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DEPUTY DIRECTOR

June 20, 2025

Elkana Aharoni (O/A)
Elta Holdings, LLC
17609 Ventura Boulevard Suite 8
Encino, CA 91316

RE: Tract Map No. VTT-84457-SL
Related Case: DIR-2016-2455-DRB-SPP-MSP;
VTT-74217-SL
Address: 3686-3688 North Fredonia Drive
Community Plan: Sherman Oaks- Studio City-
Toluca Lake- Cahuenga Pass
Zone: RD1.5-1
District Map: 159B177
Council District: 4
CEQA No.: ENV-2024-1695-CE
Legal Description: Lot FR 37, Block None, TR 5593

Alexander Van Gaalen (R)
Crest Real Estate
11150 W. Olympic Boulevard #700
Los Angeles, CA 90064

LETTER OF CORRECTION

On April 22, 2025, Small Lot Subdivision Vesting Tentative Tract No. 84457-SL was approved by the Deputy Advisory Agency. This Letter of Correction is being issued to correct a typographical error in the setback matrix as it relates to the directional headers (i.e N/E/W/S) and the west-side setback for Lot 1, as shown by the ~~strike-out~~ and **bolded underline** below. Therefore, the Setback Matrix table located under Condition No. 12.e.(i) shall read the following:

- e. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27:
 - (i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front (N/S/E/W)	Rear (N/S/E/W)	East Side (E)	West Side (W)
1	10'-0"	3'-0"	7'-0"	16'-4" 16' 4"
2	3'-0"	0'-0"	7'-0"	7'-0"
3	0'-0"	5'-0"	5'-0"	0'-0"
4	0'-0"	5'-0"	0'-0"	5'-0"

All other conditions and findings remain the same.

CLAUDIA RODRIGUEZ
Deputy Advisory Agency

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

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Determination Date: April 22, 2025

Appeal Period End Date: May 7, 2025

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Elta Holdings, LLC
17609 Ventura Boulevard Suite 8
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RE: Tract Map No. VTT-84457-SL
Related Case: DIR-2016-2455-DRB-SPP-
MSP; VTT-74217-SL
Address: 3686-3688 North Fredonia Drive
Community Plan: Sherman Oaks- Studio City-
Toluca Lake- Cahuenga Pass
Zone: RD1.5-1
District Map: 159B177
Council District: 4
CEQA No.: ENV-2024-1695-CE
Legal Description: Lot FR 37, Block None, TR
5593

In accordance with provisions of Section 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2024-1695-CE as the environmental clearance, and approves Vesting Tentative Tract Map No. VTT-84457-SL located at 3686-3688 N. Fredonia Drive, for a maximum **4 small lots**, pursuant to the LAMC Section 12.22 C,27, as shown on map stamp-dated October 31, 2024, in the Sherman Oaks- Studio City- Toluca Lake- Cahuenga Pass 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

Any questions regarding this report should be directed to Quyen Phan via quyen.phan@lacity.org.

1. Bureau of Engineering recommends that the vesting tentative map of Tract No. 84457 be approved subject to the standard conditions issued by city planning department, and the following special conditions:
 - a. That, a 3-foot wide strip of land be dedicated along Fredonia Drive adjoining the tract to complete an 18-foot wide half right-of-way.
 - b. That, additional sidewalk easement across the driveway approach be provided satisfactory to the Valley Engineering District Office.
 - c. That, a 2-foot- wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half right-of-way.
 - d. That if this tract map is approved as “Small Lot Subdivision” and if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
 - e. That if this 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.
 - f. That, all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
 - g. That, all pedestrian common access easements be shown on the final map.
 - h. 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.
 - i. That if necessary public sanitary sewer easement be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
 - j. That the Very High Fire Hazard Severity Zone surcharge fee be paid to the Bureau of Engineering prior to recordation of the final map.
 - k. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of 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.

2. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated *May 7, 2020*, Log No. 112904 and attached to the case file for Tract No. 5593. There was also a previous Geology and Soils Report Approval dated *May 5, 2016*, Log No. 92736 and attached to the case file for Tract No. 5593.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site.

