

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

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

June 14, 2023

Owner/Applicant

Eddie J. Kohan
Carlyle Place Partners LLC
4470 West Sunset Boulevard, Suite 649
Los Angeles, CA 90027

Representative

Dan Zacharias
DZ Expediting
1749 North Lima Street
Burbank, CA 91505

RE: Vesting Tentative Tract Map No. VTT-82416
Related Cases: DIR-2019-339-SPP; DIR-2019-4074-SPP; DIR-2019-4078-SPP, DIR-2019-4081-SPP, DIR-2019-4083-SPP, DIR-2019-4084-SPP, DIR-2019-4088-SPP
Address: 2242-2252 North Cazador Drive; 2231-2245 North Carlyle Place; 2236 North/East Carlyle Place
Community Plan: Northeast Los Angeles
Council District: 1 - Hernandez
Zone: R2-1
CEQA: ENV-2018-7453-CE

EXTENSION OF TIME

On September 16, 2020 the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 82416, composed of 10 lots for a maximum of 20 residential units, as shown on map stamp-dated May 11, 2020, in the R2-1 Zone; and a Zoning Administrator's Adjustment for a 20 percent reduction in lot width for Lot 10, in lieu of the 50 feet lot width required, located at 2242-2252 North Cazador Drive; 2231-2245 North Carlyle Place; 2236 North/East Carlyle Place within the Northeast Los Angeles Community Plan.

On February 24, 2021 the Director of Planning conditionally approved: the construction of an addition to an existing single-family dwelling to create a duplex on Lot 1, under related Case No. DIR-2019-339-SPP; and the construction of three-story duplexes each on Lots 4-9, under related Case Nos. DIR-2019-4074-SPP, DIR-2019-4078-SPP, DIR-2019-4081-SPP, DIR-2019-4083-SPP, DIR-2019-4084-SPP, and DIR-2019-4088-SPP, respectively.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 82416.

In addition, pursuant to Chapter 1, LAMC Section 12.36 G.2, 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 Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map and related Case Nos. DIR-2019-339-SPP, DIR-2019-4074-SPP, DIR-2019-4078-SPP, DIR-2019-4081-SPP, DIR-2019-4083-SPP, DIR-2019-4084-SPP, and DIR-2019-4088-SPP is **September 16, 2029**.

VINCENT P. BERTONI, AICP
Director of Planning



Mindy Nguyen
Deputy Advisory Agency
VPB:MN:LO

cc: Councilmember Eunisses Hernandez

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: September 16, 2020

Last Day to Appeal: September 28, 2020

Greentek Investments II LLC and
Heiko Flores LLC (O)(A)
4470 W. Sunset Boulevard #649
Los Angeles, CA 90027

Dana A. Sayles, AICP (R)
three6ixty
11287 W. Washington Boulevard
Culver City, CA 90230

Case No. VTT-82416
Incidental Cases: DIR-2019-339-SPP;
DIR-2019-4074-SPP;
DIR-2019-4078-SPP;
DIR-2019-4081-SPP;
DIR-2019-4083-SPP;
DIR-2019-4084-SPP;
DIR-2019-4088-SPP
CEQA: ENV-2018-7453-CE
Location: 2242-2252 North Cazador
Drive; 2231-2245 North
Carlyle Place; 2236
North/East Carlyle Place
Council District: 1 - Cedillo
Neighborhood
Council: Glassell Park
Community Plan
Area: Northeast Los Angeles
Land Use
Designation: Low Medium I Residential
Zone: R2-1
Legal Description: Lot FR57, arb 3, 4, & 5; Lot
FR58, arb 5; Lot 59, arb 1;
Tract TR 3579

In accordance with provisions of Section 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined that the project is Categorically Exempt, and issues ENV-2018-7453-CE as the environmental clearance, approves Vesting Tentative Tract Map No. VTT-82416 composed of **10 lots**, and approves a Zoning Administrator's Adjustment for a 20 percent reduction in lot width for one (1) lot (Lot 10) in lieu of the 50 feet of lot width required, located at 2242-2252 North Cazador Drive, 2231-2245 North Carlyle Place, and 2236 North/East Carlyle Place for a maximum of **20 residential units**, as shown on revised **map stamp-dated May 11, 2020**, in the Northeast Los Angeles Community Plan. This unit density is based on the R2-1 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 these conditions should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

1. That a three (3)-foot wide strip of land be dedicated along Cazador Drive adjoining the tract except where there are existing structures to remain to complete an 18-foot wide public half right-of-way in accordance with Hillside Limited Standards of LA Mobility Plan.
2. That a three (3)-foot wide strip of land be dedicated along Carlyle Place adjoining the tract along the cul-de-sac property line radius to provide for four (4)-foot minimum sidewalk area.
3. That a minimum 32-foot wide private street easement be provided for the proposed private street, including necessary turning area all on alignment satisfactory to the City Engineer.
4. That sanitary sewer easement be dedicated full-width of the proposed private street.
5. That the private street easement be part of the adjoining parcels.
6. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the subdivision and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
7. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
8. That Private Street name be approved and be shown on the final map prior to the recordation of the final map satisfactory to the City Engineer.

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.

9. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Tract Map recorded with the County Recorder shall contain the following statement; "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will

be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.”

10. 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 Eric Wong at (213) 482-6876 to schedule an appointment.

11. 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. Provide 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 site. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new open parking spaces, garages or carports.
 - c. Provide a copy of affidavit AFF-58260. 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.
 - d. Proposed Private Street shall comply with both Fire Department and Bureau of Engineering condition(s).
 - e. Submit a revised Map that dimensions the Private Street boundaries and show required front yard setbacks. For lots fronting on a Private Street, required front yard is measured along from the Private Street.
 - f. The submitted plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions all: lot widths (as defined in Section 12.03 of the Zoning Code), lot areas, building sizes, and required yards on the site. Indicate the number of stories, height, permitted use, and the type of construction for all buildings on the site.
 - g. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. “Area” requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - h. Existing structure on Tract 3579 Lot 59 Arb 2 straddles proposed Lot 6. Obtain Lot Line Adjustment or obtain building permit to have existing structure in its on site.

Notes:

There is a 15 ft. Building Line along Cazador Drive on this Subdivision.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The existing or 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

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

12. 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) 264-6807. You should advise any consultant representing you of this requirement as well.

13. 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. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - d. 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.
 - e. 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).

- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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
- k. Submit plot plans indicating access road and turning area for Fire Department approval.
- l. 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.
- m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- n. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- o. 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
- p. 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.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

- t. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- u. 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.
- v. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- w. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- x. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- y. 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.
- z. Any roof elevation changes in excess of three (3) feet may require the installation of ships ladders.
- aa. 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.
- bb. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- cc. Private roadways for general access use shall have a minimum width of 20 feet.
- dd. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code.
- ee. Standard cut-corners will be used on all turns.
- ff. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- gg. 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:
 - (i) 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.
- (ii) 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.
 - (iii) 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.
 - (iv) 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.
 - (v) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- hh. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
 - ii. Any roof elevation changes in excess of three (3) feet may require the installation of ships ladders.
 - jj. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
 - kk. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - ll. 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.
 - mm. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - nn. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
 - oo. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code:

- (i) 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.
 - (b) Non-wood siding.
 - (d) Exposed wooden members shall be two inches nominal thickness.
 - (e) Noncombustible finishes.
- (ii) Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be considered as a buffer between the brush and the proposed project.
- (iii) 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.
- (iv) All structures shall have noncombustible roofs. (Non-wood)
- (v) 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
- (vi) Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application
- (vii) For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 X.21.

DEPARTMENT OF WATER AND POWER

14. 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).

15. 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

16. 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 January 16, 2020. 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

17. 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

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.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

19. 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. 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.

A minimum of one (1) tree shall be planted for each Significant Tree that is removed, per the Mount Washington-Glassell Park Specific Plan. These replacement trees shall have a minimum trunk diameter of two inches and a height of eight (8) feet at the time of Planting. Each replacement tree planted on a slope shall be a minimum of 15 gallons in size and shall be surrounded by Native Plants according to xeriscape and landform planting specifications. Replacement trees on substantially level grades shall be no smaller in diameter, measured 12 inches above the ground, than the trees remove, except that no

trees larger than 24-inch box size shall be required.

Note: All protected tree removals must be approved by the Board of Public Works.
Contact: Urban Forestry Division at: 213-847-3077.

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.

20. 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. That the subdivider shall comply with the **Mount Washington-Glassell Park Specific Plan** prior to the issuance of a building or grading permit.

Provide a minimum of 2 covered off-street parking spaces per dwelling unit per LAMC 12.21 A.4(a).

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.

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

21. 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.

Tenant Relocation Conditions

22. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22 A.10 and 12.22 A.11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1.

- (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate

instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

- (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That one (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 one (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 one (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 percent
 - (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) Construct new street light: one (1) on Carlyle Place.

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 condition S-3 (i), 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - (1) After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public/or private drainage facilities within suitable easements may be required satisfactory to the Central District Engineering.
 - (2) Improve the Carlyle Place being dedicated and adjoining the tract by the construction of 4-foot minimum concrete sidewalk including any necessary removal and reconstruction existing improvements all satisfactory to the City Engineer.
 - (3) Improve the proposed private street by the construction of the following:
 - i. Concrete curbs, concrete gutters.

- ii. Suitable surfacing to join the existing pavement and to complete a 28-foot full-roadway within the main private street area. Driveway areas off of the private street shall not be included and be shown on the final map.
 - iii. Any necessary removal and reconstruction of the existing improvements.
 - iv. The necessary transitions to join the existing improvement.
- (4) If necessary and as determined by Central District Engineering Office, construct mainline and house connection sewers to serve the development.

