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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

August 5, 2025

Owner/Applicant

Itshak Franco
Silverlight Ventures LLC
3831 Lost Springs Drive
Calabasas, CA 91301

RE: Vesting Tentative Tract Map No. 82312-CN

Related Case: ZA-2018-6170-ZAA

Address: 2919-2923 W. Waverly Drive

Community Plan: Hollywood

Council District: 4 - Nithya Raman

Zone: RD1.5-1XL-RIO

Representative

Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd., Ste 500
North Hollywood, CA 91601

EXTENSION OF TIME

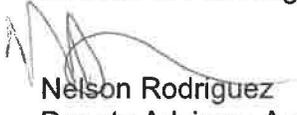
On June 25, 2019, the Deputy Advisory Agency conditionally approved a Vesting Tentative Tract Map No. 82312-CN for the merger and re-subdivision of two (2) lots into one (1) lot, 16 residential condominium units, as shown on map stamp-dated October 23, 2018 in the RD1.5-1XL-RIO Zone, located at 2919-2923 West Waverly Drive within the Hollywood Community Plan.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. A Chapter 1 Time Extension was requested for the subject map. 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. 82312-CN.

In addition, pursuant to Chapter 1, LAMC Section 13A.2.10, 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 VTT-82312-CN and related Case No. ZA-2018-6170-ZAA is **June 25, 2028** with no further extensions allowed.

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'Nelson Rodriguez', is written over the printed name.

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR

cc: Councilmember Nithya Raman

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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TRICIA KEANE
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

July 9, 2019

Elan Mordoch (A)(O)
Silverlight, LLC
2404 Wilshire Blvd. Penthouse D
Los Angeles, CA 90057

Eric Lieberman (R)
QES, Inc.
14549 Archwood Street
Van Nuys, CA 91405

RE: Vesting Tentative Map No.VTT-82312-CN
2919-2923 West Waverly Drive
Hollywood Planning Area
Related Case: ZA-2018-6170-ZAA
Zone: RD1.5-1XL-RIO
D. M.: 151-5A207
C. D.: 4 – Ryu
CEQA: ENV-2018-6171-CE
Legal Description: Lot 41; Block 2; Ivanhoe
Tract

LETTER OF CORRECTION

On June 25, 2019, in accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approved Vesting Tentative Tract Map No. 82312-CN, located at 2919-2923 West Waverly Drive, for the merger and resubdivision of two (2) lots into one (1) lot and 16 residential condominium units.

This letter corrects the error regarding the case number referenced in the Letter of Determination dated June 25, 2019. The correct case number is VTT-82312-CN. The correction does not result in a change to the project, the conditions, or findings of the Letter of Determination.

This letter corrects the case number of Vesting Tentative Tract Map No. VTT-82312-CN.

VINCENT P. BERTONI, AICP
Advisory Agency

OLIVER NETBURN
Deputy Advisory Agency

ON:MC

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

CITY PLANNING COMMISSION

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: June 25, 2019

Appeal Period Ends: July 5, 2019

Elan Mordoch (A)(O)
Silverlight, LLC
2404 Wilshire Blvd. Penthouse D
Los Angeles, CA 90057

Eric Lieberman (R)
QES, Inc.
14549 Archwood Street
Van Nuys, CA 91405

Scott Ukles (E)
Delane Engineering
2812 Santa Monica Boulevard, Suite 206
Santa Monica, CA 90404

Vesting Tentative Tract Map No.: 82312-CN
2919 – 2923 West Waverly Drive
Hollywood Planning Area
Related Case: ZA-2018-6170-ZAA
Zone: RD1.5-1XL-RIO
D. M.: 151-5A207
C. D.: 4 – Ryu
CEQA: ENV-2018-6171-CE
Legal Description: Lot 41; Block 2; Ivanhoe
Tract

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approves Vesting Tentative Tract Map No. 82312-CN (map date-stamped October 23, 2018) located at 2919 – 2923 West Waverly Drive, for the **merger and resubdivision of two (2) lots into one (1) lot, 16 residential condominium units**, in the Hollywood Community Plan. This unit density is based on the RD1.5-1XL-RIO Zone. (The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's consideration of the request is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
2. That any fee deficit under Work Order No. EXT00811 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

3. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Review Letter dated November, 13, 2018, Log No. 105702 and attached to the case file for Tract No. 82312.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

4. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
5. Obtain a grading permit for the removal of the swimming pool and backfill of pool area. Provide a copy of the final grading permit to show completion of the work.
6. Provide a copy of affidavit AFF-2960 and AFF-17463. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
7. Provide a copy of ZA case ZA-2018-6170-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.
8. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
9. The submitted Map does not comply with the height (30 ft. max) requirement of the RD1.5-1XL-RIO Zone. Revise the Map to show compliance with the above requirement(s) or obtain approval from the Department of City Planning.

Notes:

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

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.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

DEPARTMENT OF RECREATION AND PARKS

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

DEPARTMENT OF TRANSPORTATION

Please contact DOT, (213) 482-7024 for any questions regarding the following.

11. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.
12. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
13. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

14. Access for Fire Department apparatus and personnel to and into all structures shall be required.
15. One or more Knox Boxes will be required to be installed for LAFD access to the project location and number to be determined by the LAFD Field Inspector. (Refer to FPB Req #75)
16. **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.
17. 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.
18. 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.
19. 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.

Policy Exception: LAMC 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - This policy does not apply to single-family dwellings or to non-residential buildings.
20. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; but, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
 21. Entrance to the main lobby shall be located off the address side of the building.
 22. Any required Fire Annunciator panel or Fire Control Room shall be located within 20 feet visual line of the site of the main entrance stairwell or to the satisfaction of the Fire Department.
 23. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 24. 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.
 25. 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.
 26. 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.
 27. Submit plot plans indicating access road and turning area for Fire Department approval.
 28. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 29. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 30. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

31. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
32. 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.
33. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
34. 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.
35. Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

36. The applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. (213) 580-2950. (This condition may be cleared by a written communication from the LAUSD Transportation Branch and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

37. Satisfactory arrangement 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

38. Prior to the recordation of the final map, 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.

BUREAU OF SANITATION

39. 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 structures or potential maintenance problem, as stated in the memo dated November 14, 2018. 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 Engineers clears Condition No. S-1(d).)

URBAN FORESTRY

40. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1: 1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

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

INFORMATION TECHNOLOGY AGENCY

41. 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 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

42. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. VTT-82312-CN shall not be issued until after the final map has been recorded.
 - b. Limit the proposed development to a maximum of 16 residential condominium units.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit, plus ¼ guest parking space per dwelling unit.
 - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
43. Prior to the issuance of a building permit or the recordation of the final map, a copy of Case No. ZA-2018-6170-ZAA shall be submitted to the satisfaction of the Advisory Agency.
44. Prior to the issuance of a grading permit, the applicant/subdivider shall demonstrate that written notice of the herein approval has been provided to at least one tenant of each rental unit located on the property, within 30 days of the date of this approval. (LAMC Section 17.06-A,6)

45. That the applicant 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 provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- 46. Public Right-of-Way Improvements.**
- a. The area between Waverly Drive and the property line of the development shall be improved with non-standard landscaping materials and landscaped berms, keeping with the context and unique character of the surrounding streetscape. The area shall include drainage facilities as depicted on Exhibit "A" of Case No. ZA-2018-6170-ZAA and approved by the Bureau of Street Services.
 - b. The berms shall fall towards the street with less than a 5% slope. The berms shall be landscaped with a selection of native plants and grasses that are within the parameters of the River Improvement Overlay District or any other non-standard materials approved by Bureau of Street Services.
 - c. A maximum of three (3) mature Oak trees with a minimum 48" box size, shall be planted on the berms, as approved by Urban Forestry Division.
 - d. Non-standard landscaping materials shall be used to create landscape steps at the far ends of the berms, as approved by the Bureau of Engineering.
 - e. The driveway shall consist of non-standard paving materials. Extending beyond the minimum width of the driveway, the non-standard paving materials shall create a pedestrian walk-way to the front gate, and a level loading & operations area in front of the transformer located within the property lines as approved by the Bureau of Engineering.
 - f. The public right-of-way improvements shall be in substantial conformance with Exhibit "A" of Case No. ZA-2018-6170-ZAA.
 - g. The applicant shall obtain a Revocable Permit from the Bureau of Engineering to complete the public right-of-way improvements. In the event that the Bureau of Engineering does not approve certain non-standard improvements described herein, or if the Revocable Permit is denied, or is revoked in the future, the project shall provide improvement within the public right-of-way to the satisfaction of the Bureau of Engineering and shall be considered in substantial conformance with approval herein.
- 47. Tenant Relocation.** That the applicant 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 provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- 48. Prior to the clearance of any tract map conditions,** the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

49. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:

- a. Defend 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.
- b. 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 judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. 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 (b).
- d. 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 (b).
- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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 that 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. Actions include 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.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

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

C-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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.

C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-4. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the 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-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-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-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 2010.

- 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 Transportation 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 street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Construct one (1) new street light on Waverly Drive.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street 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 (213-485-5675) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.
 - (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010. Applicant to provide a 4' ADA compliant "sidewalk" (meets 2% cross slope requirements) along the face of the proposed improvements where it abuts the roadway (asphalt) area. The sidewalk does not need to be on a raised curb but can be flush with the street grade.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Improve Waverly Drive adjoining the subdivision by the construction of the following:
- 1) ~~A concrete curb, a concrete gutter, and a 4-foot concrete sidewalk.~~
 - 2) ~~Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway in accordance with Hillside Local Standards of the LA Mobility plan.~~
 - 3) Any necessary removal and reconstruction of existing improvements.
 - 4) A concrete longitudinal gutter shall be constructed between the roadway and the "sidewalk".
 - 5) Improvements within the public right-of-way shall be consistent with Condition No. 46. [underlined added by Planning]
 - 6) The necessary transitions to join the existing improvements with those improvements required by Condition No. 46. [underlined added by Planning]

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05-N.

