

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 24, 2023

Owner/Applicant

Preuss Villas, LLC
643 S. Olive St., #100
Los Angeles, CA 90014

Representative

Harvey Goodman Civil Engineering, Inc.
Harvey Goodman, C.E.
834 17th St., #5
Santa Monica, CA 90403

RE: Vesting Tentative Tract Map No. 82683-SL

Address: 1951 – 1953 S. Preuss Rd.

**Community Plan: West Adams – Baldwin Hills -
Leimert**

Council District: 10 - Hutt

Zone: RD1.5-1

CEQA: ENV-2019-5697-CE

EXTENSION OF TIME

On December 7, 2020, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82683-SL for the subdivision of one lot, totaling 8,684 square feet into six lots, for the construction, use and maintenance of six small-lot single-family dwellings, pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on map stamp-dated September 24, 2019, located in the RD1.5-1 Zone at 1951-1953 S. Preuss Road and within the West Adams-Baldwin Hills-Leimert Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 82683-SL.

Therefore, the new expiration date for the subject map is **December 7, 2029.**

VINCENT P. BERTONI, AICP
Director of Planning

Andrew Jorgensen
Deputy Advisory Agency
VPB:AJ:SW

cc: Councilmember Heather Hutt

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ARTHUR L. VARMA, AICP
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: December 7, 2020

Faramarz Lavaei (O)(A)
Preuss Villas, LLC
643 South Olive Street Unit 1000
Los Angeles, CA 90014

Harvey Goodman (R)
Harvey Goodman Civil Engineering Inc.
834 17th Sreet
Santa Monica, CA 90403

RE: Tract Map No. VTT-82683-SL
Related Case: ADM-2019-5696-SLD
Address: 1951 – 1953 South Preuss Road
Community Plan: West Adams – Baldwin Hills -
Leimert
Zone: RD1.5-1
District Map: 126B169 449
Council District: 10
CEQA No.: ENV-2019-5697-CE
Legal Description: Lot 34 & SW 4.28 feet of Lot 35,
Block None, TR 1250, MB 18-46/47

Appeal End Date: December 17, 2020

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 Categorically 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 Map No. VTT-82683-SL located at 1951 – 1953 South Preuss Road, to subdivide one (1) lot, totaling 8,684 square-feet into six (6) lots, for the construction, use and maintenance of six (6) small-lot single-family dwellings in the RD1.5-1 zone, pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on map stamp-dated September 24, 2019 in the West Adams - Baldwin Hills - Leimert 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.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 5-foot wide strip of land be dedicated along Preuss Road adjoining the tract to complete a 30-foot wide right-of-way in accordance with Local Street standards of LA Mobility Plan.
2. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half alley.
3. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That 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.
5. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
6. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
7. 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.
8. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
9. That all pedestrian common access easements be shown on the final map.
10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Preuss Road being dedicated and adjoining the subdivision by the construction of the following:
 - (i) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - (ii) Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
 - (iii) Any necessary removal and reconstruction of existing improvements.
 - (iv) The necessary transitions to join the existing improvement.
 - b) Improve the alley adjoining the subdivision by the construction of a new 2-foot wide longitudinal concrete gutter and reconstruction of the existing alley improvements adjoining the tract with suitable surfacing to complete a 10-foot wide half alley including any the improvement of the turning area with necessary removal and reconstruction of the existing improvements.

- c) 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 or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

- 11. The Grading Division of the Department of Building and Safety has reviewed Vesting Tentative Tract Map No. VTT-82683-SL located at 1951 - 1953 South Preuss Road and it appears 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.

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."

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

- 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of affidavit AFF-16997. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.

- d. Revise the proposed Lot Matrix for the South setback to reflect the 10 ft. wide common driveway access open to the sky for Lots 1-5 or obtain approval from the Department of City Planning.
- e. Resubmit the map to provide and maintain a minimum (12 ft. for 4 or less dwelling; 16 ft. for 5 or more dwelling) common driveway access. No projections are allowed into the required common driveway access. Provide the (12 or 16 ft. wide common driveway access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common driveway access.
- f. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

There is a 20 ft. Building Line along Preuss Road on this Subdivision.