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 determined that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file (Case No. ENV-2018-7453-CE), the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 15332 Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five

- acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project is the subdivision of five (5) lots into 10 lots for the construction, use, and maintenance of seven (7) existing dwelling units and 13 new dwelling units. The proposed project also includes the removal of seven (7) of the 21 existing non-Protected Trees on-site. As a subdivision, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned R2-1 and has a General Plan Land Use Designation of Low Medium I Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.81 acres. Lots adjacent to the subject site are developed with mainly low- to medium-density residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no Protected Trees on the site, as identified in the Tree Report prepared by John Oblinger, ISA Certified Arborist WE-6820-A on October 18, 2018. The report did identify 13 non-Protected Significant Trees on-site. Seven (7) of these Significant Trees are proposed to be removed from the subject site; they will be replaced with seven (7) 24-inch box trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the subdivision will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which the City is required to consider before finding a project exempt under Class 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the subdivision of five (5) lots into ten (10) lots for the construction, use and maintenance of 20 dwelling units (seven (7) existing) in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings and multi-family dwellings, and the subject site is of a similar size and slope to nearby properties. The project's proposed Floor Area Ratio and size will comply with and be regulated through the Specific Plan for each proposed development. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located about 20 miles east of this State Scenic Highway. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of

California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Vesting Tentative Tract Map No. VTT-82416 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) PROPOSED MAP 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 project site is located within the Northeast Los Angeles Community Plan, which establishes 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 the LAMC regulates include, but are not limited to, the maximum permitted density, height, parking, and the subdivision of land. The project site is also located in the Mount Washington-Glassell Park 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 Northeast Los Angeles Community Plan, which designates the site with a Low Medium I land use designation. The land use designation lists the R2, RD3, and RD4 Zones as the corresponding zones. The Project Site is zoned R2-1, which is consistent with the land use designation. It is also located within the Mount Washington-Glassell Park Specific Plan, which contains restrictions for One-Family Projects based on floor area, height, yards, off-street parking, public health and safety, and landscaping; as well as restrictions for Multi-Family Projects related to fences, walls, and refuse and other storage. The proposed subdivision is consistent with the applicable Specific Plan and all new development will be further analyzed through the Specific Plan Project Permit Compliance process. The project site has approximately 78,842 square-feet of lot area and is zoned R2, which would permit a maximum of 30 dwelling units and 15 lots.

Pursuant to LAMC Section 17.06 B, 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. The Vesting Tentative Tract Map was prepared by Richard E. Doss, Registered Civil Engineer 48987. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B and is consistent with the applicable General Plan.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE 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 Sections 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 R2-1, a maximum of one (1) dwelling unit per 2,500 square-foot of lot area is permitted. The zone would permit a maximum of 30 dwelling units on the approximately 78,842 square-foot site. As the map is proposed for 20 dwelling units (including seven (7) existing dwelling units) on a multi-family dwelling subdivision, it is consistent with the density permitted by the zone.

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 Carlyle Place and Cazador 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. The Bureau of Street Lighting has recommended the construction of one (1) street light along Carlyle Place. 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 PROPOSED TYPE OF DEVELOPMENT.

The project site consists of five (5) lots located in a cul-de-sac comprising 78,842 square-foot of lot area. The project site maintains 115 feet of frontage along Cazador Drive and is located along a cul-de-sac on Carlyle Place. The lots are currently developed with seven (7) existing dwelling units, five (5) of which are single-family dwellings and two (2) of which belong to a duplex. The site is located within the Northeast Los Angeles Community Plan area, with a land use designation of Low Medium Residential I and is zoned R2-1. The R2-1 Zone permits a maximum of 15 lots and 30 dwelling units based on the zone. The site is located on the east side of Carlyle Place (on a cul-de-sac) and the west side of Cazador Drive. Six (6) dwelling units would be accessed on Cazador Drive and the remaining 14 dwelling units would be accessed on Carlyle Place. The site is currently developed with seven (7) units across the five (5) existing lots; there are five (5) existing single-family dwellings and one (1) duplex on-site. The project proposes the subdivision of five (5) lots into 10 lots and the construction of 13 new dwelling units contained in seven (7) duplex buildings. The existing dwelling units are designated under the City's Rent

Stabilization Ordinance and would be retained. Proposed Lot 1 is 6,626 square-feet in gross area and is developed with a 1,307 square-foot single family-dwelling that would be converted to a duplex. Proposed Lot 2 is 9,561 square-feet in gross area and is currently developed with two (2) single-family dwellings totaling 1,250 square-feet that will remain. Proposed Lot 3 is 11,087 square-feet in gross area and is currently developed with two (2) dwelling units within a 4,800 square-foot duplex to remain. Proposed Lot 4 is 7,000 square-feet in gross area and would be developed with a duplex. Proposed Lot 5 is 9,013 square-feet in gross area and would be developed with a duplex. Proposed Lot 6 is 13,900 square-feet in gross area and would be developed with a duplex. Proposed Lot 7 is 6,137 square-feet in gross area and would be developed with a duplex. Proposed Lot 8 is 5,181 square-feet in gross area and would be developed with a duplex. Proposed Lot 9 is 5,153 square-feet in gross area and would be developed with a duplex. Proposed Lot 10 is 5,185 square-feet in gross area and is developed with two (2) single-family dwellings and a detached garage totaling 1,675 square-feet that will remain.

The project site is located within 1.32 kilometers (0.82 miles) of the Hollywood Fault Zone, but is not located within the Alquist-Priolo Fault Zone. The site is located within a designated hillside area and within the BOE Special Grading Area (BOE Basic Grid Map A-13372). The site is also located within a High Fire Hazard Severity Zone and will be required to comply with all regulations as it pertains to development within a Very High Fire Severity Zone. The site is not located within a flood zone, landslide, liquefaction, 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 per the Soils Report Approval Letter dated August 2, 2019, Log #106398-2. 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

Lots adjacent to the project site are developed with low to medium residential uses. The site is previously disturbed, contains seven (7) existing dwelling units designated under the Rent Stabilization Ordinance (RSO), and is surrounded by single-family dwellings, duplexes, and medium-density apartment buildings. The project site is composed of five (5) lots totaling 78,842 square-feet. The project is surrounded on all sides by properties with a land use designation of Low Medium I Residential and zoned R2-1.

There are 21 trees on-site, including seven (7) trees that are proposed for removal to allow for development of the site. None are Protected Trees, as stated in the Tree Report from John Oblinger, ISA Certified Arborist WE6820-A, on October 18, 2018. However, the seven (7) trees proposed for removal are Significant Trees per the Mount Washington-Glassell Park Specific Plan and will be replaced at a 1:1 ratio in accordance with the requirements of the Specific Plan.

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 and issuance of any permits per the Soils Report Approval Letter dated August 2, 2019, Log #106398-2. 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 AND 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 five (5) existing single-family dwellings and one (1) duplex for a total of seven (7) existing dwelling units. There are no Protected Trees on the site, as identified in the Tree Letter prepared by John Oblinger on October 18, 2018. There are a total of 21 trees on-site, 13 of which are considered Significant Trees pursuant to the Mount Washington-Glassell Park Specific Plan. Seven (7) trees are proposed for removal and will be replaced at a ratio of 1:1. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. The site is previously disturbed and surrounded by development and there is not, and has no value as a habitat for endangered, rare or threatened species.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE 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 AND THE PROPOSED 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 Carlyle Place and Cazador Drive, which are public streets. The project site consists of four (4) parcels identified as Lots No. FR57 (Arb 3, 4, and 5), FR58 (Arb 5), and Lot 59 (Arb 1) of Tract 3579 and is identified by the Assessor Parcel Numbers 5456-007-022, 5456-007-027, 5456-008-030, and 5456-008-033. 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.

ADJUSTMENT FINDINGS (Sections 17.03 A and 12.28 C.4)

- (i) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject property comprises five (5) irregular hillside lots located on the interior of a cul-de-sac. One (1) of the five (5) lots extends from the interior of the cul-de-sac on Carlyle Place through to Cazador Drive at the east end of the lot. The four (4) remaining lots are only accessible via Carlyle Place. The project proposes to subdivide the existing five (5) lots into 10 lots, three (3) of which would be accessed via Cazador Drive and seven (7) of which would be accessed via Carlyle Place. The lots total 78,842 square-feet. The site is zoned R2-1 and is designated for Low Medium I Residential land uses within the Northeast Los Angeles Community Plan area and is also located within the Mount Washington-Glassell Park Specific Plan. The intent of the minimum lot width requirement is to ensure that properties within a particular zone contain enough space to make site development feasible with limited impacts to adjacent properties. One (1) (Lot 10) of the proposed 10 lots would be 41 feet in width and 126 feet in depth and provides the minimum amount of lot area for a legal lot in the R2-1 Zone. There is no construction proposed for Lot 10; there are two (2) existing single-family dwellings on-site that would be retained as part of the project. The project is subject to the provisions of the Los Angeles Municipal Code (LAMC) Section 12.09 C.4; therefore, the requested adjustment would allow 41 feet in lot width for Lot 10 in lieu of the 50 feet in lot width required in the R2-1 Zone (an approximate adjustment of 18 percent). Currently, the lot width falls short by nine (9) feet.

It is impractical to strictly apply the lot width regulation as the deviation requested is less than the maximum 20 percent allowed and adjacent existing and proposed lots are all irregularly shaped and located on hillside terrain that creates unique circumstances for construction. Notwithstanding the minor deviation, providing Lot 10 conforms to the intent of the minimum lot width regulations and is consistent with the land use designation of Low Medium I Residential.

- (j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION

MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The applicant proposes the subdivision of five (5) existing lots into 10 lots for a maximum of 20 dwelling units, including seven (7) existing dwelling units that would be retained. The proposed dwelling units would be contained within seven (7) new duplex buildings.

A mix of low- and medium-density residential uses, including single-family and multi-family residential structures, makes up the general character of the surrounding neighborhood to the north, south, east, and west in the R2-1 Zone. Adjacent properties include a three (3)-unit, a four (4)-unit, a 10-unit, and a 21-unit apartment building, along with single-family homes.

The proposed subdivision has been designed to conform to the area requirements of the zone, along with the requirements of the Mount Washington-Glassell Park Specific Plan. Because the subdivision is proposed in a Specific Plan Area, individual developments are required to obtain a Specific Plan Project Permit Compliance entitlement prior to construction. The Specific Plan regulates aspects of development including, but not limited to, height, floor area, and front yard setbacks. This will ensure that the proposed subdivision is compatible with the character of the area. The reduced lot width to permit one additional lot less than 50 feet in width would not result in any significant impacts on adjacent properties, particularly given that the lot contains existing dwelling units that will be retained as part of the project. Additionally, conditions have been imposed so that the project's location, size, height, operations, and other significant features do not burden the neighboring properties. Therefore, as conditioned, the proposed project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

As stated in the previous findings, the Northeast Los Angeles Community Plan would allow for the site to be subdivided into a maximum of 15 lots with a maximum of 30 dwelling units in the R2-1 Zone. The subject site's irregular shape and hillside topography is such that it cannot practically be subdivided into the maximum of 15 lots with 30 dwelling units. Therefore, the applicant has proposed to subdivide it into 10 lots with a maximum of 20 dwelling units. Proposed Lot 10 is approximately 18 percent short of the width required for a lot in the R2 Zone. However, the design of the subdivision, including its size, use, and area are consistent with the R2-1 Zone and Low Medium I Residential land use designation. The subdivision is also consistent with the requirements of the Mount Washington-Glassell Park Specific Plan and all new construction will be further analyzed through the Specific Plan Project Permit Compliance process required for new projects in the Specific Plan. By granting the adjustment, the proposed project will adhere to the purpose, intent, and provisions of the General Plan, the Community Plan, and the Specific Plan.