The final map must record 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 Department of City Planning determined that the California Environmental Quality Act designates the subject project as categorically exempt under Class 32.

The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines. This document establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 82312-CN the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The subject property is a gently sloped, rectangular parcel of land comprised of two (2) contiguous lots consisting of 28,952 net square feet. The project site is located within the Hollywood Community Plan with a land use designation of Low Medium II Residential corresponding to the RD1.5, RD2, RW2, and RW2.5 Zones. The property is zoned RD1.5-1XL-RIO and is thus consistent with the existing land use designation.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Medium II Residential and RD1.5-1XL-RIO zoning of the site. The proposed use is permitted in the RD1.5-1XL-RIO Zone. The RD1.5-1XL-RIO Zone does not have restrictions on the total numbers of stories, however, there is a 30-foot maximum height limitation. The applicant has requested an increase in height to 35-feet and 11-inches to accommodate the proposed development. The RD1.5-1XL-RIO Zone permits a maximum residential density of one (1) dwelling unit per 1,500 square feet of lot area. As such, a maximum of 19 residential units would be allowed on the 28,952 square-foot project site, by-right. The project proposes the construction of a 16 unit residential condominium building. Therefore, the applicant has concurrently requested a Zoning Administrator's Adjustment under Case No. ZA-2018-6170-ZAA to allow a variable retaining wall of up to 6 feet in height with a 6-foot fence on top along the side yard property lines, to permit a 12-foot horizontal open space dimension in lieu of 15 feet while maintaining the required total open space of 2,800 square feet, and to allow a variable height retaining wall, in combination with a fence in the front yard setback, up to 8 feet in combined height, including garage and pedestrian entry gates.

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The Vesting Tentative Tract Map has been filed for the purposes of merger and resubdivision of two (2) lots into one (1) lot for the subsequent construction, use, and maintenance of a three-story 16-unit residential development.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates,

but is not limited to, the maximum permitted density, height, and the subdivision of land. The Hollywood Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with corresponding zones. The subject property is zoned RD1.5-1XL-RIO, corresponding to the Low Medium II Residential land use designation, and permitted a maximum of 19 residential units by-right. The proposed 16-unit residential condominium development is contingent upon approval of Case No. ZA-2018-6170-ZAA.

The Vesting Tract Map for the proposed development of a residential condominium building is allowable under the current adopted zone and the land use designation, consistent with the General and Community Plans and the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code. The project site is not governed by a specific plan.

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

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Vesting Tentative Tract Map. The site is not located within a flood zone, a liquefaction area or a Methane Zone; however, the site is located in a landslide, and a Special Grading Area.

The design and layout of the Vesting Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and the Fire Department) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The proposed 16-unit residential condominium development is contingent upon approval of Case No. ZA-2018-6170-ZAA.

There are 11 protected trees on-site as determined by the Protected Tree Report dated September 26, 2018, conducted by Steven A. Edwards, RLA, ISA, Primaterra Studio. The project proposes to remove four (4) out of a total of 11 protected trees on-site. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division.

Additionally, pursuant to Section 17.05-R of the L.A.M.C. (Design Standard – Protected Tree Regulations), protected trees are only permitted to be removed if:

1. There has been prior applicable government action, or
2. The removal of the protected tree would not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City's Chief Forester, and the physical condition or location of the tree is such that:
 - a. Its continued presence in its existing location prevents the reasonable development of the property; or
 - b. According to a report required pursuant to Section 17.06 C., acceptable to the Advisory Agency and prepared by a tree expert, there is a substantial decline from a condition of normal health and vigor of the tree, and its restoration through appropriate and economically reasonable preservation procedures and practices is not advisable; or
 - c. It is in danger of falling due to an existing and irreversible condition.
 - d. Its continued presence at its existing location interferes with proposed utility services or roadways within or without the subject property, and the only reasonable alternative to the interference is the removal of the tree; or
 - e. It has no apparent aesthetic value, which will contribute to the appearance and design of the proposed subdivision; or it is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at the location.

As shown on the submitted Site Plan, four (4) Coast Live Oak trees and one (1) Southern California Black Walnut tree are within the proposed building footprints or proposed driveways, and as such prevent the reasonable development of the property. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

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

The subject property is a gently sloped, rectangular parcel of land comprised of two (2) contiguous lots consisting of 28,952 net square feet of lot area having a frontage of 100 feet along Waverly Drive. The subject property is zoned RD1.5-1XL-RIO within the Hollywood Community Plan Area with a Low Medium II Residential land use designation. Vehicular access to the project site will occur from a driveway on West Waverly Drive.