In addition, the following items shall be satisfied:

- a. Clarify the number of proposed lots/units in this subdivision. Revise the map to show the correct numbers. Is it 4, 5, or 9 units? The map is showing all 3 numbers.
- b. The following setbacks shall apply to the perimeter of the subdivision:
 - i. The provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the perimeter of the subdivision; the front lot line shall be along Fredonia Dr. Provide min. 15' front yard setback along Fredonia Dr or per LAMC Section 12.21A.17 if the lot fronts a Substandard Hillside Limited Street as measured after any required dedication is taken.
 - ii. A minimum five-foot yard shall be required along the Side Lot Line of the perimeter of the subdivision; the Side Lot lines are the lot lines perpendicular to the front lot line.
 - iii. The Rear lot line of the subdivision is along the alley. When the Rear Lot Line abuts an alley, a minimum five-foot rear yard shall be required along the perimeter of the subdivision; the setback is measured after any required alley dedication is taken.
 - iv. No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.
- c. The setbacks on map is not matching the setbacks shown on the Setback Matrix. Revised the Setback Matrix to correspond with the required setbacks for the small lot subdivision as describe above or obtain approval from the Department of City Planning to re-designate the lot lines.
- d. Provide the lot area coverage for the proposed Lots. The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the tract map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this requirement per LAMC Section 12.22.C.27.(a)(5). Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- e. Provide a copy of affidavits AFF-24417 and AFF-12309. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- f. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication.

Notes:

Owners are to record a Maintenance Agreement that runs with the land for the purpose of reciprocal private easements maintenance program to all common areas and shared facilities such as trees, landscaping, drainage, trash, parking, community driveway (ground floor width and width clear to sky above the ground floor level), including walkways as shown on the approved Small Lot Subdivision Map.

This property is in the RD Zone within the Hillside Area and may require to comply with the Hillside Ordinance (LAMC Section 12.21A.17).

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or

safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

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

Backup space for parking space with less than 26'-8" shall provide sufficient 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.

DEPARTMENT OF TRANSPORTATION

If you have any questions, you may contact Miguel Crisostomo at Miguel.crisostomo@lacity.org or (818) 374-4699.

4. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
 - b. A two-way driveway width of $W=20$ feet is required for all driveways, or to the satisfaction of LADOT.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

5. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75)
- d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. 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.
- f. Fire Lane Requirements:
 - a. 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.
 - b. 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.
 - c. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
 - e. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - f. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - g. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - h. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - i. No framing shall be allowed until the roadway is installed to the satisfaction of

the Fire Department.

- g. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- h. Site plans shall include all overhead utility lines adjacent to the site.
- i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- j. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
- k. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at the Plan Review.
- l. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- n. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- o. Standard cut-corners will be used on all turns.
- p. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- q. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - B. The future owners of affected lots with common fire lanes and fire

- protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
- C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- r. This project is located in the very high fire hazard severity zone and shall not comply with requirements set forth in the section 4911, 2023 City of Los Angeles Fire Code.
 - s. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - A. Boxed-in eaves.
 - B. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - C. Non-wood siding.
 - D. Exposed wooden members shall be two inches nominal thickness.
 - E. Noncombustible finishes.
 - t. Irrigated and managed greenbelts around the perimeter of all structures for a distance of **100' feet** shall be considered as a buffer between the brush and the proposed project.
 - u. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd., Room 451, Van Nuys 91401 (800) 994-4444.
 - v. All structures shall have noncombustible roofs. (Non-wood)
 - w. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
 - x. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - y. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

- z. 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.
- aa. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

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

- 7. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

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.)

SPECIFIC CONDITION: Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

IMPROVEMENT CONDITION: Construct new street light: one (1) on Fredonia Drive.

NOTES:

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

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

BUREAU OF SANITATION

- 8. A comment was not received from Bureau of Sanitation. Through the condition clearance process the applicant will be subject to the review and will be required to satisfy the necessary requirements to the satisfaction of Bureau of Sanitation.

