

DEPARTMENT OF
CITY PLANNING
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(213) 978-1300

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April 8, 2025

Owner

728 Hudson (LA), LLC
Shaul Kuba, Vice President
4700 West Wilshire Boulevard
Los Angeles, CA 90010

Applicant

728 Hudson (LA), LLC
Amir Shemesh
4700 West Wilshire Boulevard
Los Angeles, CA 90010

Representative

Iacobellis & Associates, Inc.
Mark Fox
11145 Tampa Avenue, #21-B
Northridge, CA 91326

RE: Vesting Tentative Tract Map No. 83306-CN-HCA

Related Case: ZA-2021-417-DRB-SPP-F-HCA
Address: 710, 728 South Hudson Avenue, 713, 723 South Rimpau Boulevard, 4700, 4736 West Wilshire Boulevard

Community Plan: Wilshire
Council District: 5 - Yaroslavsky
Zone: RD3-1, CR(PkM)-1
CEQA: ENV-2021-418-CE

EXTENSION OF TIME

On May 2, 2022, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 83306-CN-HCA for a maximum of 12 residential condominium units, as shown on map stamp dated April 26, 2021, in the RD3-1 Zone, located at 710, 728 South Hudson Avenue, 713, 723 South Rimpau Boulevard, and 4700, 4736 West Wilshire Boulevard within the Wilshire Community Plan.

On April 27, 2022, the Zoning Administrator conditionally approved the following: a Project Permit Compliance Review and Design Review for construction of twelve residential condominium units; a Zoning Administrator's Determination to permit six foot fences within the front and side yard setbacks, in lieu of the 3-foot, 6-inch height maximum per LAMC Section 12.22 C.20(f)(2); and a Zoning Administrator's Determination to permit a building separation of nine feet ten inches in lieu of the required twelve feet set forth by LAMC Section 12.21 C.2(b) of Chapter 1.

Pursuant to LAMC Section 13B.7.3.F.2.a. of Chapter 1A, 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 13B.7.3.F.2.b. of Chapter 1A, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 83306-CN-HCA.

In addition, pursuant to LAMC Section 13A.2.10. of Chapter 1A, quasi-judicial approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full time limit of the subdivision approval, including time extensions pursuant to Division 13B.7. of Chapter 1A of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map and related Case No. ZA-2021-417-DRB-SPP-ZAA-F-HCA is May 2, 2031.

VINCENT P. BERTONI, AICP
Director of Planning

Andrew Jorgensen
Deputy Advisory Agency
VPB:AJ:RV

cc: Councilmember Katy Young Yaroslavsky

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: May 2, 2022

Appeal End Date: May 12, 2022

728 Hudson (LA), LLC (A) (O)
4700 Wilshire Boulevard
Los Angeles, CA 90010

Michael Gonzales (R) Gonzales
Law Group APC
800 Wilshire Boulevard, Unit 816
Los Angeles, CA 90017

Case No.: VTT-83306-CN-HCA
Related Case: ZA-2021-417-DRB-SPP-F-HCA
Address: 710, 728 South Hudson Avenue, 713,
723 South Rimpau Boulevard, 4700, 4736
West Wilshire Boulevard
Planning Area: Wilshire
Zone: RD3-1, CR(PkM)-1
D.M.: 132B185
C.D.: 5 – Koretz
CEQA: ENV-2021-418-CE
Legal Description: Lots 28, 29, 30, 54, 55, and
56 of Tract No. 3912

The Advisory Agency determined, based on the whole of the administrative record, Case No. ENV-2021-418-CE, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15315, **Class 15 and Section 15332, Class 32 (Infill Development)** and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies. In accordance with provisions of Section 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **approved** Vesting Tentative Tract Map No. VTT-83306-CN-HCA, composed of two (2) new lots, located at 710, 728 South Hudson Avenue, 713, 723 South Rimpau Boulevard, 4700, 4736 West Wilshire Boulevard for a maximum of **12 residential condominium units**, as shown on map stamp-dated April 26, 2021, in the Wilshire Community Plan. This unit density is based on the RD3 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

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Quyen Phan by calling (213) 808-8604.