The proposed project would allow for five (5) additional lots and a maximum of 20 dwelling units, seven (7) of which are existing, on-site. It would add to the stock of duplexes in the neighborhood, which is consistent with the intent and standards of the Community Plan and R2 Zone. Each new duplex would provide four (4) parking spaces for its two (2)

dwelling units. The proposed project will help achieve the objectives of the Community Plan by maintaining the Low Medium I Residential character of the neighborhood.

Approval of Proposed Lot 10 ensures that existing dwelling units are retained and that the impact to current tenants is lessened. It also allows for more housing across the entirety of the subdivision without approaching the maximum allowable amount of dwelling units. As conditioned, the project conforms to the purpose, intent, and provisions of the General Plan and Community Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. VTT-82416.

VINCENT P. BERTONI, AICP
Advisory Agency

Kevin Golden
Deputy Advisory Agency

KG:DL:NS:DL

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

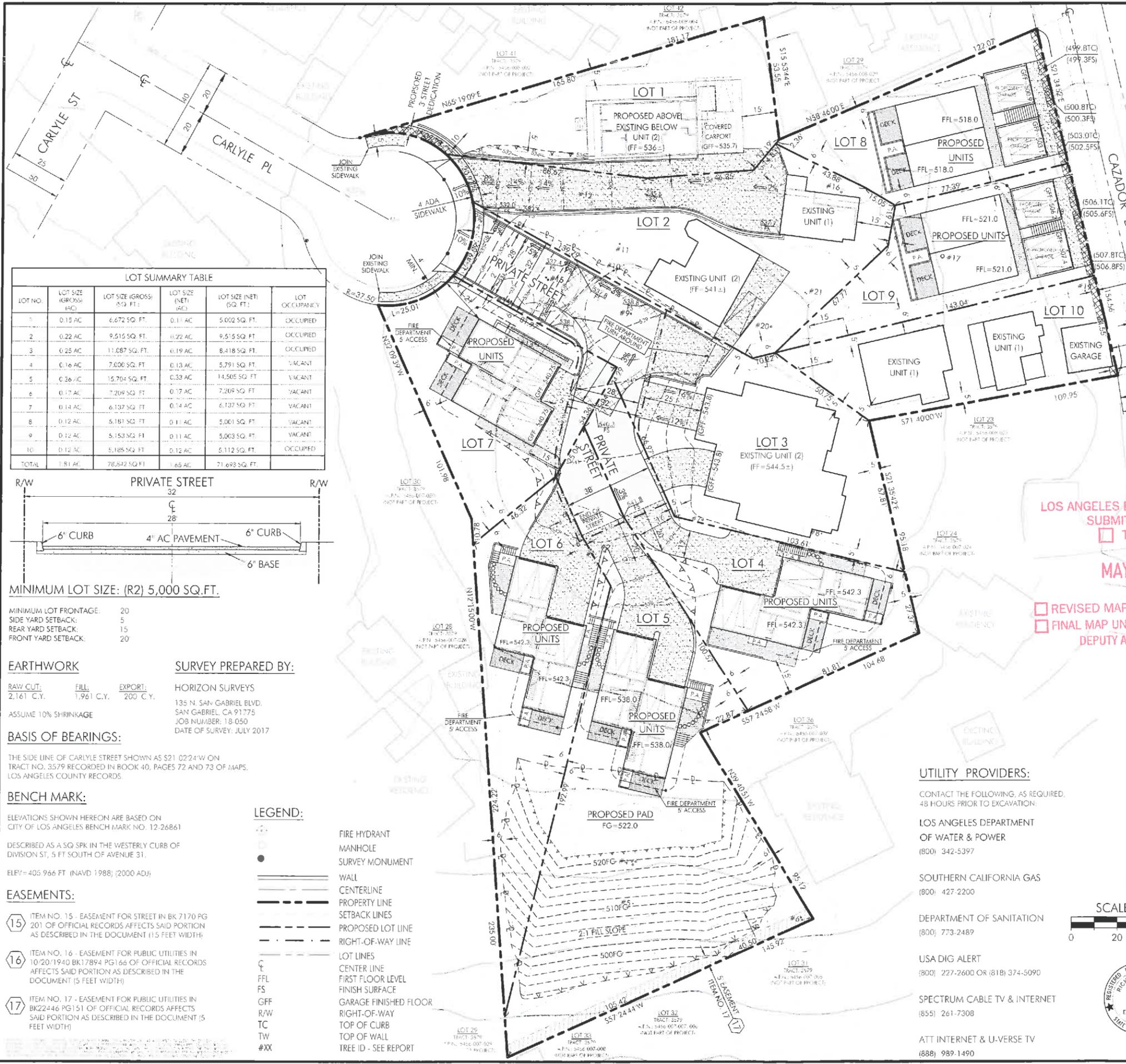
West Los Angeles

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

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

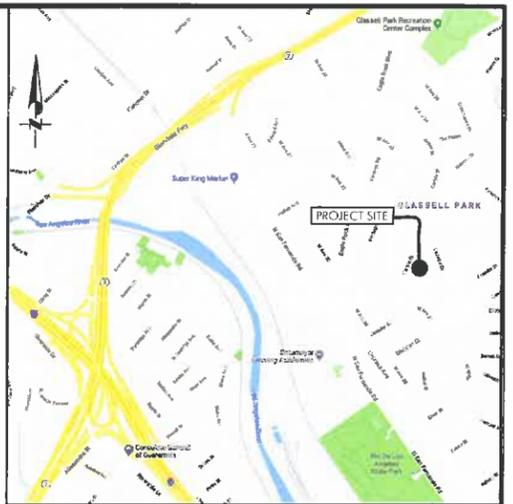
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the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

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050 or (310) 231-2901.



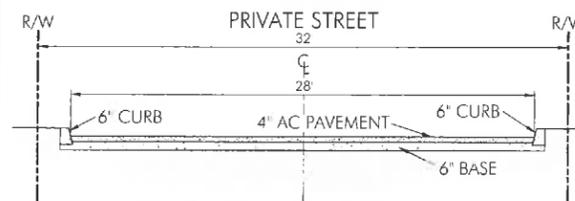
Tree#	Common Name	Trunk
1	Peruvian papaya	15'
4	Peruvian papaya	19, 12, 17'
6	Peruvian papaya	16, 12'
7	Walnut	15'
9	Aliso pine	14'
10	Mexican fan palm	15'
11	Curatelo	12'
13	Peruvian papaya	18, 10'
15	Peruvian papaya	14, 14'
16	Mexican fan palm	18'
17	Chicozapote	36'
19	Mexican fan palm	12'
20	Bottle tree	19'

PARKING	REQUIRED	PROPOSED
LOT 1 EXISTING	4	2 PROPOSED
LOT 2 EXISTING	2	2 PROPOSED
LOT 3 EXISTING	2	2 EXISTING
LOT 4	1	1
LOT 5	1	1
LOT 6	1	1
LOT 7	1	1
LOT 8	1	1
LOT 9	1	1
LOT 10 EXISTING	1	1 EXISTING



VICINITY MAP
N.T.S.

LOT SUMMARY TABLE					
LOT NO.	LOT SIZE (GROSS) (AC)	LOT SIZE (GROSS) (SQ. FT.)	LOT SIZE (NET) (AC)	LOT SIZE (NET) (SQ. FT.)	LOT OCCUPANCY
1	0.15 AC	6,672 SQ. FT.	0.11 AC	5,002 SQ. FT.	OCCUPIED
2	0.22 AC	9,516 SQ. FT.	0.22 AC	9,515 SQ. FT.	OCCUPIED
3	0.23 AC	11,087 SQ. FT.	0.19 AC	8,418 SQ. FT.	OCCUPIED
4	0.16 AC	7,000 SQ. FT.	0.13 AC	5,791 SQ. FT.	VACANT
5	0.36 AC	15,704 SQ. FT.	0.33 AC	14,505 SQ. FT.	VACANT
6	0.17 AC	7,209 SQ. FT.	0.17 AC	7,209 SQ. FT.	VACANT
7	0.14 AC	6,137 SQ. FT.	0.14 AC	6,137 SQ. FT.	VACANT
8	0.12 AC	5,181 SQ. FT.	0.11 AC	5,001 SQ. FT.	VACANT
9	0.12 AC	5,153 SQ. FT.	0.11 AC	5,003 SQ. FT.	VACANT
10	0.12 AC	5,185 SQ. FT.	0.12 AC	5,112 SQ. FT.	OCCUPIED
TOTAL	1.81 AC	78,542 SQ. FT.	1.65 AC	71,693 SQ. FT.	