INFORMATION TECHNOLOGY AGENCY

9. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

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

Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

11. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

1. Street Trees

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

12. 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 4 (small) lots.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 84457-SL shall not be issued until after the final map has been recorded.
- c. That the subdivider shall comply with the **Mulholland Specific Plan** prior to the issuance of a building or grading permit.
- d. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

e. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map’s setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27:

(i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front (N/S/E/W)	Rear (N/S/E/W)	Side (E/)	Side (W)
1	10’-0”	3’-0”	7’-0”	16”-4”
2	3’-0”	0’-0”	7’-0”	7’-0”
3	0’-0”	5’-0”	5’-0”	0’-0”
4	0’-0”	5’-0”	0’-0”	5’-0”

(ii) In lieu of the required 20 feet of frontage and 20-foot-wide access strip, a 5-foot-wide common access easement for lots 3 and 4, a 7-foot-wide common access easement for lot 2, and a 20-foot-wide common access driveway for lot 1 shall be provided.

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

- h. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
 - i. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
13. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. VTT-84457-SL shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. VTT-84457-SL is not approved, the subdivider shall submit a tract modification.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
- 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 - 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and

approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

- (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - (2) Construct new street light: one (1) on Fredonia Dr.

Notes:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public

roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Fredonia Drive being dedicated and adjoining the subdivision per improvement plan P-39374. Remove the existing driveway approach and construct a new concrete ADA compliant driveway, including any necessary removal and reconstruction of existing improvements.
 - (2) Improve the alley being dedicated and adjoining the tract by the removal of the existing improvements to provide a new 18-foot wide alley with 2-foot wide longitudinal concrete gutter satisfactory to the Valley District Engineering Office.
 - (3) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

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

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1, and Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of (Vesting) Tentative Tract Map No. VTT-84457-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The site is also located within the Mulholland Scenic Parkway Specific Plan.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Sherman Oaks- Studio City- Toluca Lake- Cahuenga Pass Community Plan, which designates the site with a Low Medium II land use designation. The land use designation lists the RD1.5, RD2, RW2, RZ2.5 Zone as the corresponding zones. The Project Site is zoned RD1.5-1, which is consistent with the land use designation. The project site has approximately 7,281 square feet of lot area, which would permit a maximum of 4 dwelling units. As shown on the Vesting Tentative Tract Map, the Project proposes to subdivide the project site into four small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 1706 B. A, a Vesting Tentative Tract Map must be prepared

by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular access to the proposed small lots, consistent with LAMC Section 12.22 C,27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C,27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD1.5-1, the zone would permit a maximum of 4 lots on the approximately 7,281 square-foot site. As the map is proposed for a small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-way for vehicular access.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Fredonia Drive, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. Furthermore, the Bureau of Street Lighting has recommended the construction of one new street light on Fredonia Drive. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is downslope, consisting of one lot of approximately 7,281 square feet. The site was previously developed with two single-family dwellings, which were subsequently demolished when the prior Small Lot project was approved under VTT-74217-SL. The map for VTT-74217-SL was never recorded before its expiration, therefore, a new subdivision map was required to be filed. Under this new map, the number of lots remains the same (still four small lots), and it is necessary in order to create four new fee-

simple lots for each unit. These four units have already been built and no additional construction is proposed under VTT-84457-SL. The project site is located within the Hollywood Fault Zone but is not located within the Alquist-Priolo Fault Zone. The site is located within a designated hillside area, BOE Special Grading Area, very high fire hazard severity zone, liquefaction zone, and will be required to comply with all applicable regulations. The site is not located within a flood zone, landslide, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Grading Division tentatively approves the tract map and is subject to the conditions listed in the May 7, 2020 Geology and Soils Report Approval Letter, Log #112904. Additionally, there was a previous Geology and Soils Report Approval Letter, Log # 92736, from May 5, 2016 tentatively approving the tract map subject to conditions. Therefore, the site will be physically suitable for the proposed type of development.

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

The properties to the north are developed with multi-family dwellings, are zoned RD1.5-1, and have land-use designations of Low Medium Residential. The properties to the east, south, and west are developed with single-family dwellings, zoned RD1.5-1, and have a land use designation of Low Medium Residential. Properties to the southwest are developed with single-family homes, zoned R1-1, and have a land use designation of Low Residential. The project site consists of one lot of approximately 7,281 square feet. The site was previously developed with two single-family dwellings, which were subsequently demolished when the prior Small Lot project was approved under VTT-74217-SL. The map for VTT-74217-SL was never recorded before its expiration, therefore, a new subdivision map was required to be filed. Under this new map, the number of lots remains the same (still four small lots), and it is necessary in order to create four new fee-simple lots for each unit. These four units have already been built and no additional construction is proposed under VTT-84457-SL. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of 4 dwelling units and a height of 45 feet.

