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CITY PLANNING**  
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DEPUTY DIRECTOR

September 23, 2025

**Owner/Applicant**

Mullen Wilshire Blvd. (LA) Owner, LLC  
4700 Wilshire Boulevard  
Los Angeles, CA 90010

**Representative**

Michael Gonzales  
Gonzales La Group APC  
707 Wilshire Boulevard, Suite 4350  
Los Angeles, CA 90017

**RE:** Vesting Tentative Tract Map No. VTT-  
73894-SL

Related Case: DIR-2021-6475-DRB-SPP-HCA  
Address: 4600-4628 W. Wilshire Boulevard, 716,  
722, 726 Mullen Avenue, 711, 717, 727 Muirfield  
Road, 4617 8th Street  
Community Plan: Wilshire  
Council District: No. 5 - Yaroslavsky  
Zone: CR(PKM)-1 and RD3-1  
CEQA: ENV-2019-2193-CE

**EXTENSION OF TIME**

On November 9, 2022, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Parcel Map No. 73894 for a maximum of 16 small lots in the CR(PKM)-1 and RD3 Zones, pursuant to LAMC Section 12.22 C.27 and Small Lot Subdivision Ordinance No. 185,462, as shown on map stamp-dated August 30, 2021 in the CR(PKM) Zone and RD3 Zone, located at 4600-4628 W. Wilshire Boulevard, 716, 722, 726 Mullen Avenue, 711, 717, 727 Muirfield Road, and 4617 8th Street in the Wilshire Community Plan.

On November 9, 2022, the Director conditionally approved case number DIR-2021-6475-DRB-SPP-HCA for a Project Permit Compliance Review and Design Review for the development of a 16 small lot subdivision consisting of 10 single family dwellings in the CR(PKM) zone and six (6) single-family dwellings in the RD3 zone

Pursuant to LAMC Sec. 13B.7.3.F.2. of Chapter 1A, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Sec. 13B.7.3.F.2.b. of Chapter 1A, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 73894.

In addition, pursuant to LAMC Sec. 13A.2.7.A.2. of Chapter 1A, quasi-judicial approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full-time limit of the subdivision approval, including time extensions pursuant to Article 13 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map and related Case No. DIR-2021-6475-DRB-SPP-HCA is November 9, 2031.

VINCENT P. BERTONI, AICP  
Director of Planning

**Andrew Jorgensen** Digitally signed by Andrew  
Jorgensen  
Date: 2025.09.25 16:58:09 -07'00'

Andrew Jorgensen  
Deputy Advisory Agency  
VPB: AJ: RV: RM

cc: Councilmember Katy Young Yaroslavsky

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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: November 9, 2022

Appeal End Date: November 21, 2022

Mullen Wilshire Blvd. (LA) Owner, LLC (O)(A)  
4700 Wilshire Boulevard  
Los Angeles, CA 90010

Michael Gonzales (R)  
Gonzales La Group APC  
707 Wilshire Boulevard, Suite 4350  
Los Angeles, CA 90017

Case No.: VTT-73894-SL

Related Case: DIR-2021-6475-DRB-SPP-HCA  
4600-4628 W. Wilshire Boulevard (716, 722,  
726 Mullen Avenue, 711, 717, 727 Muirfield  
Road, 4617 8th Street)

Community Plan: Wilshire Planning Area

Specific Plan: Park Mile

Zone : CR(PKM)-1 and RD3-1

D. M. : MB 49-60

C. D. : 5 - Koretz

CEQA : ENV-2019-2193-CE

Related case: VTT-73895

Legal Description: Lots 1 through 12 of Tract  
No. 4573, Block 2

The Advisory Agency determined, based on the whole administrative record, Case No. ENV-2019-2193-CE, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, **Section 15332, Class 32 (Infill Development)** and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also **approves** Vesting Tentative Tract Map No. VTT-73894-SL composed of 12 lots, located at 4600-4628 W. Wilshire Boulevard, 716, 722, 726 Mullen Avenue, 711, 717, 727 Muirfield Road, 4617 8th Street, for a maximum of **16 small lots** in the CR(PKM) and RD3 Zones, pursuant to LAMC Section 12.22 C.27 and Small Lot Subdivision Ordinance No. 185,462, as shown on map stamp-dated **map stamp-dated August 30, 2021**, in the Wilshire Community Plan. This unit density is based on the CR(PKM) and RD3 Zones. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division, located at 201 N. Figueroa Street, Suite 290, or by calling (213) 808-8604.*