MINIMUM LOT SIZE: (R2) 5,000 SQ.FT.
 MINIMUM LOT FRONTAGE: 20
 SIDE YARD SETBACK: 5
 REAR YARD SETBACK: 15
 FRONT YARD SETBACK: 20

EARTHWORK
 RAW CUT: 2,161 C.Y.
 FILL: 1,961 C.Y.
 EXPORT: 200 C.Y.
 ASSUME 10% SHRINKAGE

SURVEY PREPARED BY:
 HORIZON SURVEYS
 135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 JOB NUMBER: 18-050
 DATE OF SURVEY: JULY 2017

BASIS OF BEARINGS:
 THE SIDE LINE OF CARLYLE STREET SHOWN AS S21 02'24"W ON TRACT NO. 3579 RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCH MARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 12-26861

DESCRIBED AS A SQ SPK IN THE WESTERLY CURB OF DIVISION ST, 5 FT SOUTH OF AVENUE 31.
 ELEV=405.966 FT (NAVD 1988) (2000 ADJ)

- EASEMENTS:**
- 15 ITEM NO. 15 - EASEMENT FOR STREET IN BK 7170 PG 201 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT (15 FEET WIDTH)
 - 16 ITEM NO. 16 - EASEMENT FOR PUBLIC UTILITIES IN 10/20/1940 BK17894 PG166 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT (5 FEET WIDTH)
 - 17 ITEM NO. 17 - EASEMENT FOR PUBLIC UTILITIES IN BK22446 PG151 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT (5 FEET WIDTH)
- LEGEND:**
- FIRE HYDRANT
 - MANHOLE
 - SURVEY MONUMENT
 - WALL
 - CENTERLINE
 - PROPERTY LINE
 - SETBACK LINES
 - PROPOSED LOT LINE
 - RIGHT-OF-WAY LINE
 - LOT LINES
 - CENTER LINE
 - FIRST FLOOR LEVEL
 - FINISH SURFACE
 - GARAGE FINISHED FLOOR
 - RIGHT-OF-WAY
 - TOP OF CURB
 - TOP OF WALL
 - TREE ID - SEE REPORT

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

MAY 11 2020

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

VESTING TENTATIVE TRACT MAP NO. 082416

2242-2252 NORTH CAZADOR DRIVE
 2231-2245 NORTH CARLYLE PLACE
 2236 NORTH/EAST CARLYLE PLACE
 LOS ANGELES, CA 90065

A.P.N.'S:
 5456-007-022, 5456-007-027,
 5456-008-030 & 5456-008-033

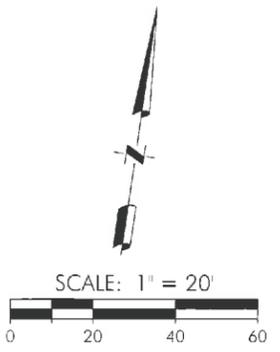
May 11, 2020

LEGAL DESCRIPTION:
 THOSE PORTIONS OF LOTS 57, 58, AND 59 OF TRACT NO. 3579 IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN GRANT DEED RECORDED MAY 31, 2018 AS DOCUMENT NO. 20180541238, O.R. OF SAID COUNTY

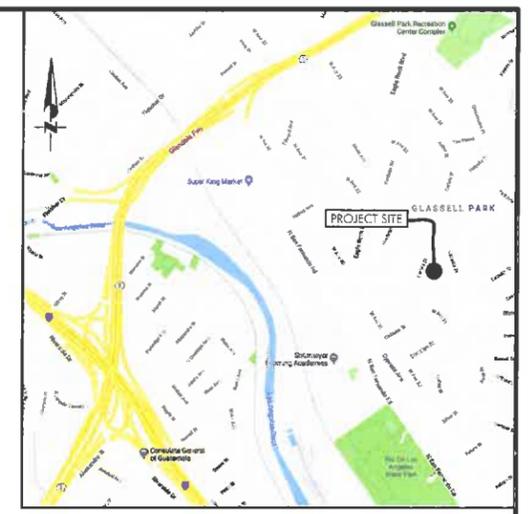
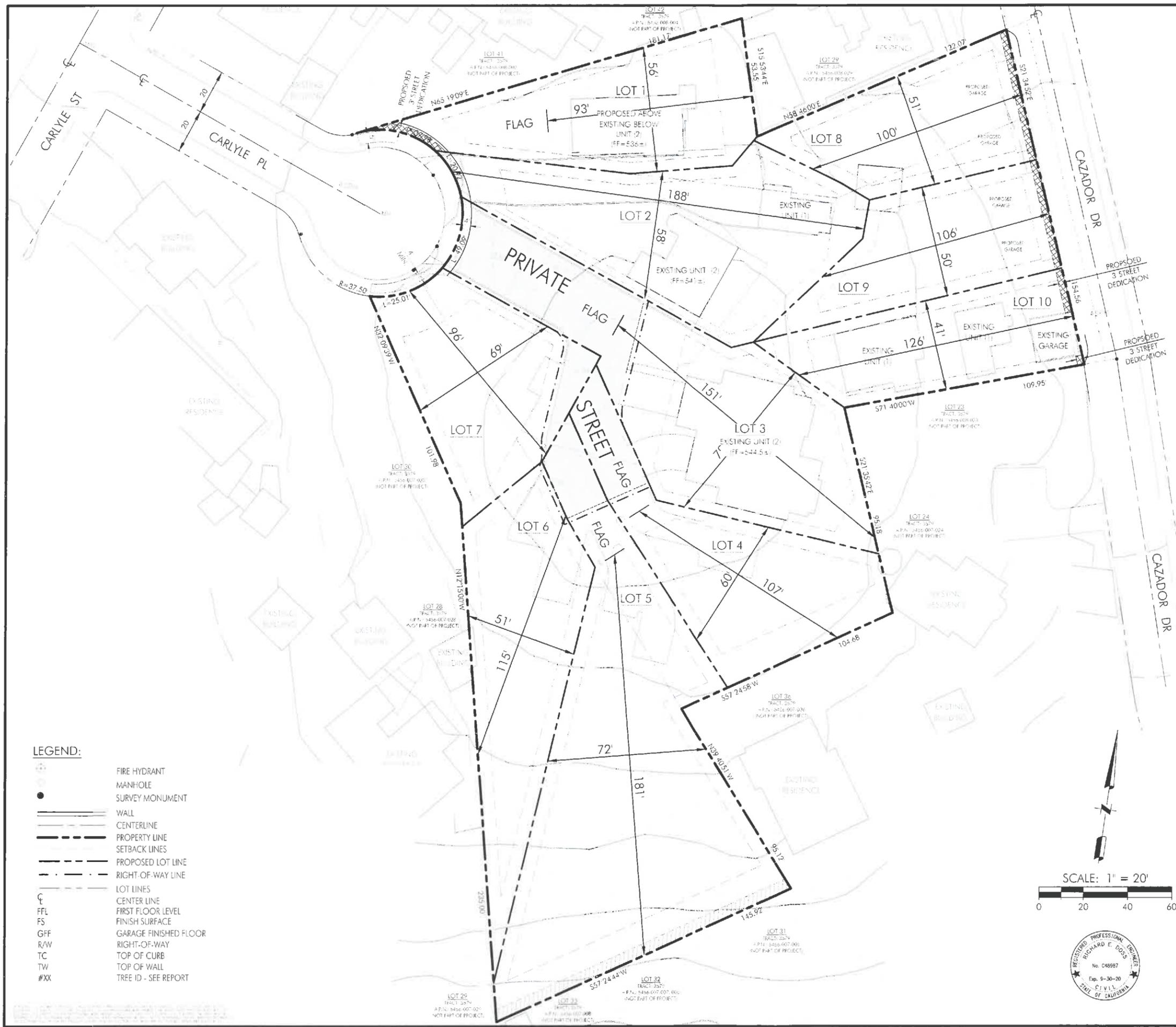
PREPARED BY:
 PACIFIC COAST CIVIL, INC.
 30141 AGOURA ROAD, SUITE 200
 AGOURA HILLS, CA 91301
 PH: (818) 865-4168
 FAX: (818) 865-4198

OWNER / SUBDIVIDER:
 GREENTEK INVESTMENTS II, LLC
 and HEIKO FLORES LLC
 4470 WEST SUNSET BLVD. #649
 LOS ANGELES, CA 90027

- UTILITY PROVIDERS:**
 CONTACT THE FOLLOWING, AS REQUIRED, 48 HOURS PRIOR TO EXCAVATION.
- LOS ANGELES DEPARTMENT OF WATER & POWER
(800) 342-5397
 - SOUTHERN CALIFORNIA GAS
(800) 427-2200
 - DEPARTMENT OF SANITATION
(800) 773-2489
 - USA DIG ALERT
(800) 227-2600 OR (818) 374-5090
 - SPECTRUM CABLE TV & INTERNET
(855) 261-7308
 - ATT INTERNET & U-VERSE TV
(888) 989-1490



Richard E. Doss
 R.E. 48987



VICINITY MAP
N.T.S.

VESTING TENTATIVE TRACT MAP NO. 082416 LOT WIDTH EXHIBIT

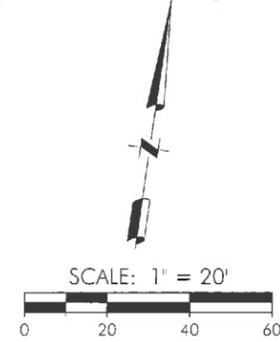
2242-2252 NORTH CAZADOR DRIVE
2231-2245 NORTH CARLYLE PLACE
2236 NORTH/EAST CARLYLE PLACE
LOS ANGELES, CA 90065

A.P.N.'S:
5456-007-022, 5456-007-027,
5456-008-030 & 5456-008-033

May 11, 2020

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THOSE PORTIONS OF LOTS 57, 58, AND 59 OF TRACT NO. 3579, IN THE CITY OF LOS ANGELES,
LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40,
PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN GRANT DEED
RECORDED MAY 31, 2018 AS DOCUMENT NO. 20180541238, O.R. OF SAID COUNTY.

- LEGEND:**
- FIRE HYDRANT
 - MANHOLE
 - SURVEY MONUMENT
 - WALL
 - CENTERLINE
 - PROPERTY LINE
 - SETBACK LINES
 - PROPOSED LOT LINE
 - RIGHT-OF-WAY LINE
 - LOT LINES
 - CENTER LINE
 - FIRST FLOOR LEVEL
 - FINISH SURFACE
 - GARAGE FINISHED FLOOR
 - RIGHT-OF-WAY
 - TOP OF CURB
 - TOP OF WALL
 - TREE ID - SEE REPORT
- C CENTERLINE
 FFL FIRST FLOOR LEVEL
 FS FINISH SURFACE
 GFF GARAGE FINISHED FLOOR
 R/W RIGHT-OF-WAY
 TC TOP OF CURB
 TW TOP OF WALL
 #XX TREE ID - SEE REPORT