1. That the subdivider makes a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
2. That a 3-foot wide strip of land be dedicated along 8th Street to complete a 33-foot wide half public street right-of-way in accordance with Collector Street Standards of LA Mobility Plan and 20-foot radius property line returns at the intersections with Hudson Avenue and Rimpau Boulevard be dedicated adjoining the tract.
3. That a 20-foot radius property line return be dedicated at the intersection with Wilshire Boulevard and Hudson Avenue adjoining the tract.
4. That a 20-foot radius property line return be dedicated at the intersection of Wilshire Boulevard and Rimpau Boulevard adjoining the tract.

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.

5. 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

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 to schedule an appointment.

6. That prior to the 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. Provide a copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
 - b. Required parking spaces are required to remain for the remaining structure on the Proposed Lot 1. Show location of all parking spaces (as shown on the permit and certificate of occupancy) and access driveways within Proposed Lot 1. Provide copies of permits and final inspection cards, for any new garages, carports, or surface parking to satisfy the required parking.
 - c. Provide a minimum separation between buildings of 10 feet plus 2 feet for every story above 2 stories for the proposed duplexes per LAMC Section 12.21.C.2(a). Revise the map to show compliance with the above requirement or obtain City Planning to reduce the above separation between buildings requirement.
 - d. Provide a copy of affidavit AFF-51303. 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.

- e. Show all street dedications as required by the Bureau of Engineering and provide net lot area after all dedication. "Area" requirements including density shall be re-checked as per net lot area after the street dedication. Front yard requirement shall be required to comply with current code as measured from new property line after dedication or obtain City Planning approval for the reduced front yard setback. A minimum of 10 feet side yard along Wilshire Boulevard shall be maintained for Lot 1 if street dedication is to be taken along Wilshire Boulevard.
- f. Verify that the lot area within the RD3 boundary in Proposed Lot 2 is a minimum 36,000 square feet to comply with the 3,000 square feet of lot area per dwelling unit density requirement for the RD3 zone as measured after any required dedication is taken.

Notes:

The project site is within the Park Mile Specific Plan Area.

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

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

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

DEPARTMENT OF TRANSPORTATION

If you have any questions, you may contact Pete Eyre at (213) 482-7024.

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

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) 482-6807. You should advise any consultant representing you of this requirement as well.

8. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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.

- d. 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.
- e. 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.
- f. 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.
- g. 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
- h. 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.
- 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 28 feet in height.
- k. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- 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. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- p. 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.
- q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- s. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other

obstructions block aerial ladder access.

DEPARTMENT OF WATER AND POWER

9. 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).

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

BUREAU OF SANITATION

11. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated May 18, 2021. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

12. 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

13. 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

14. 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. CEQA document must address Protected tree removals.

15. 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 subdivider 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.

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.

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 12 dwelling units on Proposed Lot 2.
 - b. Provide a minimum of 2.5 covered off-street parking spaces per dwelling unit.

Of the total number of parking spaces required pursuant to the provision of the Specific Plan, at least one-half parking space per unit (six (6)) shall be preserved for, and accessible to, visitors and guests on-site (Lot 2). All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

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.

- c. 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 the required front yard.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

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

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

17. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. ZA-2021-417-DRB-SPP-ZAA-F-HCA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2021-417-DRB-SPP-ZAA-F-HCA is not approved, the subdivider shall submit a tract modification.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. 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 Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3 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 permit. 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. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

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: No new street lighting pole is required. If street widening per BOE improvement conditions, relocate and upgrade street lights; three (3) on 8th St., two (2) on Rimpau Boulevard, and four (4) on Wilshire Boulevard.

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 Hudson Avenue adjoining the subdivision by the construction of the followings:
 - a) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway or a 12-foot full-width concrete sidewalk with tree wells.
 - b) Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
 - c) Any necessary removal and reconstruction of existing improvements.
 - d) The necessary transitions to join the existing improvements.
 - (2) Improve 8th Street adjoining the subdivision by the construction of the followings:
 - a) A concrete curb, a concrete gutter, and a 13-foot full-width concrete sidewalk with tree wells.
 - b) Suitable surfacing to join the existing pavements and to complete a 20-foot half roadway.
 - c) Any necessary removal and reconstruction of existing improvements.
 - d) The necessary transitions to join the existing improvements.