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-82683-SL:

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

DEPARTMENT OF WATER AND POWER

15. That the project be subject to any recommendations from the Department of Water and Power.
16. Street/sewer/storm drain plans shall be submitted.
17. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

Note: On January 1, 2018, LADWP implemented a new policy regarding water services for multi-unit residential structures. If a development allows LADWP to install an individual meter in front of each house and the water main serving that development fronts the property and is in a public right-of-way, then this is a conventional installation and LADWP will provide individual meters. However, if the small lot is completely and within private property and the request is for a manifold type installation of consecutive meters in a coffin-type configuration, LADWP can provide up to five meters in that manifold setting. LADWP can provide a master meter if the number of meters required is greater than five.

BUREAU OF STREET LIGHTING

18. The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

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

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

BUREAU OF STREET SERVICES – URBAN FORESTRY

19. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and

condition of all trees with tree locations plotted on a site survey. An on-site 1: 1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

20. 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.

FIRE DEPARTMENT

21. That the project be subject to any conditions or recommendations of the Fire Department.

BUREAU OF SANITATION

22. Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject parcels/areas, and found no potential problems to our structures and/or potential maintenance issues.

Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWNCD. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering. If you have any questions, please contact Rafael Yanez at (323) 342-1563.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

23. 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 six (6) 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.).
 - 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, 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 | Setbacks | | | |
|-----|-------------|-------------|------------|------------|
| | East | West | North | South |
| 1 | 15'-0" (FY) | 0'-0" (RY) | 5'-0" (SY) | 5'-0" (SY) |
| 2 | 0'-0" (SY) | 0'-0" (SY) | 5'-0" (FY) | 5'-0" (RY) |
| 3 | 0'-0" (SY) | 0'-0" (SY) | 5'-0" (FY) | 5'-0" (RY) |
| 4 | 0'-0" (SY) | 0'-0" (SY) | 5'-0" (FY) | 5'-0" (RY) |
| 5 | 0'-0" (SY) | 0'-0" (SY) | 5'-0" (FY) | 5'-0" (RY) |
| 6 | 0'-0" (SY) | 15'-0" (SY) | 5'-0" (FY) | 5'-0" (RY) |

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 Preuss Road and the Alley to the rear of the property.

- 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 parcel 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 parcel 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 parcel 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 parcel be dedicated for public use by the parcel, 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 parcel 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 parcel as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) No street lighting requirements.
 - (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 conparcelor 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.

- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Preuss Road adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway; or a new full width concrete sidewalk with tree wells; 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.
- (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 parcel 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 parcel 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 West Adams - Baldwin Hills - Leimert Community Plan with a Low Medium II Residential land use designation with corresponding zone RD1.5 and RD2. The subject property is zoned RD1.5-1. The proposed subdivision of one (1) lot for the use of six (6) single-family dwellings is a use allowed by the General Plan and the corresponding RD1.5 zone.

- (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 0.217 acre site (i.e., less than five acres). The property adjacent to the north is zoned RD1.5-1 and developed with a one-story single-family dwelling. The properties across Preuss Road to the east are zoned RD1.5-1 and developed with one and two story single family dwellings. The property adjacent to the south is zoned RD1.5-1 and is developed with a two-story single-family dwelling. Properties to the west across the alley are zoned R3-1 and are developed with one and two-story mixed use and multi-family dwellings.

- (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. The property is currently developed with a single-family dwelling and is located within the West Adams - Baldwin Hills - Leimert Community Plan, which designates the site for Low Medium II Residential land uses. The proposed project is to subdivide one (1) lot, totaling 8,684 square-feet into six (6) lots for the construction, use and maintenance of six (6) small-lot single-family dwellings in the RD1.5-1 zone. The subject property is zoned and designated for such development.