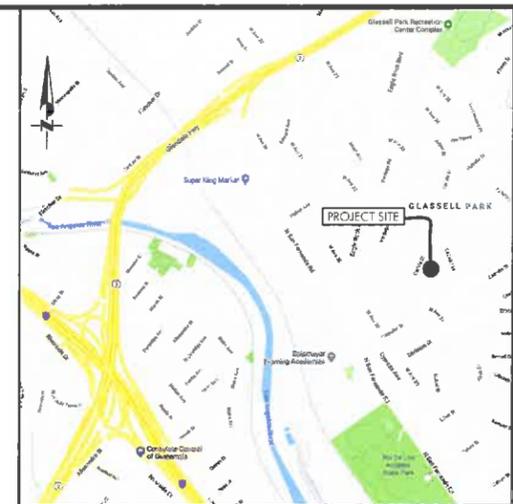
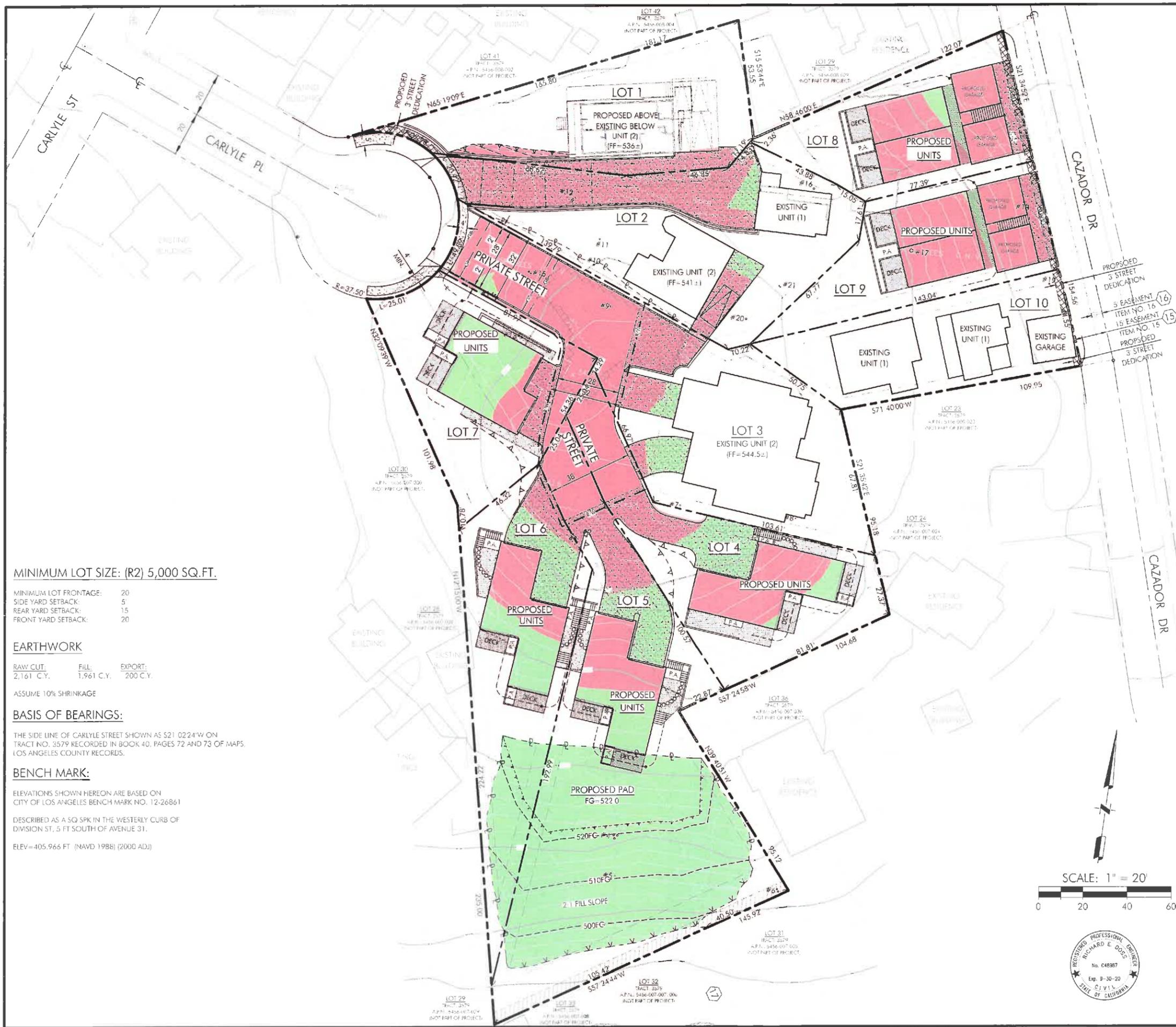


PREPARED BY:

RICHARD E. DOSS R.C.E. 48987

OWNER / SUBDMIDER:
GREENTEK INVESTMENTS II, LLC
and HEIKO FLORES LLC
4470 WEST SUNSET BLVD. #649
LOS ANGELES, CA 90027

DATE



VICINITY MAP
N.T.S.

CUT/FILL SUMMARY

NAME	CUT	FILL	NET
TOTALS	2,161 CU. YD.	1,961 CU. YD.	200 CU. YD. = CUT

MINIMUM LOT SIZE: (R2) 5,000 SQ.FT.

MINIMUM LOT FRONTAGE: 20
SIDE YARD SETBACK: 5
REAR YARD SETBACK: 15
FRONT YARD SETBACK: 20

EARTHWORK

RAW CUT: 2,161 C.Y.
FILL: 1,961 C.Y.
EXPORT: 200 C.Y.

ASSUME 10% SHRINKAGE

BASIS OF BEARINGS:

THE SIDE LINE OF CARLYLE STREET SHOWN AS S21 02'24"W ON TRACT NO. 3579 RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCH MARK:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 12-26861

DESCRIBED AS A SQ SPK IN THE WESTERLY CURB OF DIVISION ST., 5 FT SOUTH OF AVENUE 31.

ELEV=405.966 FT (NAVD 1988) (2000 ADJ.)

CUT FILL EXHIBIT

2242-2252 NORTH CAZADOR DRIVE
2231-2245 NORTH CARLYLE PLACE
2236 NORTH/EAST CARLYLE PLACE
LOS ANGELES, CA 90065

A.P.N.'S:
5456-007-022, 5456-007-027,
5456-008-030 & 5456-008-033

May 11, 2020

LEGAL DESCRIPTION:
THOSE PORTIONS OF LOTS 57, 58, AND 59 OF TRACT NO. 3579, IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN GRANT DEED RECORDED MAY 31, 2018 AS DOCUMENT NO. 20180647238, O.R. OF SAID COUNTY.



PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

OWNER / SUBDIVIDER:
GREENTEK INVESTMENTS II, LLC
and HEIKO FLORES LLC
4470 WEST SUNSET BLVD. #649
LOS ANGELES, CA 90027

RICHARD E. DOOSS R.C.E. 48987 DATE

Tree #	Species Name	Common Name	Trunk	Spread	Height	Health	Form
1	<i>Schinus molle</i>	Peruvian pepper tree	15"	35'	25'	C	C
2	<i>Schinus molle</i>	Peruvian pepper tree	7",6",4",4"	20'	18'	C	C
3	<i>Jacaranda mimosifolia</i>	Jacaranda	8"	20'	20'	C-	C-
4	<i>Schinus molle</i>	Peruvian pepper tree	19",17",17"	50'	35'	B	B
5	<i>Schinus molle</i>	Peruvian pepper tree	9"	20'	15'	C	C-
6	<i>Schinus molle</i>	Peruvian pepper tree	16",12"	30'	35'	B	B
7	<i>Juglans nigra</i> (removed)	Eastern black walnut	16"	30'	35'	D	D
8	<i>Juglans nigra</i>	Eastern black walnut	8"	15'	20'	B	B
9	<i>Pinus halepensis</i>	Aleppo pine	14"	40'	40'	B	A
10	<i>Washingtonia robusta</i>	Mexican fan palm	15"	10'	40'	B	B
11	<i>Ulmus parvifolia</i>	Chinese elm	12"	35'	35'	C-	C-
12	<i>Morus alba</i>	Fruitless mulberry	9",7",7",7",6"	25'	25'	C	C
13	<i>Schinus molle</i>	Peruvian pepper tree	18",10"	35'	25'	C	C
14	<i>Schinus molle</i>	Peruvian pepper tree	10"	20'	25'	C	C-
15	<i>Schinus molle</i>	Peruvian pepper tree	14",14"	30'	40'	C	C
16	<i>Washingtonia robusta</i>	Mexican fan palm	18"	15'	60'	B	B
17	<i>Melia azedarach</i>	Chinaberry	36"	60'	50'	B	A
18	<i>Ulmus parvifolia</i>	Chinese elm	9"	18'	35'	C	C
19	<i>Washingtonia robusta</i>	Mexican fan palm	12"	15'	60'	B	B
20	<i>Brachycton populneus</i>	Bottle tree	19"	35'	35'	C	C
21	<i>Ulmus parvifolia</i>	Chinese elm	9",7"	40'	30'	C	C

NOTE: Trees #7 and #8 are not native *Juglans californica* (California black walnuts)

APPROXIMATE TRUNK LOCATION

APPROXIMATE CROWN SPREAD

TREE LOCATION MAP

September 4, 2016
June 25, 2019
LNDG Job #200-715

L. Newman Design Group, Inc.

- Landscaping Architecture
- Planning
- Restoration
- Botanical Research

13300 Van Cotten St. Suite 104
Van Nuys, CA 91411
Phone: (818) 709-8000 Fax: (818) 709-2478
E-mail: info@lndg.com

LEGAL DESCRIPTION:

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EASEMENT NOTE:

EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN ON THIS SURVEY PENDING REVIEW OF A PRELIMINARY TITLE REPORT.