After reviewing the request, the Department of City Planning issued a Class 32 Infill Categorical Exemption which considered the physical characteristics of the site and the surrounding area. The development of the proposed project is consistent with existing development and urban character of the surrounding community. Surrounding uses are within multiple residential zones and are generally developed residential multi-family and single-family structures. The property to east, is developed with a one-story single family home. The property to the west is developed with a two-story single family home in the RD1.5-XL-RIO zone. The properties to the south across Waverly Drive are zoned RD1.5-1XL and is improved with a single-family and multi-family residential uses. The property

to the north is zoned CM-1VL-RIO and is developed with commercial and retail uses. Therefore, the construction, use, and maintenance of a three-story residential condominium building would be a compatible use.

There are 11 protected trees on-site as determined by the Protected Tree Report dated September 26, 2018, conducted by Steven A. Edwards, RLA, ISA, Primaterra Studio. The project proposes to remove four (4) out of a total of 11 protected trees on-site. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division.

The proposed residential development is an allowable use under the RD1.5-1XL-RIO Zone and the building will be consistent with the regulations of the underlying zone with regard to floor area and height. The proposed 16 dwelling units is contingent upon approval of Case No. ZA-2018-6170-ZAA. In addition, the site is not located in a flood zone, methane hazard zone, or Alquist-Priolo Fault Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

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

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The Hollywood Community Plan designates the site for Low Medium II Residential land uses. The site is zoned RD1.5-1XL-RIO, and is consistent with the range of zones under the corresponding land use designation. The proposed 16-unit residential condominium development is contingent upon approval of Case No. ZA-2018-6170-ZAA. As such, the construction of 16 dwelling units on the project site would be consistent with the land use designation of the site and the applicable zoning of the site.

The proposed project would provide an appropriate transitional development between the residential uses to the north, south, east, and west. Surrounding uses are within multiple residential zones and are generally developed residential multi-family and single-family structures. The property to east, is developed with a one-story single family home. The property to the west is developed with a two-story single family home in the RD1.5-XL-RIO zone. The properties to the south across Waverly Drive are zoned RD1.5-1XL and is improved with a single-family and multi-family residential uses. The property to the north is zoned CM-1VL-RIO and is developed with commercial and retail uses. Therefore, the construction, use and maintenance of a three-story residential condominium building would be a compatible use.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site, contingent upon approval of Case No. ZA-2018-6170-ZAA. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of 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, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat. The subject request is for an approval of a Vesting Tentative Tract Map to permit the subdivision of two (2) lots into a three-story 16-unit condominium development.

Additionally, the project was identified as being categorically exempt from further CEQA review pursuant to Class 32 for infill development; it would not result in significant impacts relating to biological resources. The subject site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The subject site is located in a zone designated for residential uses and proposes the subsequent use of the site for residential uses.

The area surrounding the property is fully developed with similar uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was prepared for the proposed project, which indicated that no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Record and Assessor Parcel Map: 5434025014 and 5434025015. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los

Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Needed public access for roads and 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 WILL 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 parcels to be subdivided and other design and improvement requirements.

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

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

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

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 82312-CN.

Vincent P. Bertoni, AICP
Advisory Agency



Oliver Netburn
Deputy Advisory Agency

ON:MC

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Los Angeles Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 4:30 PM on May 4, 2018* at one of the Department's Development Services Centers, located at:

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

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

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

*Please note the cashiers at the public counters close at 3:30 PM.

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

Pursuant to Ordinance No. 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

If you have any questions, please call Public Counter staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 4:30 p.m. April 24, 2021.

No requests for time extensions or appeals received by mail shall be accepted.

VESTING TENTATIVE TRACT NO. 82312

FOR CONDOMINIUM PURPOSES

LOT 41 OF TRACT NO. 34676, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1023, PAGES 47-48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

DATE OF PLAN: JULY 05, 2018
 DATE OF FIELD SURVEY: SEPTEMBER 22, 2017
 ADDRESS: 2919-2923 WAVERLY DRIVE, LOS ANGELES, CA 90039
 APN: 5434-025-014, 5434-025-015
 THOMAS GUIDE PAGE: 594-D3
 OWNER/SUBDIVIDER: SILVERLIGHT LLC
 5880 BLACKWELDER ST
 CULVER CITY, CA 90232
 (310) 929-4440

ENGINEER: DELANE ENGINEERING
 2812 SANTA MONICA BLVD. SUITE 206
 SANTA MONICA, CA 90404
 SCOTT UHLES C72391
 (310) 546-5711

AREA:
 GROSS: 31,921 SF, 0.73 ACRES
 NET: 28,921 SF, 0.66 ACRES

BENCHMARK:
 12-24310
 ELEV=394.834 FT (NAVD 1988) (2000 ADJ)

CUT SPIKE IN SW CURB RIVERSIDE DR IN DRIVE 15FT NW OF BC CURB RET NW OF GLENDALE BLVD SD END CB

FLOOD ZONE: ZONE X, FEMA PANEL NO. 06037C1610F

DISTRICT MAP NO: 151-5A207

ZONING: RD1.5-1XL-R10 (NO ZONING CHANGE)

PARKING: 2 SPACES PER UNIT, 0.25 GUEST SPACES PER UNIT=36 TOTAL

PROJECT DESCRIPTION:

DEMOLITION OF TWO EXISTING STRUCTURES AND DEVELOPMENT OF A 16 UNIT CONDOMINIUM COMPLEX 35'-11" IN HEIGHT WITH ONE LEVEL OF SUBTERRANEAN PARKING CONTAINING 36 PARKING SPACES.