New lots will range from approximately 1,306 to 2,154 square feet each. All units will be four stories in height with two covered parking spaces per lot. The project will also include a roof deck on each home. The site is developed with a single family home proposed to be demolished with no existing on-site trees. Vehicular access will be via Preuss Road and the alley to the rear of the property. One phase of construction is proposed. As the site is currently developed and the project proposes the construction of six (6) new small-lot 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

thresholds established by the 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 six (6) new single-family dwellings will be located on a site currently developed. 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. 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 any 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. Previously approved small-lot developments in the area include:

Case No. VTT-82365-SL – On July 18, 2019 the Advisory Agency approved a six (6) lot subdivision for the construction, use, and maintenance of six (6) small lot homes at 1957 – 1959 South Preuss Road.

Case No. VTT-82264-SL – On April 24, 2020 the Advisory Agency approved a modification to its original decision from August 2, 2019 allowing a five (5) lot subdivision for the construction, use, and maintenance of five (5) small lot homes at 1973 South Preuss Road.

There are no known significant impacts with the accumulation of these developments. As such, the addition of this one small-lot development will not significantly impact the area. 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. The property is currently developed with a single-family home and is located within the West Adams - Baldwin Hills - Leimert Community Plan, which designates the site for Low Medium II Residential land uses. The proposed project is to subdivide one lot, totaling 8,684 square-feet into six lots, for the construction, use and maintenance of six small-

lot single-family dwellings in the RD1.5-1 zone, in an area zoned and designated for such development.

The property adjacent to the north is zoned RD1.5-1 and developed with a one-story single-family dwelling. The properties across Preuss Road to the east are zoned RD1.5-1 and developed with one- and two-story single family dwellings. The property adjacent to the south is zoned RD1.5-1 and is developed with a two-story single-family dwelling. Properties to the west across the alley are zoned R3-1 and are developed with one and two-story mixed use and multi-family dwellings. The site is not in a wildland area, and is not inhabited by endangered, rare, or threatened species. Thus, there are no unusual circumstances that 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 the Caltrans' Scenic Highway Routes Map, the subject site is not in a designated state scenic highway. Therefore, 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 that 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 project 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 Tract Map No. 82249-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 site is zoned RD1.5-1. The property is currently developed with a single-family home and is located within the West Adams - Baldwin Hills - Leimert Community Plan, which designates the site for Low Medium II Residential land uses. The proposed project is to subdivide one lot, totaling 8,684 square-feet into six lots, for the construction, use and maintenance of six small-lot single-family dwellings in the RD1.5-1 zone. RD1.5-1 zoned properties require at least 1500 square feet of lot area per dwelling unit, and a maximum height of 45 feet. The subject parcel is approximately 8,684 square feet and is therefore permitted a maximum density of 6 dwelling units. The proposed structures have an approximate height of 44 feet.

The project includes the construction, use, and maintenance of six (6) small lot homes. The subject parcel is zoned RD1.5-1, which allows for 1 dwelling unit per 1,500 square-feet of lot area. The subject property is approximately 8,684 square feet and is therefore allowed a maximum density of 6 dwelling units. The proposed density is equal to the maximum allowed density and is consistent with the land use designation.

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 setbacks and a minimum 5 foot rear yard setback where the rear yard abuts an alley per Small Lot Ordinance No. 185,462.

As proposed, the subject project includes a 15-foot front yard setback, a 15-foot rear yard setback to the center of the adjacent alley, and 5-foot side yards. The project is consistent with the Low Medium II Residential land use designation. The subject site is currently developed with a single-family home. 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 project meets the Small Lot Design Guidelines which 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 of six dwelling units each with a maximum height of approximately 44-feet, 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 6 dwelling units and a maximum height of 45 feet on the approximately 8,684 square-foot site. The proposed project for a 6-lot small lot subdivision with a maximum height of 44-feet, is consistent with the density and height permitted by the zone and land use designation. Access is provided along Preuss Road and the alley adjacent to the rear. 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 Tract map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the LAMC. The 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 with existing sewers in the streets adjoining the subdivision 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 project site consists of one lot totaling approximately 8,684 square feet in area. The site has approximately 59 feet of frontage along the west side of Preuss Road. The site is zoned RD1.5-1. The property is currently developed with a single-family home and is located within the West Adams – Baldwin Hills – Leimert Community Plan, which designates the site for Low Medium II Residential. The existing topography is sloping, with a change in elevation from approximately 130 feet at the front of the property along Preuss Road to 141 feet at 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 setbacks and a minimum 5 foot rear yard setback where the rear yard abuts an alley per Small Lot Ordinance No. 185,462. The residential small lots will maintain a 15-foot front yard setback, a 15-foot rear yard setback to the center of the alley, an 5-foot side yard setbacks along the perimeter of the parcel. The proposed project is an infill development in a neighborhood that has multi-family and single-family development. The access easement is adequate for vehicular ingress and egress and emergency purposes.