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Grading Division tentatively approves the tract map and is subject to the conditions listed in the May 7, 2020 Geology and Soils Report Approval Letter, Log #112904. Additionally, there was a previous Geology and Soils Report Approval Letter, Log # 92736, from May 5, 2016 tentatively approving the tract map subject to conditions. 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 site was previously developed with two single-family dwellings, which were subsequently demolished when the prior Small Lot project was approved under VTT-74217-SL. The map for VTT-74217-SL was never recorded before its expiration, therefore, a new subdivision map was required to be filed. Under this new map, the number of lots remains the same (still four small lots), and it is necessary in order to create four new fee-simple lots for each unit. These four units have already been built and no additional construction is proposed under VTT-84457-SL. According to the Tree Disclosure Statement signed by the owner on September 11, 2023, the project site does not contain any protected trees. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements 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 appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

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

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Fredonia Drive, which is a public street. The project site consists of a parcel identified as Lot No. FR 37 of Tract TR 5593 and is identified by the Assessor Parcel No. 2425-005-018. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-84457- SL.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City

Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>.
Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal
for Condition
Clearance

VINCENT P. BERTONI, AICP
Advisory Agency

Laura Frazin Steele

NAME
Deputy Advisory Agency

CR:TC

VESTING TENTATIVE TRACT MAP 84457

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

FOR SMALL LOT SUBDIVISION PURPOSES



City of Los Angeles
Department of City Planning
SUBMITTED FOR FILING



10/31/2024

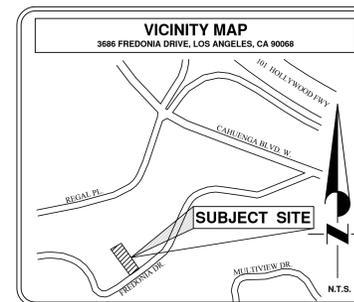
TENTATIVE MAP PARCEL MAP

REVISED MAP EXTENSION OF TIME

FINAL MAP UNIT MODIFIED

DEPUTY ADVISORY AGENCY

UTILITY INFORMATION			
UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
POWER	CITY OF LOS ANGELES, DWP	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR, LA, CA
WATER	CITY OF LOS ANGELES, DWP	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR, LA, CA
TELEPHONE	AT&T	(925) 977-2413	22311 BROOKHURST ST., HUNTINGTON BEACH, CA
GAS	THE GAS COMPANY	(800) 427-2200	6550 VAN NUYS BLVD., VAN NUYS, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR, LA, CA
SEWER	CITY OF LOS ANGELES	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR, LA, CA
CABLE TV	TIME WARNER VAN NUYS	(888) 892-2253	14221 COVELLO ST., VAN NUYS, CA