NOTES:

- FOR CONDOMINIUM PURPOSES (NO ZONING CHANGE)
- PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE
- SEE TREE REPORT BY PRIMATERRA STUDIO DATED AUGUST 24, 2018
- SEWERS ARE IN AND AVAILABLE
- UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA
- PROJECT IS LOCATED IN A HILLSIDE GRADING AREA
- PROJECT IS NOT LOCATED IN A LIQUEFACTION ZONE
- PROJECT IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE
- PROJECT IS NOT LOCATED IN A METHANE ZONE
- NO DEDICATION IS REQUIRED

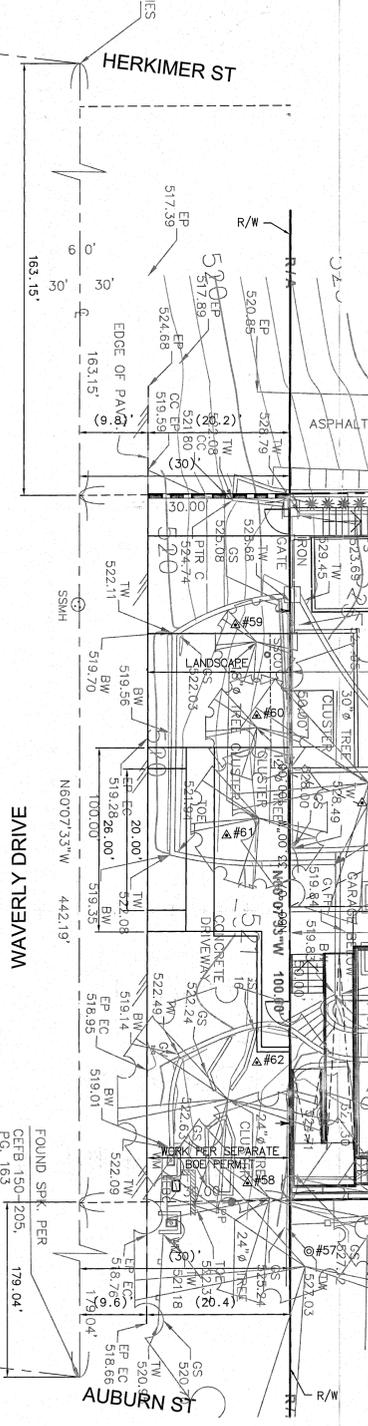
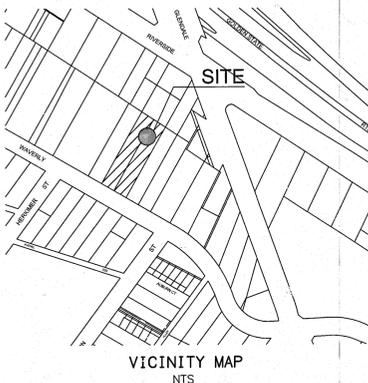
GRADING QUANTITIES: CUT = 15,000 CY, FILL = 0 CY, EXPORT = 15,000 CY

LEGAL DESCRIPTION:

LOT 41 OF TRACT NO. 34676, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1023, PAGES 47-48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

LEGEND:

- BUILDING OUTLINE
- PROPERTY LINE
- PROPERTY LINE
- BUILDING SETBACK
- ROADWAY CENTERLINE
- CURB
- RETAINING WALL
- LIMITS OF GRADING
- GARDEN WALL



PROPOSED SETBACK MATRIX

LOT	FRONT YARD	NORTH SIDE YARD	SOUTH SIDE YARD	REAR YARD
1	15 FT.	6 FT.	6 FT.	15 FT.