NOTE: That approval from the Board of Public Works be obtained before removal of any street trees in conjunction with the improvements above, through Bureau of Street Services Urban Forestry Division.

- (3) Improve Wilshire Boulevard and Rimpau Boulevard adjoining the subdivision with the repairs and/or replacement of any broken, damaged, cracked, off-grade concrete curb, gutter, sidewalk, and roadway pavement, including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.
- (4) Construct any 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 15315, Class 15 and Section 15332, Class 32, 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.

In connection with the approval of (Vesting) Tentative Tract Map No. VTT-83306-CN-HCA 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 located within the Park Mile Specific Plan Area.

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 Wilshire Community Plan, which designates the site with a General Commercial and Low Medium II Residential land use designations. The land use designation lists the C1.5, C2, C4, CR, RAS3, RAS4, and P and RD1.5, RD2, RW2, and RZ2.5 Zones as the corresponding zones. The Project Site is CR(PkM)-1 and RD3-1, which is consistent with the corresponding land use designation of General Commercial and Low Medium II Residential. The proposed Project conforms to the intent and purposes of the Park Mile

Specific Plan. The proposed subdivision would merge and resubdivide six (6) existing lots to create two (2) new ground lots, Proposed Lot 1, (78,906 square feet) and Proposed Lot 2 (41,694 square feet). Lot 1 is zoned CR(PKM)-1 will maintain an existing three-story office building with one subterranean parking level and surface parking. The applicant is proposing twelve (12) residential condominium units on Proposed Lot 2. Lot 2 is dual zoned with RD3-1 and CR(PKM)-1. The RD3-1 portion of Lot 2 totals approximately 39,321 square feet in size, and would permit a maximum density of twelve (12) dwelling units. The Park Mile Specific Plan does not regulate density, lot area, or merger and division of land.

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. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan and Specific 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 CR(PkM)-1 and RD3-1, the RD3-1 zone would permit a maximum of twelve (12) units on the approximately 37,800 square feet of Lot 2 41,694 square feet of lot area. The tract map proposes a merger and creation of two new lots (Lot 1 and Lot 2) in conjunction with twelve (12) residential condominium units on Lot 2. As such the proposed density is consistent with the density permitted by the zone.

The project is subject to the Park Mile Specific Plan. The northwest corner of Lot 2 (approximately 3,894 square feet) is zoned CR(PkM)-1, while the remaining area is zoned RD3-1 (approximately 37,800 square feet). The (PkM) modifier indicates that property within the zone is subject to the Specific Plan, which sets forth use, area and design regulations superseding those of the underlying zones. The CR(PkM) Zone permits a maximum FAR of 3:1 and a maximum height of 45 feet. The dividing line between the two zones – approximately 100 feet north of 8th Street – was established by Ordinance 152,826 (effective October 6, 1979). Multi-family residential uses are permitted in the CR(PkM) zone. The RD3 zone permits multi-family residential dwelling units at a maximum density of one dwelling unit for every 3,000 square feet of lot area. Approximately 37,800 square feet of the Lot 2, 41,694 square feet of lot area are zoned RD3. Accordingly, the RD3 portion supports a 12-unit base density. Properties zoned RD3 and within Height District 1 are permitted a maximum FAR of 3:1 and a maximum height of 45 feet. All of the Project's structures and parking are located entirely within the RD3-1 zone. The Specific Plan does not regulate density for the RD3 zone.

Vehicular access to Lot 1 will be provided via the two (2) existing driveways along Hudson Avenue and Rimpau Boulevard. Vehicular access to Lot 2 will be provided via the proposed one (1) driveway along Rimpau Boulevard. The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make the 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 Hudson Avenue and 8th Street, 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. The Bureau of Street Lighting's recommended the construction of one (1) new streetlight on Rimpau Boulevard. If street widening per BOE improvement conditions, relocate and upgrade streetlights; three (3) on 8th Street, two (2) on Rimpau Boulevard, and four (4) on Wilshire Boulevard. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan and Specific Plan.