The 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 Vesting Tentative Tract Map No. VTT-82683-SL located at 1951 - 1953 South Preuss Road and it appears 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.

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."

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

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 parcel is an infill of a multiple-family residential neighborhood. The property adjacent to the north is zoned RD1.5-1 and developed with a one-story single-family dwelling. The properties across Preuss Road to the east are zoned RD1.5-1 and developed with one- and two-story single-family dwellings. The property adjacent to the south is zoned RD1.5-1 and is developed with a two-story single-family dwelling. Properties to the west across the alley are zoned R3-1 and are developed with one and two-story mixed use and multi-family dwellings.

The project includes the construction, use, and maintenance of 6 small lot homes. The subject parcel is zoned RD1.5-1, which allows for 1 dwelling unit per 1500 square-feet of lot area. The subject property is approximately 8,684 square feet and is therefore allowed a maximum density of 6 dwelling units. The proposed density is equal to the maximum allowed density and is consistent with the land use designation. The small lot homes are proposed to be four stories and a maximum of 44-feet in height. As proposed, the project is consistent with and does not exceed the 75 percent maximum lot coverage or 45-foot height required 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 parcel 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 the 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-2019-2872-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 parcel 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 parcel.

- (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 Tract 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 Tract and final maps for Vesting Tract No. 82683-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



SERGIO IBARRA
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](tel:(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](tel:(818)374-5050)

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
[\(310\) 231-2598](tel:(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.