1. That a 3.045-foot and variable width strip of land be dedicated along 8<sup>th</sup> Street adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street standards of LA Mobility Plan.
2. That a 15-foot radius property line return or a 10-foot by 10-foot cut corner be dedicated at the intersection of 8<sup>th</sup> Street and Mullen Avenue.
3. That a 15-foot radius property line return or a 10-foot by 10-foot be dedicated at the intersections of 8<sup>th</sup> Street and Muirfield Road.
4. That a 20-foot radius property line return or a 15-foot by 15-foot cut corner be dedicated at the intersections of Wilshire Boulevard and Mullen Avenue.
5. That a 20-foot radius property line return or a 15-foot by 15-foot cut corner be dedicated at the intersection of Wilshire Boulevard and Muirfield Road.
6. That if this tract map is approved as a small lot subdivision then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
7. That if this tract map is approved as a small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" satisfactory to the City Engineer.
8. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
9. That, if necessary, public sanitary sewer easement be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
10. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
11. That all pedestrian common access easements be shown on the final map.
12. 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.
13. That all the proposed tract map boundary lines be properly established in accordance with Section 17.07.D of the Los Angeles Municipal Code 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, 12<sup>th</sup> 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.*

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

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

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

15. That prior to the recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Provide a copy of DIR case DIR-2021-6475-DRB-SPP-HCA. Show compliance with all the conditions/requirements of the DIR case as applicable.
  - b. Provide a copy of affidavit PKG-3238 and AFF-11703. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
  - c. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be rechecked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
  - d. The following setbacks shall apply to the perimeter of the subdivision:
    - i. The Advisory Agency designates the Front Lot Line for Lots 7 through 11 at Muirfield Avenue and Front Lot Line for Lots 12 through 16 at Mullen Avenue. Provide a minimum 10 ft. front yard setback for CR zone and minimum 15 ft. front yard setback for RD3 Zone for Proposed Lots 1 through 6.
    - ii. A minimum five-foot yard shall be required along the Side Lot Line of the perimeter of the subdivision; the side lot line shall be Wilshire Blvd. for Lots 11 and 12, Mullen Avenue for Lot 1, and Muirfield Avenue for Lot 6 as designated by the Advisory Agency.
    - iii. No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.
  - e. The measurement of the front yard setback for Proposed Lots 1 and 6 shall be a minimum 15 ft. (Per RD3 Zone) as measured along the new lot line after required dedication/merger is taken/approved. The new Front Lot Line for Proposed Lots 1 through 6 shall be 8<sup>th</sup> Street.

Notes:

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

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

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

#### **DEPARTMENT OF TRANSPORTATION**

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

#### **FIRE DEPARTMENT**

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6807. You should advise any consultant representing you of this requirement as well.*

17. 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 Small Lot Subdivision.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater

than 700 feet in length or secondary access shall be required.

- h. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- k. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- l. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- m. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- p. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- s. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

#### **DEPARTMENT OF WATER AND POWER**

- 18. 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).*

19. 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**

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

**INFORMATION TECHNOLOGY AGENCY**

21. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto: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**

*Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.*

22. 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**

23. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2: 1 as approved by the Board of Public Works and Urban Forestry Division.

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

**DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

24. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 16 small lots.
- b. Provide a minimum of 2.5 covered off-street parking spaces per dwelling unit.

Of the total number of parking spaces required pursuant to the provision of the Specific Plan, at least one-half parking space per unit (8 guest parking spaces) shall be preserved for, and accessible to, visitors and guests on-site. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

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

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

c. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27 as adopted per Ord. 185,462:

(i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front	Rear	Side	Side
1	15' (S)	5' (N)	6' (E)	8'-2" (W)
2	15' (S)	5' (N)	5' (E)	6' (W)
3	15' (S)	5' (N)	6' (E)	5' (W)
4	15' (S)	5' (N)	6' (E)	5' (W)
5	15' (S)	5' (N)	5' (E)	6' (W)
6	16'-6" (S)	5' (N)	8' (E)	6' (W)
7	15'-11" (E)	18'(W)	0'-2" (N)	29'-10" (S)
8	15'-4" (E)	18'(W)	5' (N)	0'-2" (S)
9	15'-11" (E)	18'(W)	0'-2" (N)	5" (S)
10	15'-4" (E)	18'(W)	5' (N)	0'-2" (S)
11	15' (N), 16'-11" (E)	25' (W)	4' (S)	N/A
12	15' (N), 19'-8" (W)	16'-9" (E)	4' (S)	N/A
13	15'-11" (W)	18' (E)	3'-9" (N)	0'-2" (S)