BASIS OF BEARINGS:

THE SIDE LINE OF CARLYLE STREET SHOWN AS S21°02'24"W ON TRACT NO. 3579 RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCH MARK:

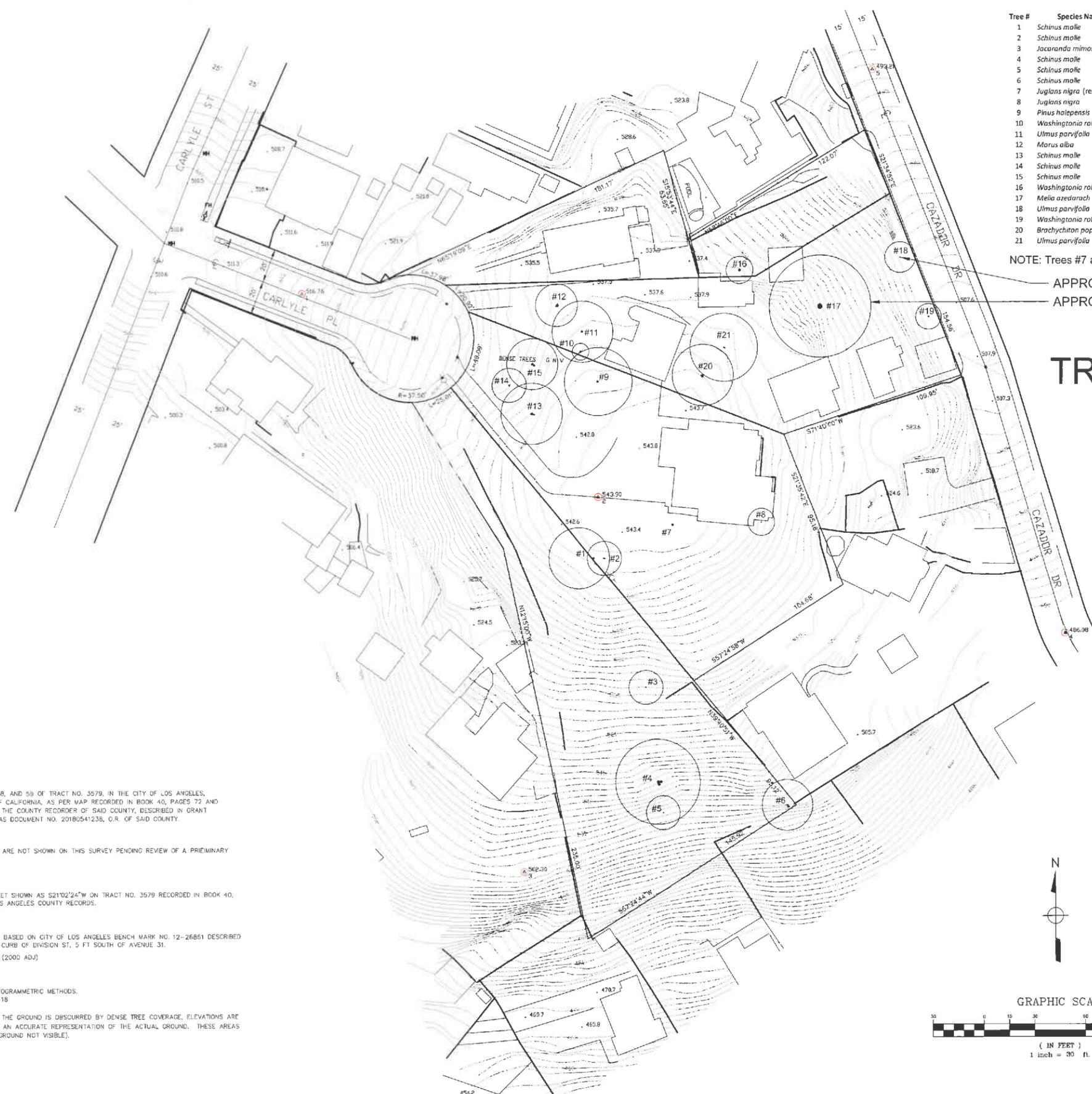
ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 12-26861 DESCRIBED AS A 50 SPK IN THE WESTERLY CURB OF DIVISION ST., 5 FT SOUTH OF AVENUE 31. ELEV=405.985 FT (NAVD 1985) (2000 ADJ)

TOPOGRAPHY NOTE:

TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS.
DATE OF PHOTOGRAPHY: 7-11-18
PHOTO SCALE: 1"=200'

NOTE: IN THOSE AREAS WHERE THE GROUND IS OBCURRED BY DENSE TREE COVERAGE, ELEVATIONS ARE APPROXIMATE, AND MAY NOT BE AN ACCURATE REPRESENTATION OF THE ACTUAL GROUND. THESE AREAS ARE NOTED HEREON AS G.N.V. (GROUND NOT VISIBLE).

CONTOUR INTERVAL = 1 FT



REVISIONS

ORIGINAL DWG SIZE

24"x36"

THOMAS GUIDE

PG 584, H-3

APN 5456-007-022
5456-007-027
5456-008-030
5456-008-033

CALIFORNIA
2231-2252 CARLYLE PL - LOS ANGELES
LOS ANGELES COUNTY
TOPOGRAPHIC SURVEY

DATE PLOTTED
7-28-2018

DATE:
SURVEY: JULY 2017

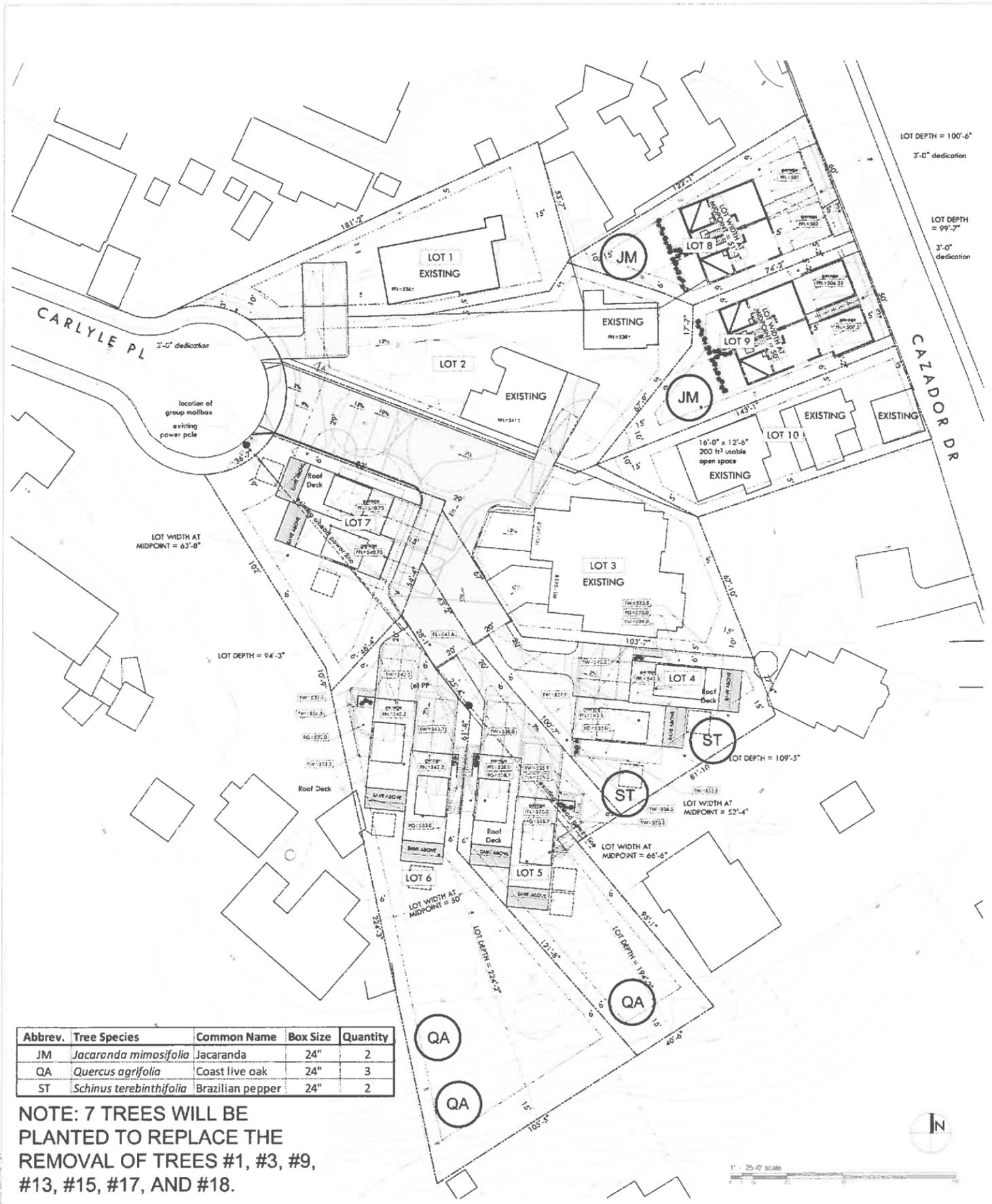
PREPARED FOR:
RESERVOIR PARTNERS

J.N. 18-050
DWG NO.

HERIZON SURVEYS
135 N. San Gabriel Blvd
San Gabriel, CA 91775
Tel: 818-554-9942

LEGEND:

- AC ASPHALT PAVING
- BW BACK OF WALK
- CB CATCH BASIN
- CO CLEAN OUT
- DWY DRIVE WAY
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FL FLOW LINE
- FS FINISH SURFACE
- FW FRONT OF WALK
- GB GRADE BREAK
- HC HOUSE CONNECT
- PB PULL BOX(ELECT)
- PRKWY PARKWAY
- P/L PROPERTY LINE
- PP POWER POLE
- SWR SANITARY SEWER
- TC TOP OF CURB
- TG TOP OF GRATE
- UG UNDERGROUND(UTILITY)
- WM WATER METER
- WY WATER VALVE



Abbrev.	Tree Species	Common Name	Box Size	Quantity
JM	<i>Jacaranda mimosifolia</i>	Jacaranda	24"	2
QA	<i>Quercus agrifolia</i>	Coast live oak	24"	3
ST	<i>Schinus terebinthifolia</i>	Brazilian pepper	24"	2

NOTE: 7 TREES WILL BE PLANTED TO REPLACE THE REMOVAL OF TREES #1, #3, #9, #13, #15, #17, AND #18.