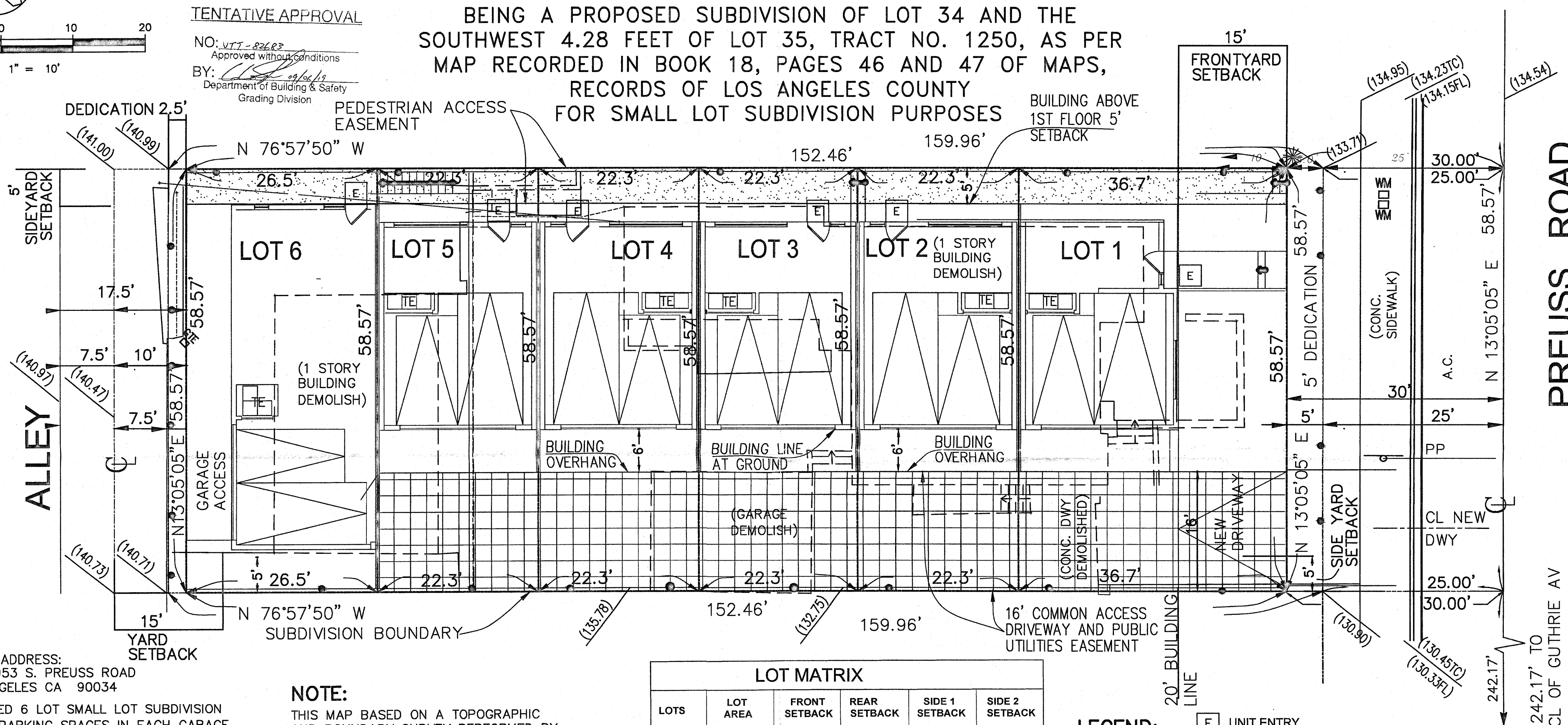
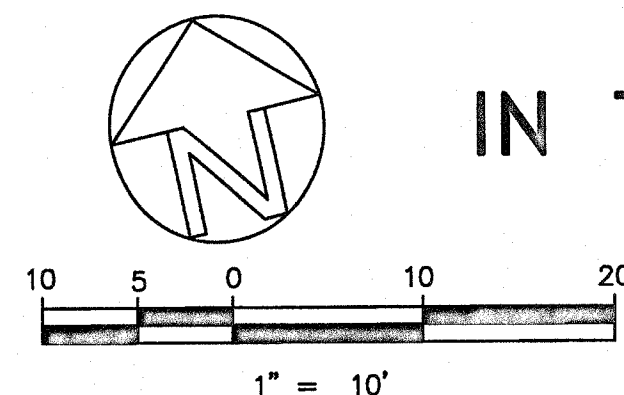
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TENTATIVE MAP
SEP 24 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

SEP 24 2019

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

BEING A PROPOSED SUBDIVISION OF LOT 34 AND THE
SOUTHWEST 4.28 FEET OF LOT 35, TRACT NO. 1250, AS PER
MAP RECORDED IN BOOK 18, PAGES 46 AND 47 OF MAPS,
RECORDS OF LOS ANGELES COUNTY
FOR SMALL LOT SUBDIVISION PURPOSES

NO: UTT-82683
Approved without conditions
BY: [Signature] 09/06/19
Department of Building & Safety
Grading Division



1. PROJECT ADDRESS:
1951-1953 S. PREUSS ROAD
LOS ANGELES CA 90034
2. PROPOSED 6 LOT SMALL LOT SUBDIVISION
WITH 2 PARKING SPACES IN EACH GARAGE.
THE PROJECT IS 4 STORIES + ROOF DECK,
MAX HEIGHT 44'.
3. PROPOSED PARKING: 12 SPACES
(2 OWNERSHIP PARKING SPACES PER LOT)
4. EXISTING ZONE: RD 1.5-1
PROPOSED ZONE: NO PROPOSED ZONE CHANGE
5. NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION
IN THE RD 1.5-1 ZONE PURSUANT TO ORD #1
6. PROPOSED DRAINAGE TO PREUSS ROAD.
7. REFERENCES:
DISTRICT MAP 126B169
THOMAS GUIDE 632-H5
APN: 4302-019-016
8. SANITARY SEWER AND ALL UTILITIES ARE
EXISTING AND AVAILABLE
9. HAZARDS SITE IS WITHIN FAULT ZONE

