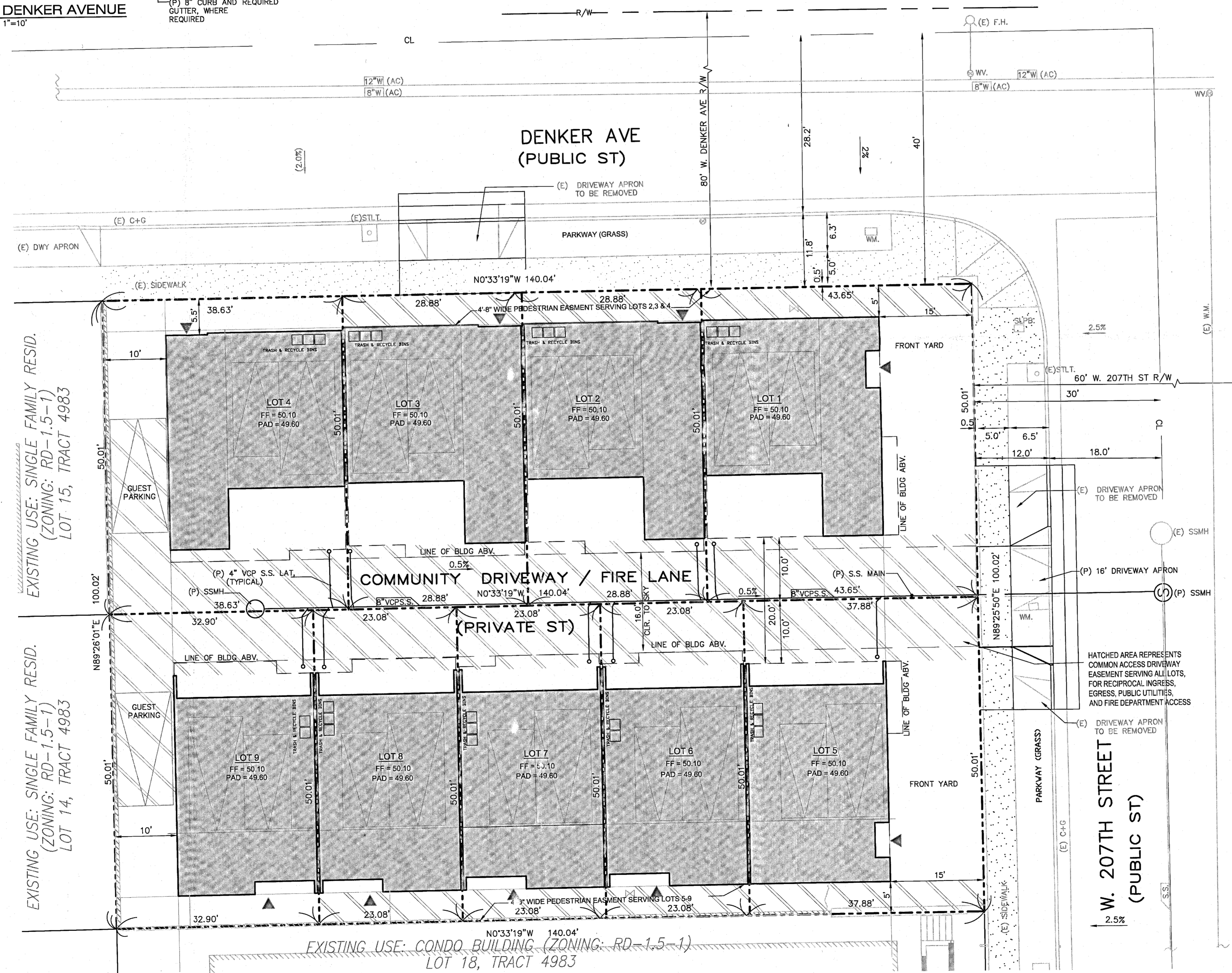
TYPICAL SECTION - W. 207TH STREET
SCALE: 1"=10'



TYPICAL SECTION- DENKER AVENUE
SCALE: 1"=10'



TYPICAL SECTION -
COMMUNITY DRIVEWAY
SCALE: 1"=10'



TENTATIVE MAP
Scale: 1" = 10'-0"