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

The project site is an approximately 120,600-square foot lot and bounded by Wilshire Boulevard to the north 8th Street to the south, Hudson Avenue to the west, and Rimpau Boulevard to the east. The subject property is legally described as Lots 28, 29, 30, 54, 55, and 56 of Tract No. 3912. The project proposes to merge and re-subdivide the property pursuant to Vesting Tentative Tract Map No 83306. The Tract Map will create two new lots (Proposed Lot 1 and Lot 2). Lot 1 will be approximately 78,906 square feet in size, while Lot 2 will be approximately 41,694 square feet. All of Lots 28 and 54, the majority of Lots 29 and 55, and a small portion of Lot 30 will form Lot 1. The existing three-story office building and surface parking will remain on Lot 1. All of Lot 56 and the remaining portion of Lots 29, 30, and 55 will form a Proposed Lot 2, will be improved with the new construction, use, and maintenance of twelve (12) condominium dwelling units. No construction will occur on Lot 1 as this lot will continue to maintain the existing office building. The site is developed with a three-story office building, a single-family residential structure, and surface parking. The project proposes to demolish the existing single-family residential structure and existing surface parking lot in order to construct twelve (12) condominium dwelling units. The proposed condominium units will be paired into six (6) duplexes.

The project site is located within 3 km from the Puente Hills Blind Thrust Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, or tsunami inundation zone. The site is located within a methane buffer zone and will be required to comply with all applicable regulations as it pertains to development within a methane 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 within Flood Zone Type C, which outside of any Food Zone. 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 project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

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. Therefore, as conditioned 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 across Wilshire Boulevard have a land use designation of General Commercial and are zoned CR(PkM)-1. The property to the east across Rimpau Boulevard has a land use designation of General Commercial and Low Medium II Residential and is zoned CR(PkM)-1 and RD3-1. The properties to the south across 8th Street have a land use designation of Low II Residential and are zoned R1V3-RG. The property to the west across Hudson Avenue has a land use designation of General Commercial and Low Medium II Residential and is zoned CR(PkM)-1 and RD3-1. The project site, which is comprised of six (6) parcels, consists of approximately 120,600 square feet of area and is developed with a three-story office building, a single-family residential structure, and surface parking. The proposed subdivision involves 12 new condominium units which would be located within six duplex structures, each three stories with a maximum height of 45 feet. The project proposes to merge and re-subdivide the property into two new lots, demolish the existing single-family residential structure and existing surface parking lot in order to construct 12 condominium dwelling units on Lot 2. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of 12 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. 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 project site is currently developed with a three-story office building, a single-family residential structure, and surface parking. The project proposes the removal of 31 non-protected trees from the project site and 15 street 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 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.

- (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 Hudson Avenue, 8th Street, and Rimpau Boulevard, which are public streets. The project site consists of a parcel identified as Lot Nos. 28, 29, 30, 54, 55, and 56 of Tract No. 3912 and is identified by the Assessor Parcel No. 5090-008-031. 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. While the project will provide a private easement for common/vehicular access purposes within the subdivision, 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-83306-CN-HCA.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen

Deborah Kahen
Deputy Advisory Agency

DK:JC:GG:AM

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:

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

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

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

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

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

VTT-83306 - AN - HCA

EXISTING SITE

- SURVEYOR'S NOTES:**
- GROSS SITE AREA: 186,151.67 SQ. FT., OR 4.2735 ACRES
NET SITE AREA: 121,820.20 SQ. FT., OR 2.7966 ACRES
NET SITE AREA AFTER DEDICATION: 120,599.88 SQ. FT., OR 2.7686 ACRES
 - PROTECTED TREES: NO PROTECTED TREES ON SITE (SEE TREE REPORT)
 - TREES TO BE REMOVED: 35, ALL TREES ON PROPOSED PARCEL 2 (SEE TREE REPORT)
 - SITE ADDRESSES: 713 S. RANPAU BLVD., 723 S. RANPAU BLVD., 4736 WILSHIRE E BLVD., 710 HUDSON AVE.
 - ZONING: (EXISTING & PROPOSED): RD3-1 & CRPKM-1
 - DISTRICT MAP NO.: 163 B 185
 - NOTE:
THIS PROPERTY IS NOT LOCATED IN THE HILLSIDE AREA.
THIS PROPERTY IS NOT LOCATED IN THE LIQUEFACTION AREA.
THIS PROPERTY IS NOT LOCATED IN THE HIGH FIRE HAZARD SEVERITY ZONE.
ACTIVE FAULT NEAR-SOURCE ZONE: 3.01 KM TO THE PUENTE HILLS BLIND THRUST ACCORDING TO ZMAS
 - HAZARDOUS AREAS: METHANE ZONE
 - PROPOSED SEWAGE DISPOSAL: EXISTING SANITARY SEWER IN HUDSON AVE. AND RANPAU BLVD
 - SPECIFIC PLAN: PARK MILE
 - DEDICATION: WILSHIRE BLVD: AVENUE 1 - 100' (REQ.) 0' STREET DEDICATION
HUDSON AVE: LOCAL STREET - 60' (REQ.) 0' STREET DEDICATION
RANPAU BLVD: COLLECTOR STREET - 66' (REQ.) 0' STREET DEDICATION
8TH ST: COLLECTOR STREET - 66' (REQ.) 3' STREET DEDICATION AND 15' RADIUS RETURNS
 - GRADING QUANTITIES: 10,000 C.Y. EXPORT.
 - ASSESSOR'S PARCEL NUMBERS: 5090-008-028 AND 031.
 - EXISTING OFFICE BUILDING (LOT 1) 23, 974 SQ. FT., 30% COVERAGE.
 - 192 PARKING SPACES REQUIRED PER C.O.D. (LOT 1).
 - (LOT 1) SET BACKS
- FRONT YARD: 10 FOOT
SIDE YARD: FOR CORNER LOTS: 10% LOT WIDTH; 10 FOOT MAX. 5 FOOT MIN.
REAR YARD: 15 FOOT MIN. + 1 FOOT FOR EACH STORY OVER 3RD.
- * DEDICATIONS SHOWN HEREON ARE BASED ON NAVIGATE L.A. STREET & HIGHWAY STANDARDS AND ARE SUBJECT TO REVIEW BY BUREAU OF ENGINEERING AND DEPARTMENT OF TRANSPORTATION. * SEE CITY OF LOS ANGELES MOBILITY PLAN 2035, APPROVED JUNE 23, 2016, CITY PLAN CASE NO. CPC-2013-0910-GPA-SPCA-MSC.

LEGAL DESCRIPTION:
LOTS 28, 29, 30, 54, 55 AND 56 OF TRACT NO. 3412, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 472 PAGES 73 TO 75 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED DEVELOPMENT:

PROJECT DESCRIPTION:
PROPOSED NEW CONSTRUCTION OF THREE STORY DUPLEX HOMES WITH SUBTERRANEAN PRIVATE GARAGES AND ROOFTOP DECKS CONSISTING OF 12 CONDOMINIUM UNITS WITH 30 TOTAL PARKING SPACES.

PROJECT DATA:
ZONE: RD3-1 & CRPKM-1

TOTAL RESIDENTIAL: 12 CONDOMINIUM TOWNHOMES
SITE AREA: ± 41,694 SF (0.96 ACRES)
DENSITY: ± 3.467 SF/DWELLING UNIT
TOTAL BUILDING AREA: ± 50,282 SF
TOTAL F.A.R.: ± 1.6 (3.0 ALLOWED)
TOTAL SITE COVERAGE: ± 36% (50% ALLOWED)

SETBACKS:
FRONT: MIN. 15'-0" (PER LAMC SEC 12.9.1.B.1) ±15'-0" PROVIDED
SIDE: MIN. 10'-0" (PER LAMC SEC 12.9.1.B.2 (B)) ±15'-0" PROVIDED
REAR: MIN. 10'-0" (PER LAMC SEC 12.9.1.B.2 (B))