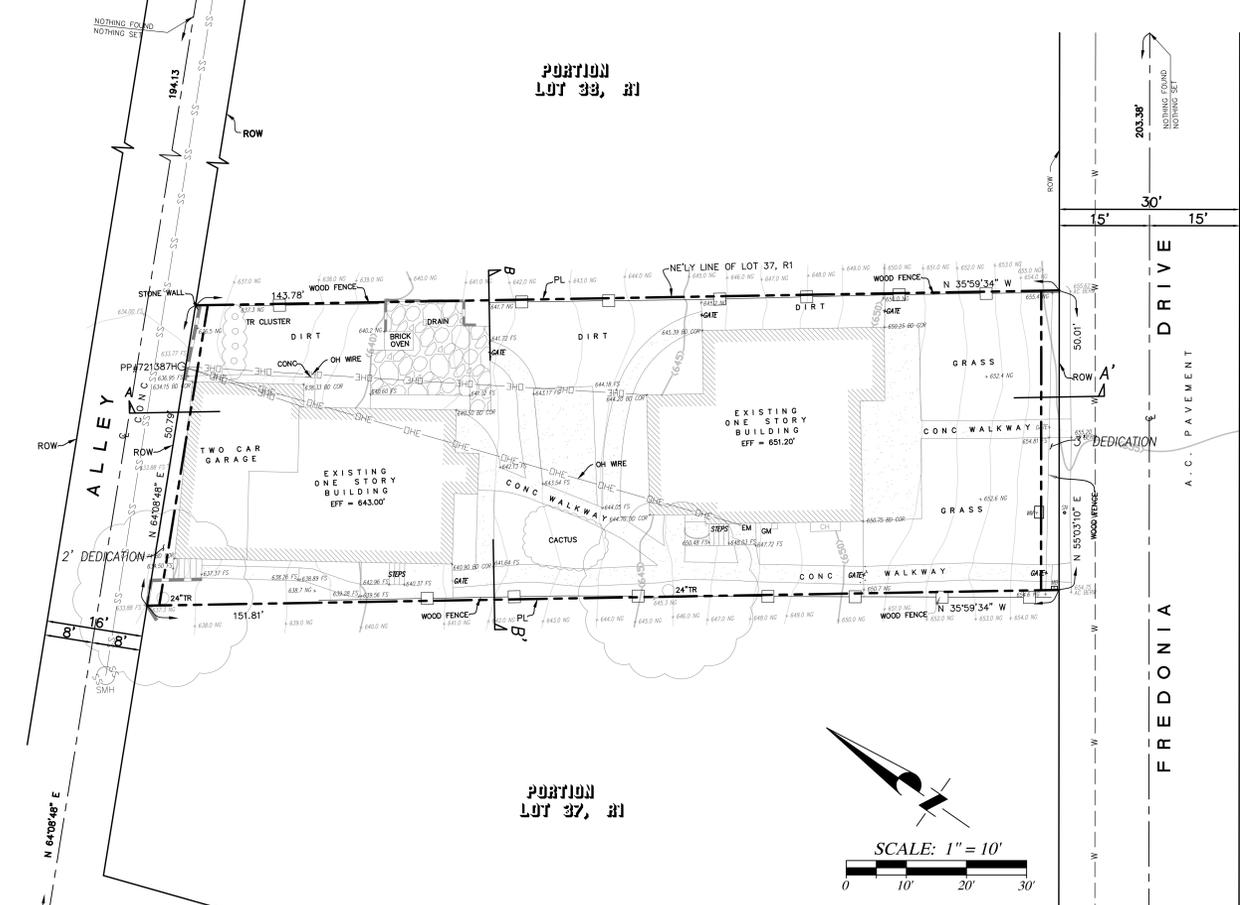


THOMAS BROTHER MAP 563-87

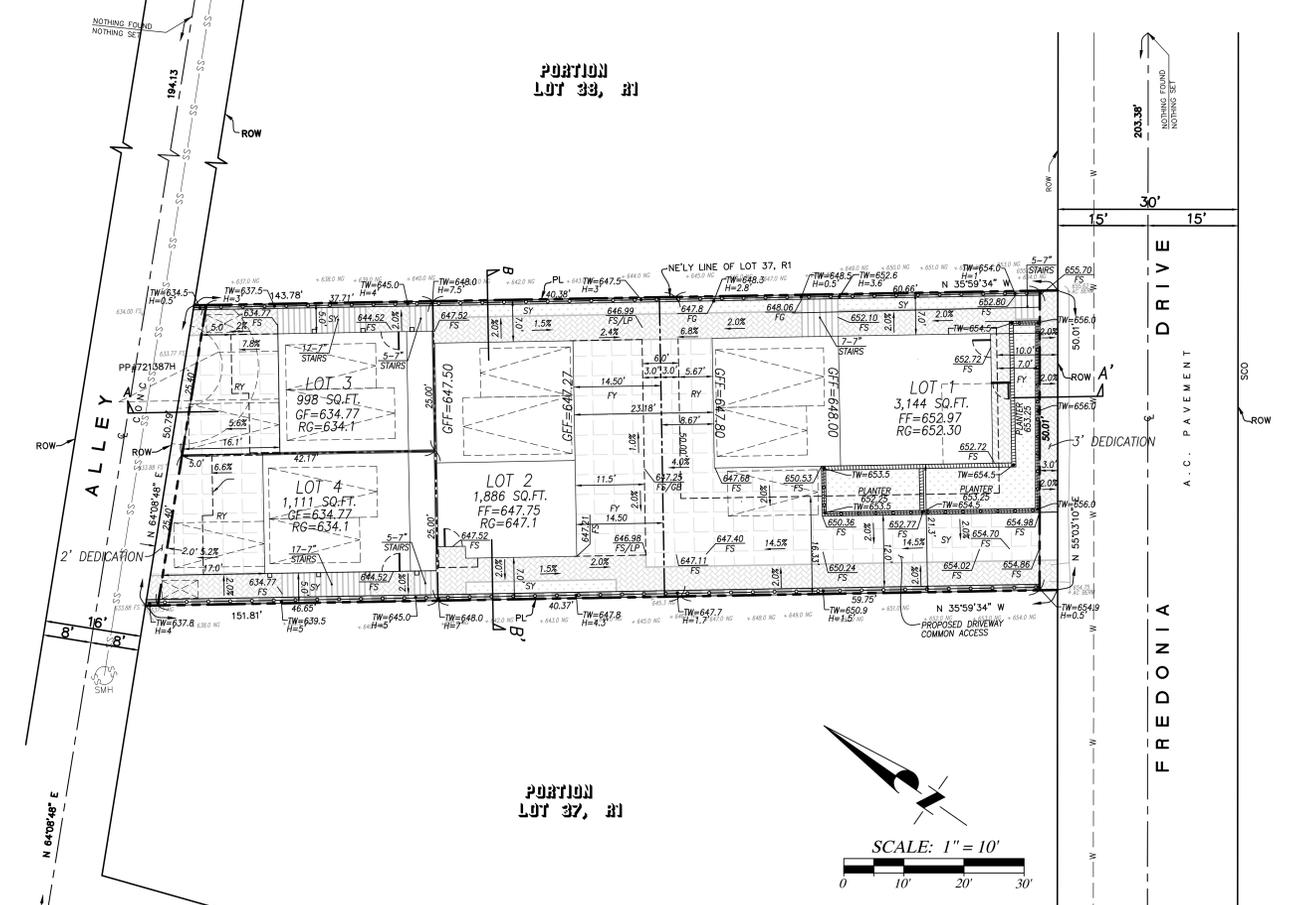
PROPERTY PROFILE	
1. PARCEL LEGAL INFORMATION:	TRACT 5599 LOT 1R.37
2. BASIC ZONING INFORMATION:	ALQUIST-PRIOR FULTON ZONE: NO COUNCIL DISTRICT: CD4 COMMUNITY REDEVELOPMENT AREA: NO DISTRICT MAP: 198017 FLOOD HAZARD ZONE: NO HILLSIDE AREA (ZONING CODE): YES HILLSIDE ORDINANCE AREA: NO BASELINE HILLSIDE ORDINANCE: NO PLANNING AREA & COMMUNITY NAME: SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA ZONES: RD-1 (EXISTING) RD-1.5 (PROPOSED FOR LOTS 1-4) GENERAL PLAN USE: LOW MEDIUM D RESIDENTIAL
3. GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:	BUILDING AND SAFETY BRANCH OFFICE: LOS ANGELES METRO CENSUS TRACT: 447.00 THOMAS BROTHERS MAP GRID: 563-87
4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:	CITY PLANNING CASES: CPK-2002-6583-SP CPC-1985-647-GPC ORD-10743 ORD-14341-SA24 ORD-142870 ZONING INFORMATION FILE: Z1-247 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES Z1-242 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
5. ASSESSORS PARCEL NO.:	2425-065-018
6. SEISMIC HAZARDS:	ACTIVE FAULT NEAR SOURCE ZONE: WITHIN ACTIVE FAULT ZONE NEAREST FAULT (NAME): HOLLYWOOD THRUST