*SETBACKS SHOWN ARE MINIMUM REQUIRED SETBACKS

TREE SUMMARY

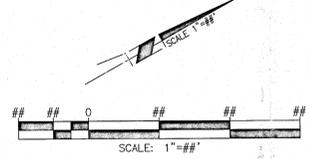
#	TREE TYPE	DBH (INCHES)	DISPOSITION
1	COAST LIVE OAK	10"	PROTECT IN PLACE
2	COAST LIVE OAK	13"	PROTECT IN PLACE
3	COAST LIVE OAK	12"	PROTECT IN PLACE
4	COAST LIVE OAK	18"	REMOVE
5	COAST LIVE OAK	5"	PROTECT IN PLACE
6	COAST LIVE OAK	14"	PROTECT IN PLACE
7	LEMONADE BERRY	25"	REMOVE
8	GUM	16"	PROTECT IN PLACE
9	MANDARIN ORANGE	6"	PROTECT IN PLACE
10	BLACK WALNUT	3"	PROTECT IN PLACE
11	ASH	24"	PROTECT IN PLACE
12	TREE OF HEAVEN	4"	PROTECT IN PLACE
13	COAST LIVE OAK	13"	PROTECT IN PLACE
14	COAST LIVE OAK	8"	PROTECT IN PLACE
15	MANDARIN ORANGE	8"	REMOVE
16	MANDARIN ORANGE	5"	REMOVE
17	BRAZILIAN PEPPER	29"	REMOVE
18	MANDARIN ORANGE	6"	REMOVE
19	GUM	36"	REMOVE
20	SPINELESS YUCCA	96"	REMOVE
21	TREE OF HEAVEN	4"	PROTECT IN PLACE
22	GUM	16"	PROTECT IN PLACE
23	BRAZILIAN PEPPER	20"	PROTECT IN PLACE
24	COAST LIVE OAK	28"	REMOVE
25	COAST LIVE OAK	20"	REMOVE
26	BLACK PINE	8"	PROTECT IN PLACE
27	DEAD	12"	REMOVE
28	X	4"	REMOVE
29	COQUAT	49"	REMOVE
30	SPINELESS YUCCA	17"	REMOVE
31	MEXICAN FAN PALM	17"	REMOVE
32	QUEEN PALM	12"	REMOVE
33	MEXICAN LIME	10"	REMOVE
34	FERN PINE	3"	REMOVE
35	FERN PINE	4"	REMOVE
36	SPINELESS YUCCA	60"	REMOVE
37	MEXICAN FAN PALM	20"	REMOVE
38	SOUTHERN MAGNOLIA	20"	REMOVE
39	BRAZILIAN PEPPER	20"	REMOVE
40	KING PALM	12"	PROTECT IN PLACE
41	KING PALM	12"	PROTECT IN PLACE
42	RUBBER TREE	15"	PROTECT IN PLACE
43	CAJUPUT TREE	16"	REMOVE
44	CAJUPUT TREE	8"	REMOVE
45	CAJUPUT TREE	8"	REMOVE
46	CAJUPUT TREE	13"	REMOVE
47	WILSON HOLLY	3"	REMOVE
48	CAJUPUT TREE	14"	REMOVE
49	WISTED JUNIPER	15"	REMOVE
50	WEEPING FIG	20"	PROTECT IN PLACE
51	GRAPE MYRTLE	7"	REMOVE
52	WEEPING FIG	17"	PROTECT IN PLACE
53	CAJUPUT TREE	14"	REMOVE
54	CAJUPUT TREE	15"	REMOVE
55	RUSTY LEAF FIG	46"	REMOVE
56	WISTED JUNIPER	19"	PROTECT IN PLACE
57	ASH	60"	PROTECT IN PLACE
58	INDIAN LAUREL	30"	REMOVE
59	CARROTWOOD	28"	REMOVE
60	CARROTWOOD	28"	REMOVE
61	CARROTWOOD	30"	REMOVE
62	CHINESE ELM	20"	REMOVE