BUILDING HEIGHT:
MAX. 45'-0" (STAIR ACCESS TO EXCEED MAX. BUILDING HEIGHT 10'-0" PER LAMC 12.21.1.B.1A)
PROVIDED: ± 40'-10" (46'-10" TO TOP OF STAIR ACCESS)

PARKING SUMMARY:
TOTAL PARKING REQUIRED: 30 SPACES (2.5 UNITS)
TOTAL PARKING PROVIDED: 30 SPACES

NOTE: ALL PARKING IS PROVIDED IN SUBTERRANEAN GARAGE WITH SHARED ACCESS AND PRIVATE GARAGES FOR EACH HOME. REQUIRED GUEST SPACES ARE INCLUDED ON THE SUBTERRANEAN LEVEL.

CONCURRENT CASES:
VESTING TENTATIVE TRACT MAP NO. 83306
PROJECT PERMIT COMPLIANCE
ZONE ADMINISTRATOR DETERMINATION FOR SIX-FOOT TALL FENCES ALONG HUDSON AVENUE AND RANPAU AVENUE

PREPARED UNDER THE DIRECTION OF:

THOMAS D. IACOBELLIS "PLS 4574"
IACOBELLIS & ASSOCIATES INC.
1145 TAMPA AVENUE, SUITE 21-B
NORTH RIDGE, CA 91326
(818) 366-9222

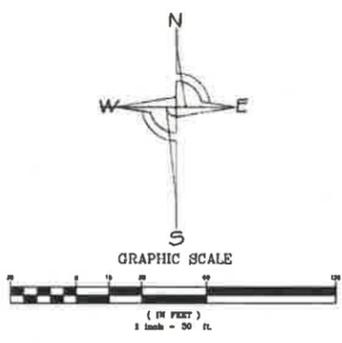
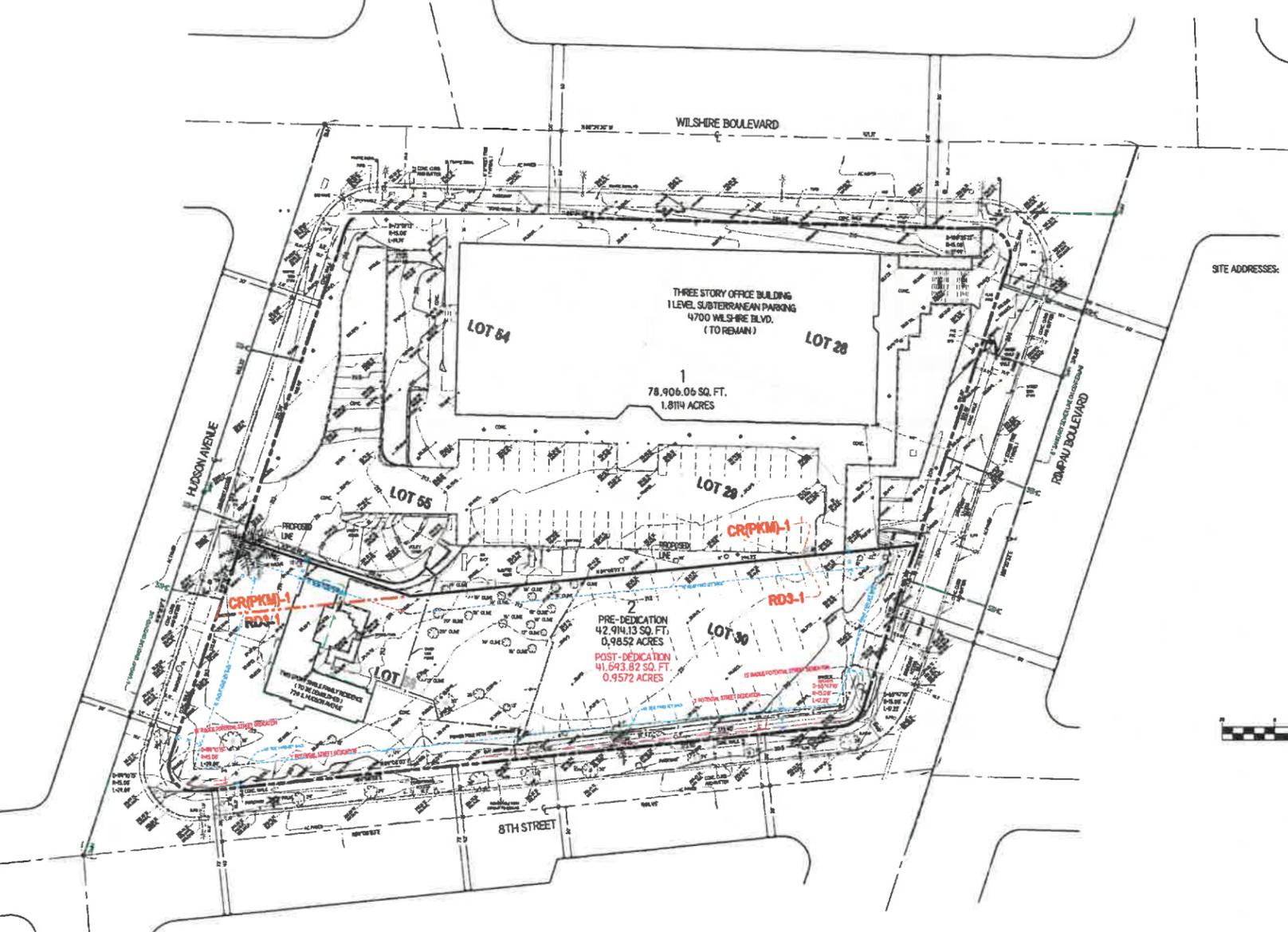