ABBREVIATIONS:	
FF	FINISH FLOOR
FS	FINISH SURFACE
FG	FINISH GRADE
GAR	GARAGE
TG	TOP OF GRATE
TC	TOP OF CURB
TS	TOP OF SLOPE
TW	TOP OF WALL
PP	POWER POLE
INV	INVERT
WM	WATER METER
PL	PROPERTY LINE
CF	CURB FACE
CB	CATCH BASIN
EG	EXISTING GRADE
EX	EXISTING
SY	SIDE YARD
RY	REAR YARD
FY	FRONT YARD
P	PARKING
H	HEIGHT
TP	TOP OF PLANTER WALL
GB	GRADE BREAK
NG	NATURAL GRADE
DT	DIRT
FD	FOUND
LF	LOWER FLOOR
MH	MANHOLE
SMH	SEWER MANHOLE
FH	FIRE HYDRANT
BW	BACK EDGE OF WALK
AC	ASPHALTIC PAVEMENT
TB	TOP AC BERM
NTS	NOT TO SCALE
CC	CONCRETE
CONC	CONCRETE
PROP	PROPOSED
EP	EDGE OF PAVEMENT
VF	VERIFY IN FIELD
UP	UPPER PAD
LP	LOWER PAD
SS	EXISTING SANITARY SEWER
OHE	OVERHEAD ELECTRIC

LEGEND	
---	CENTERLINE
---	CHAIN LINK FENCE
---	BOARD FENCE
---	WROUGHT IRON FENCE
---	EXISTING CONTOUR
---	PROPERTY LINE
---	EXISTING BLOCK WALL
---	PROPOSED BLOCK WALL
---	PROPOSED BLOCK WALL WITH FENCE
---	PROPOSED ELEVATIONS
---	CATCH BASIN
---	CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.



EXISTING CONDITIONS



PROPOSED SUBDIVISION

LEGAL DESCRIPTION
THE NORTHEASTERLY CORNER OF LOT 37 MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT 37 OF TRACT NO. 5599, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 2425-065-018

SURVEYOR'S STATEMENT
FREDONIA DRIVE WAS ESTABLISHED USING THE FOLLOWING:
FOUND LAT AT C.L. PROD OF FREDONIA ON WESTERLY CURVE PER C.E.F.B. 159.177 P.115 AND FOUND L&L AT C.L. PROD OF FREDONIA ON EASTERLY CURVE PER C.E.F.B. 129.177 P.114
THE ALLEY TO THE NORTH WAS ESTABLISHED PER PARCEL MAP L.A. NO. 5377 MAP BOOK 176, PAGE 41.
THE PROPERTY CORNERS WERE ESTABLISHED BY PRORATION ALONG THE ROW OF FREDONIA, TO THE SOUTH, AND THE C.O. OF THE ALLEY TO THE NORTH.

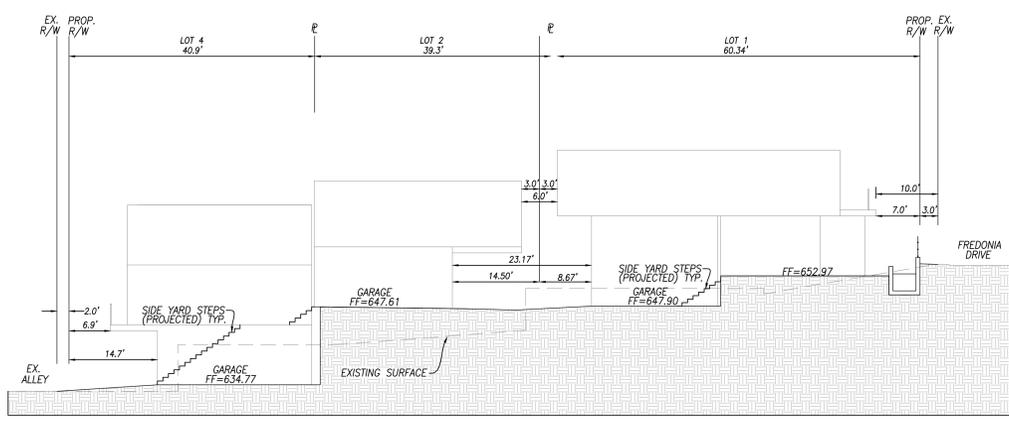
BENCHMARK
THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF LOS ANGELES BENCHMARK BELOW.
BENCHMARK ID: 08-00011
ELEVATION: 622.388 FT
DATE/TIME: NAVD 1983 (2000 ADJ.)