14	15'-4" (W)	18' (E)	0'-2" (N)	5' (S)
15	15'-11" (W)	18' (E)	5' (N)	0'-2" (S)
16	15'-5" (W)	19'-6" (E)	0'-2" (N)	28'-10" (S)

- d. That the subdivider shall comply with the **Park Mile Specific Plan** prior to the issuance of a building or grading permit.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider 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.
- g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails

to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

25. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. DIR-2021-6475-DRB-SPP-HCA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. DIR-2021-6475-DRB-SPP-HCA is not approved, the subdivider shall submit a tract modification.

#### **DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS**

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

**BUREAU OF ENGINEERING - STANDARD CONDITIONS**

*As modified per the Advisory Agency.*

- 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.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) No street lighting improvements if no street widening per BOE improvement condition. Otherwise:
    - (1) Construct new street light(s): one (1) on Mullen Ave. and relocate and upgrade street lights: two (2) on 8<sup>th</sup> St and three (3) on Wilshire Blvd.

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.
  - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
  - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - a) Improve Wilshire Boulevard adjoining the subdivision with the repair and/ or replacement of any broken, damaged, cracked and off-grade concrete curb, sidewalk, and roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.
  - b) Improve Mullen Avenue being dedicated and adjoining the subdivision by the construction of the following:
    - (1) Construct a new minimum 5-foot concrete sidewalk adjoining the property line and landscaping in the parkway.
    - (2) Repair and replace any broken off-grade curb, gutter, and roadway pavement at existing location.
    - (3) Any necessary removal and reconstruction of existing improvements including reconstruction of curb ramps at the intersections with Wilshire Boulevard and 8th Street per BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.
    - (4) The necessary transitions to join the existing improvements.
  - c) Improve Muirfield Road being dedicated and adjoining the subdivision by the construction of the following:
    - (1) Construct a new minimum 5-foot concrete sidewalk adjoining the property line and landscaping in the parkway.
    - (2) Repair and replace any broken off-grade curb, gutter, and roadway pavement at existing location.
    - (3) Any necessary removal and reconstruction of existing improvements including reconstruction of curb ramps at the intersections with Wilshire Boulevard and 8th Street per BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.
    - (4) The necessary transitions to join the existing improvement.
  - d) Improve 8th Street being dedicated and adjoining the subdivision by the construction of the following:

- (1) Construct a new minimum 5-foot concrete sidewalk adjoining the property line and landscaping in parkway.
- (2) Repair and replace any broken off-grade curb, gutter, and roadway pavement at existing location.
- (3) Any necessary removal and reconstruction of existing improvements including the curb ramp at the intersection with Muirfield Road per BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.
- (4) The necessary transitions to join the existing improvement.
- e) Improve all newly dedicated property line returns/cut corners with concrete sidewalks and the reconstruction of all existing curb ramps per the latest Bureau of Engineering Standards and Special Order 01-1020.
- f) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
- g) That Board of Public Works approval be obtained, prior to the recordation of the final map, the removal of any tree in the existing or proposed right-of-way area associated with improvements requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

Note: This project is located near the Metro Right-of-way Project Area. Consultation with the Los Angeles County Metropolitan Transportation Authority (Metro) may be required prior to the issuance of any building permit for projects within 100 feet of Metro-owned Rail or Bus Rapid Transit (BRT) right-of-way (ROW) to ensure safe access to, and operations of, transportation services and facilities (213) 922-2785 or <https://www.metro.net/devreview/>.

#### NOTES:

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

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

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

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

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required

by the Subdivision Map Act.

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

### **FINDINGS OF FACT (CEQA)**

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

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of (Vesting) Tentative Tract Map No. VTT-73894-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

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

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Wilshire Community Plan, which designates the site with a General Commercial and Low Medium II Residential land use designations. The land use designation lists the C1.5, C2, C4, CR, RAS3, RAS4, and P and RD1.5, RD2, RW2, and RZ2.5 Zones as the corresponding zones. The Project Site is CR(PkM)-1 and RD3-1, which is consistent with the corresponding land use designation of General Commercial and Low Medium II Residential. The proposed Project conforms to the intent and purposes of the Park Mile Specific Plan. The proposed subdivision would merge 12 lots of approximately 93,644 square feet and resubdivide into 16 small lots within a net area of approximately 92,322 square feet.