DATE	REVISION	DATE	REVISION

VESTING TENTATIVE TRACT MAP NO. 83306
FOR MERGER, RE-SUBDIVISION AND CONDOMINIUM PURPOSES
SIX EXISTING LOTS

IACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEY'S SUBMISSIONS - PHOTOGRAMMETRY
1145 TAMPA AVENUE STE 21B, NORTH RIDGE, CA 91326 PH 818-366-9222 FORTSURVEYING.COM

DATE	12-15-20
PROJECT NO.	20-2811A
DRAWN BY	TIZ
CHECKED BY	
SHEET NO.	1
TOTAL SHEETS	1 OF 2



- LEGEND:**
- AC ASPHALTIC CONCRETE
 - BFD BACK FLOW DECK
 - CONC CONCRETE
 - FF FINISH FLOOR
 - PH FIRE HYDRANT
 - PHC FIRE HOSE COUPLER
 - FL FLOW LINE
 - FS FINISH SURFACE
 - NS NATURAL SURROUND
 - SLPB STREET LIGHT PULL BOX
 - SMH SEWER MANHOLE
 - SSHC SANITARY SEWER HOUSE CONNECTION
 - TC TOP OF CURB
 - TMH TELEPHONE MANHOLE
 - TSPB TRAFFIC SIGNAL PULL BOX
 - WM WATER METER
 - WW WING WALL
 - WW WATER VALVE
- SHN SIGN
 - TEST PNT
 - VALVE
 - FIRE HOSE COUPLER
 - FIRE HYDRANT
 - AREA LIGHT
 - MANHOLE
 - HANDICAPPED PARKING OR HANDICAPPED ACCESS
 - TYPICAL TREE & TRUNK DIAMETER (CSP LINE NOT INDICATED)
 - TYPICAL PALM TREE & TRUNK DIAMETER (CSP LINE NOT INDICATED)
 - STREET LIGHT
 - AC PAVED
 - CONCRETE PAVED
 - R/E LINE
 - CENTERLINE
 - BOUNDARY LINE
 - LOT LINE

OWNER:
HUDSON WILSHIRE BLVD. (L.A) OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AND 728 HUDSON (L.A), LLC, A DELAWARE LIMITED LIABILITY COMPANY.
ATTN: OLIVER BAKER
OBBAKER@CMGROUP.COM
4700 WILSHIRE BOULEVARD
LOS ANGELES, CA 90010
323-496-0563

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 TRACT MAP
 APR 26 2021
 DEPUTY ADVISORY AGENCY