SURVEYOR: UNITED CIVIL, INC.
27600 BOKQUEY CANYON ROAD, SUITE 215
SANTA CLARITA, CA 91350
PHONE: (661) 297-2336

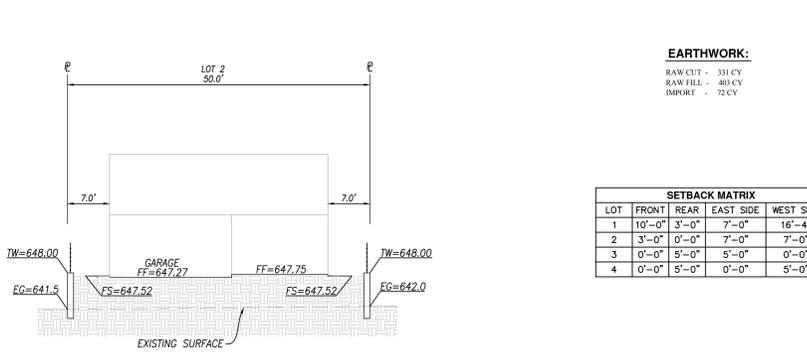
ENGINEER: UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PHONE: (818) 707-8648

OWNER: ELTA HOLDINGS, LLC
1821 VENTURA BLVD # 555
TARZANA, CA 91356
PHONE: (323) 909-9912

- NOTES:**
- PROJECT SYNOPSIS:
 - THE PROJECT CONSISTS OF NINE (9) SMALL LOTS.
 - PARKING: ALL LOTS WILL HAVE A TWO-CAR GARAGE.
 - ALL EXISTING BUILDINGS ON SITE ARE TO BE DEMOLISHED.
 - THERE ARE NO PROTECTED TREES ON THE SUBJECT PROPERTY. ALL EXISTING TREES ARE TO BE REMOVED.
 - PROPOSED HEIGHT: 30 FT.
 - MAXIMUM PERMITTED HEIGHT: 36 FT.
 - AREA: BASED ON MEASURED BEARINGS AND DISTANCE AS SHOWN HEREON. THE GROSS AREA IS 8,170 AC.
 - FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 0602C1340, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SEPTEMBER 26, 2008.
 - STREET DESIGNATIONS:
FREDONIA DRIVE - LOCAL STREET
 - TITLE INFORMATION BASED ON FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT DATED MARCH 18, 2016.
 - SITE IS NOT LOCATED IN A GEOGRAPHICALLY HAZARDOUS AREA.
 - EACH DWELLING UNIT TO HAVE INDIVIDUAL TRASH RECEPTACLES AND WILL BE STORED IN THEIR GARAGE.
 - REQUEST ABILITY TO CONSOLIDATE LOTS.
 - FINAL LOTS TO BE BASED ON ARCHITECTURAL PLANS.
 - REQUEST ABILITY TO FILE MULTIPLE PLANNED FINAL MAPS.
 - SMALL LOT SINGLE FAMILY SUBDIVISION TO THE R.D.S. ZONE, PURSUANT TO THE ORDINANCE NO. 176,354.
 - LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
 - PROPOSED SETBACKS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
 - UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
 - SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY SYSTEMS.
 - A LANDSCAPE EDGE SHALL BE PLANTED ADJACENT TO COMMON PROPERTY LINES BETWEEN TRACT WALLS AND PAVED WALKWAYS, WHERE PROVIDED.
 - REQUEST ABILITY TO ADJUST PAD ELEVATIONS 5' HIGHER OR LOWER THAN THE PROPOSED ELEVATIONS SHOWN ON MAP.



CROSS SECTION A-A' NTS



CROSS SECTION B-B' NTS

EARTHWORK:
RAW CUT - 331 CY
RAW FILL - 403 CY
IMPORT - 72 CY

SETBACK MATRIX				
LOT	FRONT	REAR	EAST SIDE	WEST SIDE
1	10'-0"	3'-0"	7'-0"	16'-4"
2	3'-0"	0'-0"	7'-0"	7'-0"
3	0'-0"	5'-0"	5'-0"	0'-0"
4	0'-0"	5'-0"	0'-0"	5'-0"

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PHONE: (818) 707-8648
FAX: (818) 707-8648

NO.	DATE	REVISIONS	BY	APPR

VESTING TENTATIVE TRACT FOR SMALL LOT SUBDIVISION PURPOSES FOR:
VESTING TENTATIVE TRACT MAP NO. 84457
3686 FREDONIA DRIVE
LOS ANGELES, CA 90068
SHEET 1 OF 1
PLAN DATE: 3/5/24