REPLACEMENT TREE PLANTING PLAN

January 20, 2020

SITE PLAN
SCALE: 1" = 25'

Finished Floor Level Elevations Lots 4-7							REVISIONS
House No.	Lot No.	LEVEL 1	LEVEL 2	LEVEL 3	Roof Deck	Max Height	
	Lot 4	533.33	542.33	551.44	560.33	575.50	
	Lot 5	529.00	538.00	547.00	556.00	566.00	
	Lot 6	533.33	542.33	551.33	560.33	570.00	
	Lot 7	540.75	549.75	558.75	567.75	578.50	
Finished Floor Level Elevations Lots 8-9							
House No.	Lot No.	Garage FFL	LEVEL 1	LEVEL 1.5	LEVEL 2	LEVEL 3	Max Height
	Lot 8	503.00	518.00	520.33	530.33	540.33	558.50
	Lot 8	501.00	518.00	520.33	530.33	540.33	558.50
	Lot 9	506.25	521.00	523.33	533.33	543.33	564.25
	Lot 9	507.50	521.00	523.33	533.33	543.33	564.25

ROADWAY SECTION

A FINISHED FLOOR ELEVATIONS

project owner
Greentek Investments II LLC and Heiko Flores LLC
4470 W. Sumner Blvd, #649
Los Angeles, CA 90027

project title and address
2242 - 2252 N. Casador Drive,
2231-2245 N. Carlyle Pl & 2236
N/E Carlyle Pl
Los Angeles, CA 90065

project No
CAR

architect
anonymous architects
1800 S Brand Blvd, Suite 117
Los Angeles, CA 91204
T: 323-515-7930
office@anonymousarchitects.com

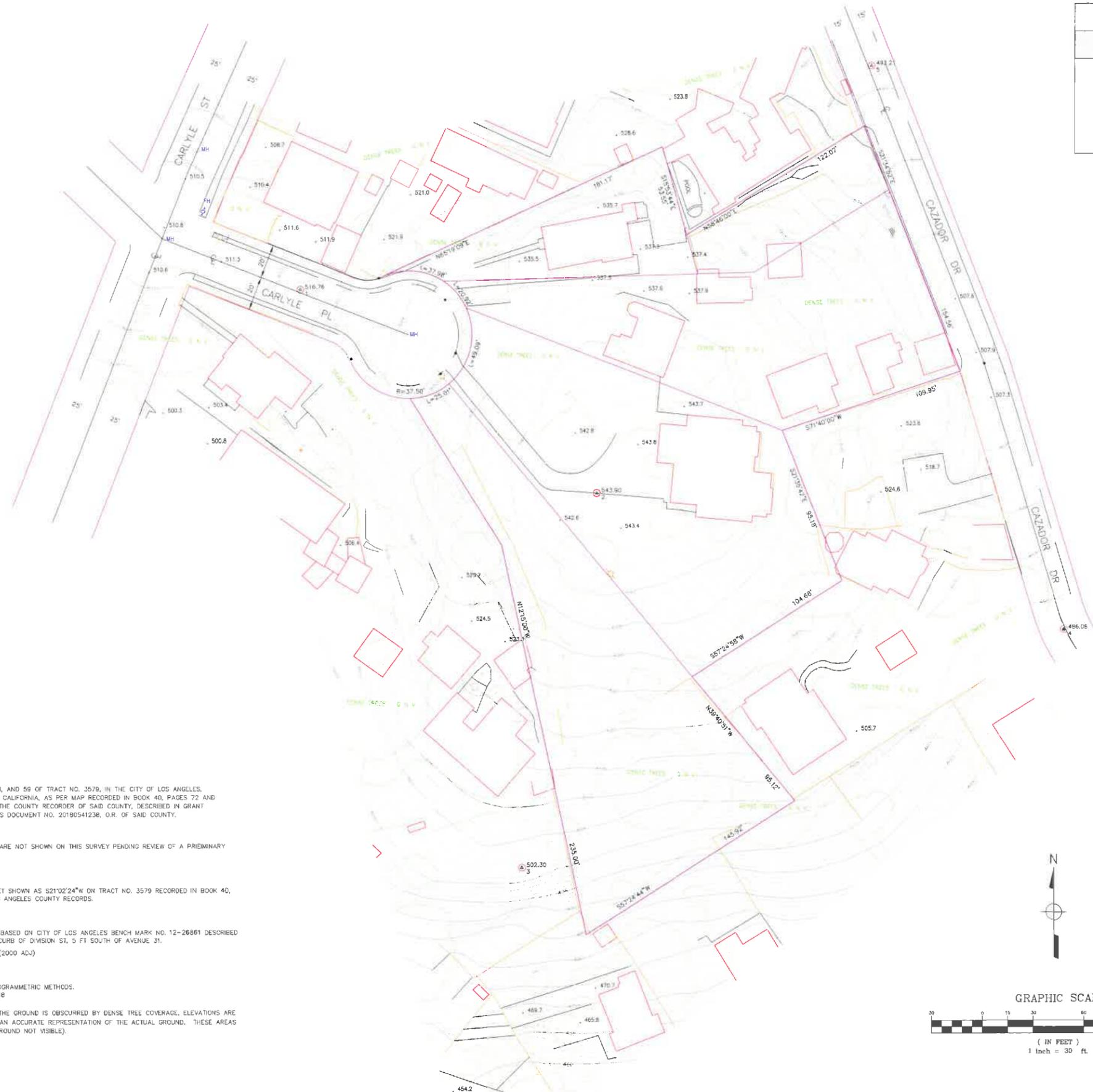
DATE:

drawing

Site Plan (All Lots)

A 1.0

scale: 1" = 25'-0"
version:
drawn by:
1/20/2020 3:42 PM
PLOT DATE & TIME



LOT SUMMARY TABLE (EXISTING A.P.N.s)			
EXISTING A.P.N.	LOT SIZE (GROSS SQ.FT.)	LOT SIZE (GROSS ACRES)	LOT OCCUPANCY
5456-007-022	24,145	0.55	OCCUPIED
5456-007-027	23,109	0.53	OCCUPIED
5456-008-030	7,097	0.16	OCCUPIED
5456-008-033	24,491	0.56	OCCUPIED
TOTAL	78,842	1.81	

LEGAL DESCRIPTION:
 THOSE PORTIONS OF LOTS 57, 58, AND 59 OF TRACT NO. 3579, IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN GRANT DEED RECORDED MAY 31, 2018 AS DOCUMENT NO. 20180541238, O.R. OF SAID COUNTY.

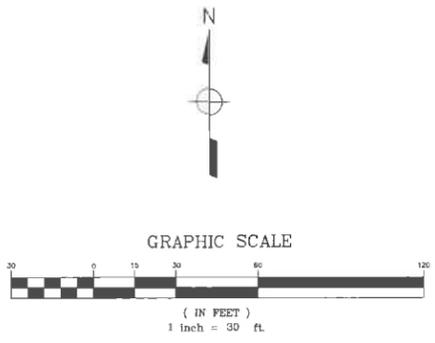
EASEMENT NOTE:
 EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN ON THIS SURVEY PENDING REVIEW OF A PRELIMINARY TITLE REPORT.

BASIS OF BEARINGS:
 THE SIDE LINE OF CARLYLE STREET SHOWN AS S21°02'24"W ON TRACT NO. 3579 RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, LOS ANGELES COUNTY RECORDS.

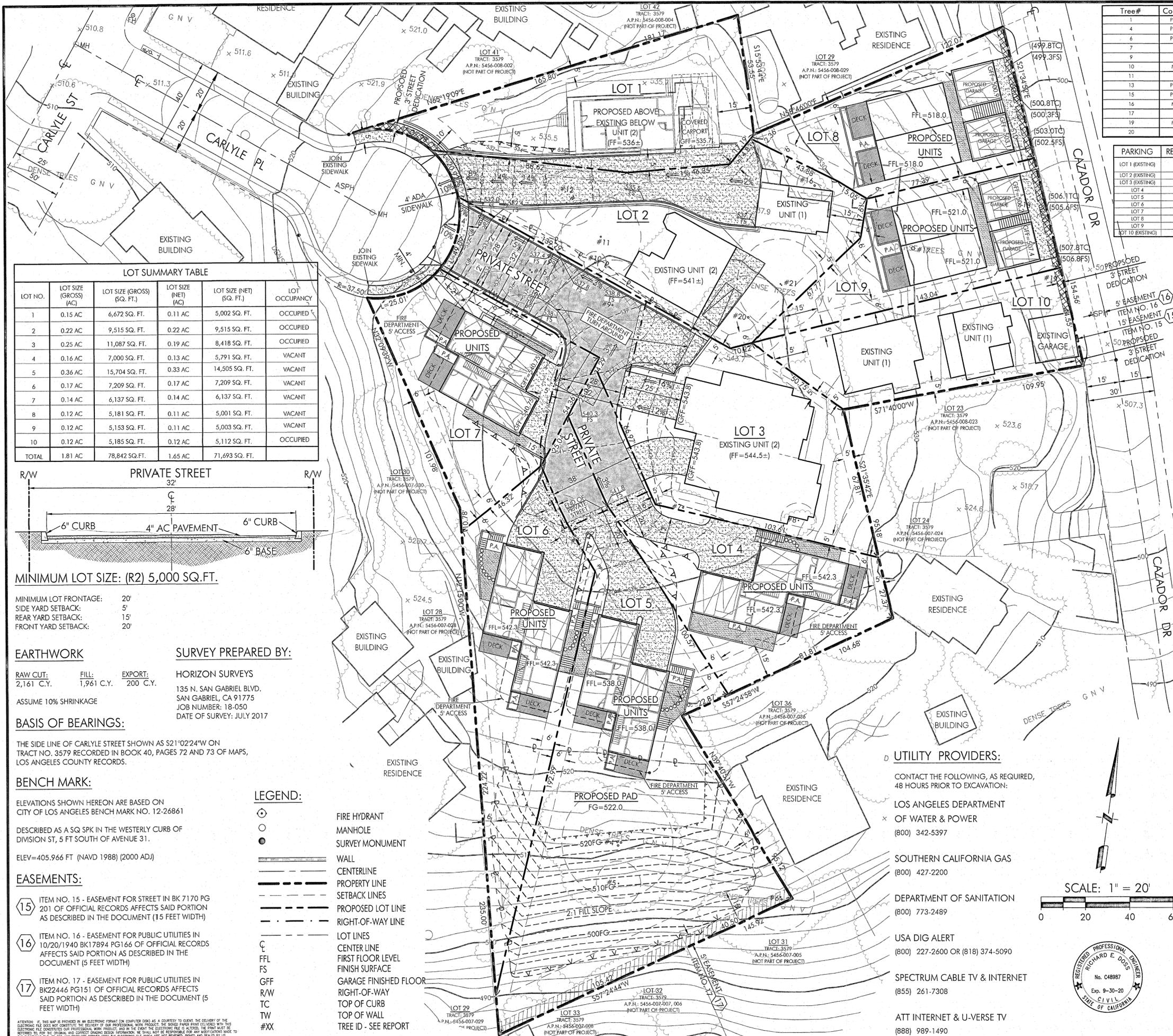
BENCH MARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 12-26861 DESCRIBED AS A 50 SPK IN THE WESTERLY CURB OF DIVISION ST, 5 FT SOUTH OF AVENUE 31.
 ELEV=405.966 FT (NAVD 1988) (2000 ADJ)

TOPOGRAPHY NOTE:
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS.
 DATE OF PHOTOGRAPHY: 7-11-18
 PHOTO SCALE: 1"=200'
 NOTE: IN THOSE AREAS WHERE THE GROUND IS OBSCURED BY DENSE TREE COVERAGE, ELEVATIONS ARE APPROXIMATE, AND MAY NOT BE AN ACCURATE REPRESENTATION OF THE ACTUAL GROUND. THESE AREAS ARE NOTED HEREON AS C.N.V. (GROUND NOT VISIBLE).
 CONTOUR INTERVAL = 1 FT