⊙ PROTECT IN PLACE
 ⊕ REMOVE

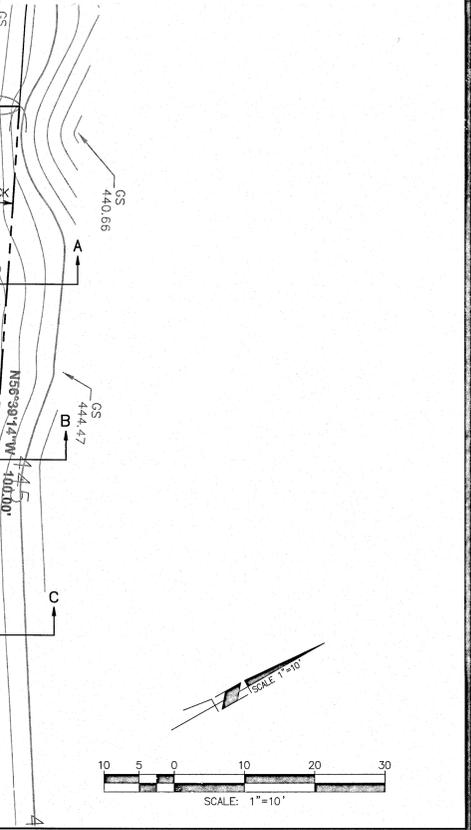
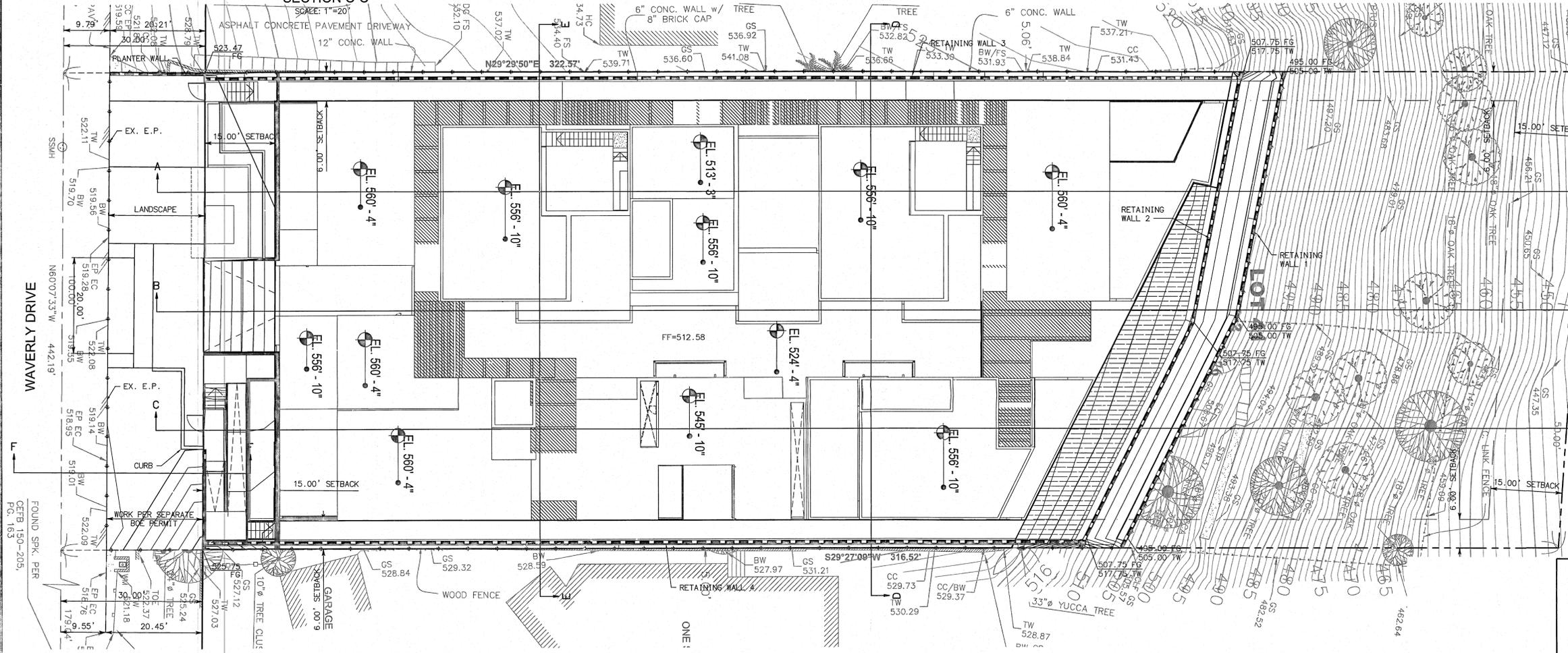
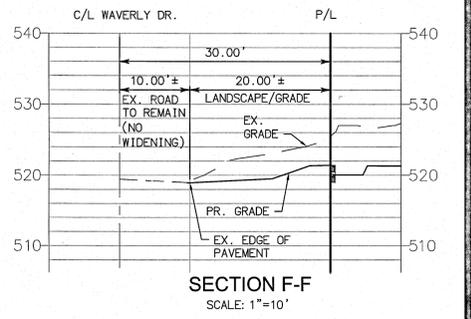
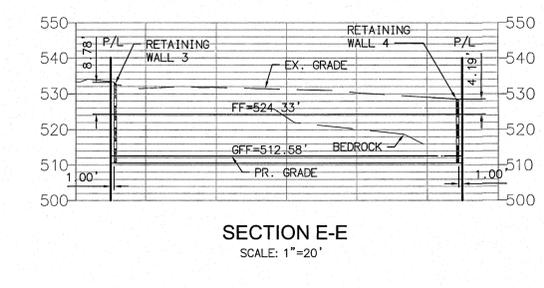
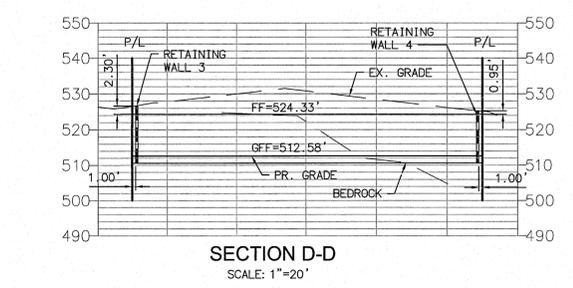
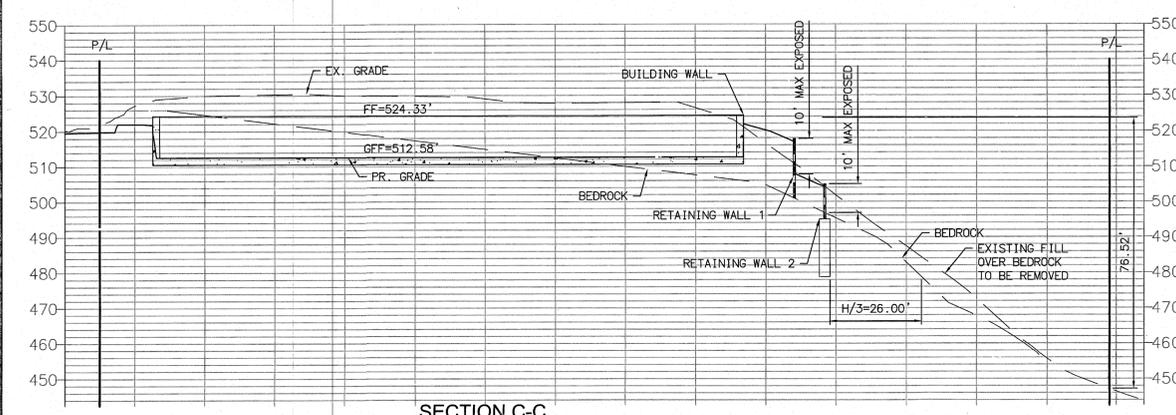
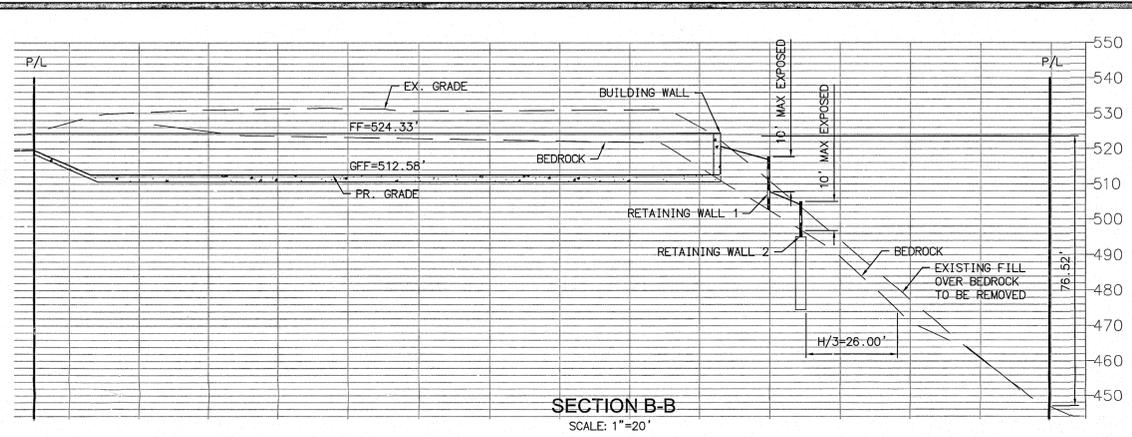
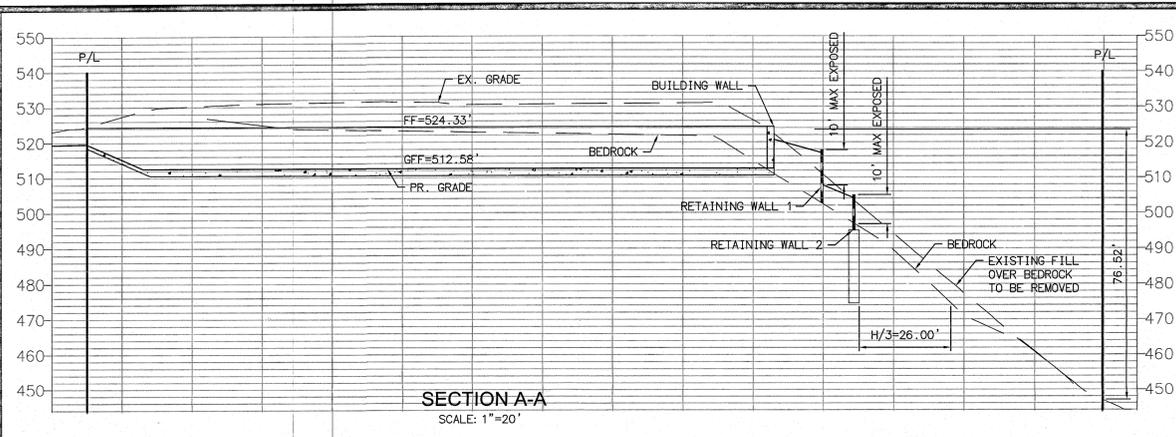
VESTING TENTATIVE TRACT
 MAP NO. 82312
 FOR CONDOMINIUM PURPOSES

PREPARED BY: **DELANE ENGINEERING**
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SHEET 1 OF 2 SHEETS



OCT 23 2018
 LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 TENTATIVE MAP
 REVISIONS: [] EXTENSION OF TIME
 [] FINAL MAP UNIT [] MODIFIED
 DEPUTY ASSISTANT AGENCY



VESTING TENTATIVE TRACT
MAP NO. 82312
FOR CONDOMINIUM PURPOSES
PRELIMINARY GRADING

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SHEET
2
OF 2 SHEETS



WAVERLY DRIVE
N60°07'33"W 442.19'
N29°29'50"E 322.37'