THIS MAP BASED ON A TOPOGRAPHIC
AND BOUNDARY SURVEY PERFORMED BY
M AND G CIVIL ENGINEERING AND LAND
SURVEYING, DECEMBER 6, 2018

10. TRASH ENCLOSURES LOCATED INSIDE GARAGES

11. NO OAK TREE, WESTERN SYCAMORE, CALIFORNIA
BAY, AND/OR CALIFORNIA BLACK WALNUT ON
62 SITE. THERE ARE NO TREES WITHIN SUBDIVISION
LIMITS TO BE REMOVED. PER ARBORIST REPORT
NO TREES ON SITE.

| LOT MATRIX | | | | | |
|------------|----------|---------------|--------------|----------------|----------------|
| LOTS | LOT AREA | FRONT SETBACK | REAR SETBACK | SIDE 1 SETBACK | SIDE 2 SETBACK |
| LOT 1 | 2154 SF | 15' EAST | 0' WEST | 5' NORTH | 5' SOUTH |
| LOT 2 | 1306 SF | 5' NORTH | 5' SOUTH | 0' EAST | 0' WEST |
| LOT 3 | 1306 SF | 5' NORTH | 5' SOUTH | 0' EAST | 0' WEST |
| LOT 4 | 1306 SF | 5' NORTH | 5' SOUTH | 0' EAST | 0' WEST |
| LOT 5 | 1306 SF | 5' NORTH | 5' SOUTH | 0' EAST | 0' WEST |
| LOT 6 | 1552 SF | 5' NORTH | 5' SOUTH | 0' EAST | 15' WEST |

BENCH MARK NO.13-5709
 DATUM: NAVD 1988
 ELEVATION 151.333 FT.

DESCRIPTION:
 WIRE SPIKE IN W CURB ROBERTSON;
 10 FT S OF BCR OF SAWYER ST

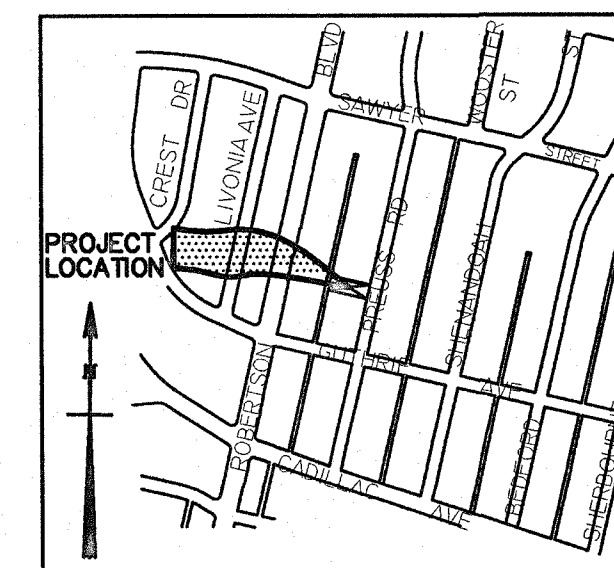
PREUSS VILLAS LLC
643 S. OLIVE ST.,#1000
LOS ANGELES CA 90014
TEL: (213) 612-0000
ATTN: MR. FARSHID POURLAVAEI
MANAGER

| | |
|----|-----------------|
| E | UNIT ENTRY |
| TE | TRASH ENCLOSURE |

INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED

MAP PREPARED BY:
DIRECT ALL CORRESPONDENCE TO:

CIVIL ENGINEER:
HARVEY A. GOODMAN
CIVIL ENGINEER
834-17TH STREET, SUITE 5
SANTA MONICA CA 90403
TEL: (310) 829-1037
AVALAEI harvey@harveyagoodman.com



VICINITY MAP
NOT TO SCALE
VESTING TENT TR NO. 82683
THOS. GUIDE PAGE 632-H5

MAP PREPARED DATE 8/23/2019