- LEGEND:**
- AC ASPHALT PAVING
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CO CLEAN OUT
 - DWY DRIVE WAY
 - EG EXISTING GRADE
 - EP EDGE OF PAVEMENT
 - FF FINISH FLOOR
 - FL FLOW LINE
 - FS FINISH SURFACE
 - FW FRONT OF WALK
 - GB GRADE BREAK
 - HC HOUSE CONNECT
 - PB PULL BOX(ELECT)
 - PRKWY PARKWAY
 - P/L PROPERTY LINE
 - PP POWER POLE
 - SWR SANITARY SEWER
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - UG UNDERGROUND(UTILITY)
 - WM WATER METER
 - WV WATER VALVE

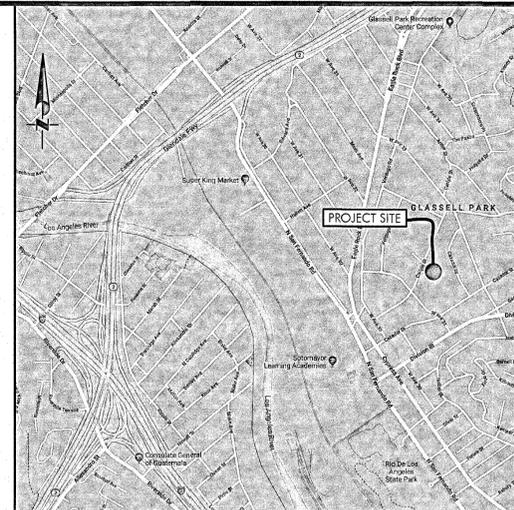


REVISIONS	
ORIGINAL DWG SIZE	24"x36"
THOMAS GUIDE	PG 694, H-3
APN	5456-007-022 5456-007-027 5456-008-030 5456-008-033
CALIFORNIA	
LOS ANGELES COUNTY	2231-2252 CARLYLE PL - LOS ANGELES
	TOPOGRAPHIC SURVEY
DATE PLOTTED	7-28-2018
DATE:	
SURVEY:	JULY 2017
PREPARED FOR:	RESERVOIR PARTNERS
J.N.	18-050
DWG NO.	
<small>135 N. San Gabriel Blvd. San Gabriel, CA 91775 Tel: 618-554-8042</small>	



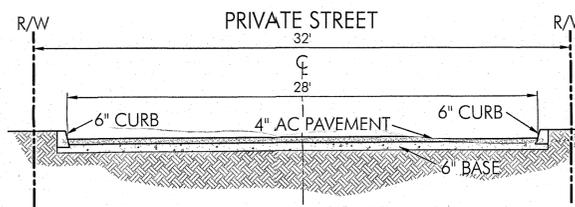
Tree#	Common Name	Trunk
1	Peruvian peppertree	15'
4	Peruvian peppertree	19',17",12"
6	Peruvian peppertree	16',12"
7	Walnut	16'
9	Allego pine	14'
10	Mexican fan palm	15'
11	Chinese elm	12'
13	Peruvian peppertree	18',10"
15	Peruvian peppertree	14',14"
16	Mexican fan palm	18'
17	Chinaberry	36'
19	Mexican fan palm	12'
20	Bottle tree	19'

PARKING	REQUIRED	PROPOSED
LOT 1 (EXISTING)	4	2 (EXISTING)
LOT 2 (EXISTING)	2	2 (PROPOSED)
LOT 3 (EXISTING)	2	2 (EXISTING)
LOT 4	4	4
LOT 5	4	4
LOT 6	4	4
LOT 7	4	4
LOT 8	4	4
LOT 9	4	4
LOT 10 (EXISTING)	2	2 (EXISTING)



VICINITY MAP
N.T.S.

LOT NO.	LOT SIZE (GROSS) (AC)	LOT SIZE (GROSS) (SQ. FT.)	LOT SIZE (NET) (AC)	LOT SIZE (NET) (SQ. FT.)	LOT OCCUPANCY
1	0.15 AC	6,672 SQ. FT.	0.11 AC	5,002 SQ. FT.	OCCUPIED
2	0.22 AC	9,515 SQ. FT.	0.22 AC	9,515 SQ. FT.	OCCUPIED
3	0.25 AC	11,087 SQ. FT.	0.19 AC	8,418 SQ. FT.	OCCUPIED
4	0.16 AC	7,000 SQ. FT.	0.13 AC	5,791 SQ. FT.	VACANT
5	0.36 AC	15,704 SQ. FT.	0.33 AC	14,505 SQ. FT.	VACANT
6	0.17 AC	7,209 SQ. FT.	0.17 AC	7,209 SQ. FT.	VACANT
7	0.14 AC	6,137 SQ. FT.	0.14 AC	6,137 SQ. FT.	VACANT
8	0.12 AC	5,181 SQ. FT.	0.11 AC	5,001 SQ. FT.	VACANT
9	0.12 AC	5,153 SQ. FT.	0.11 AC	5,003 SQ. FT.	VACANT
10	0.12 AC	5,185 SQ. FT.	0.12 AC	5,112 SQ. FT.	OCCUPIED
TOTAL	1.81 AC	78,842 SQ. FT.	1.65 AC	71,693 SQ. FT.	



MINIMUM LOT SIZE: (R2) 5,000 SQ. FT.
 MINIMUM LOT FRONTAGE: 20'
 SIDE YARD SETBACK: 5'
 REAR YARD SETBACK: 15'
 FRONT YARD SETBACK: 20'

EARTHWORK
 RAW CUT: 2,161 C.Y.
 FILL: 1,961 C.Y.
 EXPORT: 200 C.Y.
 ASSUME 10% SHRINKAGE

SURVEY PREPARED BY:
 HORIZON SURVEYS
 135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 JOB NUMBER: 18-050
 DATE OF SURVEY: JULY 2017

BASIS OF BEARINGS:
 THE SIDE LINE OF CARLYLE STREET SHOWN AS S21°02'24"W ON TRACT NO. 3579 RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, LOS ANGELES COUNTY RECORDS.

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 DESCRIBED AS A SQ SPK IN THE WESTERLY CURB OF DIVISION ST, 5 FT SOUTH OF AVENUE 31.
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- EASEMENTS:**
- 15 ITEM NO. 15 - EASEMENT FOR STREET IN BK 7170 PG 201 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT (15 FEET WIDTH)
 - 16 ITEM NO. 16 - EASEMENT FOR PUBLIC UTILITIES IN 10/20/1940 BK17894 PG166 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT (5 FEET WIDTH)
 - 17 ITEM NO. 17 - EASEMENT FOR PUBLIC UTILITIES IN BK22446 PG151 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT (5 FEET WIDTH)
- LEGEND:**
- FIRE HYDRANT
 - MANHOLE
 - SURVEY MONUMENT
 - WALL
 - CENTERLINE
 - PROPERTY LINE
 - SETBACK LINES
 - PROPOSED LOT LINE
 - RIGHT-OF-WAY LINE
 - LOT LINES
 - FFL CENTER LINE
 - FS FIRST FLOOR LEVEL
 - GFF FINISH SURFACE
 - R/W GARAGE FINISHED FLOOR
 - TC RIGHT-OF-WAY
 - TW TOP OF CURB
 - #XX TOP OF WALL
 - TREE ID - SEE REPORT

- NOTES:**
- THOMAS GUIDE: 594-H-3
 - ZONING: R2-1
 - GENERAL PLAN LAND USE: LOW MEDIUM RESIDENTIAL
 - COUNCIL DISTRICT: CD-1
 - NEIGHBORHOOD COUNCIL: GLASSSELL PARK
 - MAP DEVIATIONS REQUESTED PURSUANT TO LAMC 17.03.A
 A. A MINIMUM LOT WIDTH REDUCTION OF NOT MORE THAN 20%.
 - DRAINAGE: CLOSE SYSTEM
 - RUNOFF FROM ROOFS AND DRIVEWAYS SHALL BE DIRECTED TO PRIVATE STREETS/INDIVIDUAL TREATMENT PLANTER
 - DRAINAGE SWALES TO BE CONSTRUCTED AT PROPERTY LINES WHERE CONCENTRATED FLOWS ARE NOTED.
 - CURRENT USE: RESIDENTIAL
 - SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM. FULL WIDTH OF PRIVATE STREET TO BE DEDICATED AS SANITARY SEWER EASEMENT.
 - SITE IS NOT LOCATED WITHIN A FLOOD ZONE.
 - SITE IS LOCATED WITHIN THE HILLSIDE ORDINANCE AND HILLSIDE GRADING AREA.
 - PROJECT IS NOT WITHIN THE VICINITY OF MULHOLLAND SCENIC PARKWAY.
 - THERE ARE NO PROTECTED TREES ON SITE.
 - TRASH COLLECTION ON WITHIN PRIVATE GARAGES/BINS.

VESTING TENTATIVE TRACT MAP NO. 082416

2242-2252 NORTH CAZADOR DRIVE
 2231-2245 NORTH CARLYLE PLACE
 2236 NORTH/EAST CARLYLE PLACE
 LOS ANGELES, CA 90065

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 TRACT MAP
 MAY 11 2020
 A.P.N.'S:
 5456-007-022, 5456-007-027,
 5456-008-030 & 5456-008-033
 MAY 11 2020

LEGAL DESCRIPTION:
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PREPARED BY:
 PACIFIC COAST CIVIL, INC.
 30141 AGOURA ROAD, SUITE 200
 AGOURA HILLS, CA 91301
 PH: (818) 865-4168
 FAX: (818) 865-4198
 RICHARD E. DOSS
 R.C.E. 48987

OWNER / SUBDIVIDER:
 GREENTEK INVESTMENTS II, LLC
 and HEIKO FLORES LLC
 4470 WEST SUNSET BLVD. #649
 LOS ANGELES, CA 90027

- UTILITY PROVIDERS:**
 CONTACT THE FOLLOWING, AS REQUIRED, 48 HOURS PRIOR TO EXCAVATION:
- LOS ANGELES DEPARTMENT OF WATER & POWER (800) 342-5397
 - SOUTHERN CALIFORNIA GAS (800) 427-2200
 - DEPARTMENT OF SANITATION (800) 773-2489
 - USA DIG ALERT (800) 227-2600 OR (818) 374-5090
 - SPECTRUM CABLE TV & INTERNET (855) 261-7308
 - ATT INTERNET & U-VERSE TV (888) 989-1490