The Park Mile Specific Plan does not regulate the merger and division of land. The Park

Mile Specific Plan regulates density for CR(PKM) portion of the site, allowing one dwelling unit for every 2,000 square feet of lot area. The project site's CR(PKM) portion contains a lot area of approximately 62,224 square feet, which would permit a maximum of residential density of 31 dwelling units. The Specific Plan does not regulate density for the RD3 portion and defers to the LAMC. The RD3-1 portion of the site totals approximately 30,098 square feet in size and would therefore permit a maximum density of 10 dwelling units. In total, the site would permit a maximum residential density of 41 dwelling units.

Pursuant to LAMC Section 17.06 B. A, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. The tract map was prepared by Lawrence Wilson, Licensed Land Surveyor State of California No. 6712 and it contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 and is consistent with the applicable General Plan and Specific Plan.

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

For purposes of a subdivision, design, and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project site is dual zoned CR(PkM)-1 and RD3-1, the CR(PkM)-1 zone would permit a maximum of 31 units on approximately 62,224 square feet of lot area and the RD3-1 zone would permit a maximum of 10 units on the approximately 30,098 square feet of lot area. The tract map proposes a merger of 12 existing lots for the resubdivision, construction, use and maintenance of 16 small lot homes on an approximately 92,322 square foot site.

The project is subject to the Park Mile Specific Plan. The Park Mile Specific Plan regulates density for the site's CR(PKM) portion, and the (PkM) modifier indicates that property within the zone is subject to the Specific Plan, which sets forth use, area and design regulations superseding those of the underlying zones. Multi-family residential uses are permitted in the CR(PkM) zone and the CR(PKM) zone allows for one dwelling unit for every 2,000 square feet of lot area. The project site's CR(PKM) portion contains a lot area of approximately 62,224 square feet, which would permit a maximum of residential density of 31 dwelling units. The CR(PkM) Zone permits a maximum FAR of 3:1 and a maximum height of 45 feet. The dividing line between the two zones – approximately 100 feet north of 8<sup>th</sup> Street – was established by Ordinance 152,826 (effective October 6, 1979).

The Specific Plan does not regulate density for the RD3 portion and defers to the LAMC.

Properties zoned RD3 and within Height District 1 are permitted a maximum FAR of 3:1 and a maximum height of 45 feet. The RD3 zone permits multi-family residential dwelling units at a maximum density of one dwelling unit for every 3,000 square feet of lot area. The RD3-1 portion of the site totals approximately 30,098 square feet in size and would therefore permit a maximum density of 10 dwelling units. In total, the site would permit a maximum residential density of 41 dwelling units. The project proposes a total of 16 small lot homes and therefore meets the maximum density permitted.

The project site is improved with four (4) existing curb cuts: one on Mullen Avenue, approximately 100 feet south of Wilshire that provides parking lot access; one on Muirfield Road, approximately 175 feet south of Wilshire that provides parking lot access; and two on 8th Street that lead to the vacant lots. The curb cut on Mullen Avenue is proposed to be relocated further south mid-block. Vehicular access to the 16 small lot homes will be from a common access driveway extending from Muirfield Road to the driveway in the Mullen Avenue. Two common access driveways will allow for internal circulation on the site to allow vehicles to access each separate unit.

During the public hearing, the representative requested that the setback requirements originally found in Condition Nos. 15.d., 15.e., and 15.f. under Department of Building and Safety, Zoning Division Conditions to be deleted or clarified in order to be consistent with the Small Lot Setback Matrix in Condition No. 24.c.(i) under Department of City Planning - Site Specific Conditions, which would thereby designate 8<sup>th</sup> Street as the Front Yard for Lots 1 through 6. The Advisory Agency took the case under advisement to review the setback request in the context of the neighborhood and has determined that designating 8<sup>th</sup> Street as the Front Yard for Lots 1-6 will maintain a pedestrian oriented street frontage along 8<sup>th</sup> Street which is consistent with the recently approved project to the west located at 728 Hudson under Case Nos. ZA-2021-417-DRB-SPP-ZAA-F-HCA and VTT-83306-CN-HCA. The Advisory Agency has therefore removed the originally recommended Condition No. 15.f. and has modified the originally recommended conditions as seen under Condition Nos. 15.d. and 15.e.

Also at the public hearing, the representative requested the deletion or clarification of Condition Nos. S-3 (i)(b), S-3 (i)(c) and S-3 (i)(d) under the Bureau of Engineering - Standard Conditions, that requires the widening of sidewalks, surfacing to join existing pavements, and replacement of concrete curbs and gutters for Mullen Avenue, Muirfield Road, and 8<sup>th</sup> Street, respectively. The representative stated that the improvements would impact mature trees along Mullen Avenue, Muirfield Road, and 8<sup>th</sup> Street. The representative also communicated that the community does not wish to see 8th Street widened due to the potential impact to the mature trees lining the property. The representative was referring to a letter, dated May 4, 2022, submitted by the Brookside Homeowners Association and Winsor Square Association recommending not to widen 8th Street for present and future purposes. Furthermore, the Park Mile Design Review Board recommended their support of the applicant's request to waive the street widening requirement along 8<sup>th</sup> Street. The applicant explained that 8th Street would be inconsistently widened as two recently approved projects to the west of the site were approved without widening requirements. At the close of the public hearing, the Advisory Agency held the case under advisement to investigate the representative's request related to the conditions pertaining to the improvements along Mullen Avenue, Muirfield Road, and 8<sup>th</sup> Street. The Advisory Agency determined that existing sidewalk and roadway widths along 8<sup>th</sup> Street shall be consistent with the roadway widths observed in neighboring properties to the west of the site. The originally recommended condition S-3 (i)(d) has therefore been modified to

maintain the existing roadway width and retain the existing mature street trees along 8<sup>th</sup> Street. The Advisory Agency has also determined that the existing street trees along Muirfield Road and Mullen Avenue shall also be retained and has therefore modified the originally recommended conditions found under No. S-3 (i)(b) and S-3 (i)(c).

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make the dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Wilshire Boulevard, Mullen Avenue, Muirfield Avenue, and 8th Street that are consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting's recommended the construction of one (1) new streetlight on Mullen Avenue. If street widening per BOE improvement conditions, relocate and upgrade streetlights; two (2) on 8th St and three (3) on Wilshire Boulevard. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan and Specific Plan.

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

The project site consists of 12 irregular-shaped lots totaling approximately 93,644 square feet of net lot area before the dedication. The site is bounded by Wilshire Boulevard to the north, 8th Street to the south, Mullen Avenue to the west, and Muirfield Avenue to the east. The subject property is legally described as Lots 1 through 12 of Tract No. 4573. The subject site is improved with an existing surface parking lot located on Lots 1 through 10 of Tract No. 4573 and vacant lots on Lots 11 and 12 of Tract No. 4573. The existing topography is fairly flat, with little change in elevation. The project proposes to merge and re-subdivide the property pursuant to Vesting Tentative Tract Map No 73894-SL. The Tract Map will create 16 small lots for the construction, use and maintenance of ten (10) three-story attached small lot homes in the CR(PkM) zone and six (6) two-story detached small lot single-family dwellings in the RD3 zone.

The project site is located within 2.8 km from the Puente Hills Blind Thrust Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, or tsunami inundation zone. The site is located within a methane buffer zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which outside of any Flood Zone. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of

any permits. Therefore, as conditioned the site will be physically suitable for the proposed type of development.

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

The properties to the north across Wilshire Boulevard are zoned CR(PkM)-1, have a land use designation of General Commercial, and are developed with a one-story office building and with multi-story residential condominium development. The adjacent property to the west across from Mullen Avenue has a land use designation of General Commercial and Low Medium II Residential, is zoned CR(PkM)-1 and RD3-1 and is developed with multi-story commercial-office building, known as the Farmers Building and related surface parking lot. Adjacent properties to the south across 8th Street are zoned R1V3-RG and are developed with single-family dwellings. Adjacent properties to the east across Muirfield Road are zoned CR(PkM)-1 and R1-1, have a land use designation of General Commercial and Very Low I Residential, and are improved with a one-story commercial building and single-family residences.

The project site is comprised of 12 lots totaling approximately 93,644 square feet of area and is developed with surface parking and two vacant lots. The proposed subdivision is for the merger and resubdivision of 12 lots into 16 small lots on an approximately 92,322 square foot site. Each of the 16 dwelling units vary in height and will not exceed 45 feet in height above curb level as required by the Specific Plan. The project proposes attached two (2)-car garages for each dwelling unit and eight (8) guest parking spaces for a total of 40 on-site parking spaces. The floor area of each dwelling will range from 3,846 to 4,819 square feet. The Project's six (6) detached small lot homes and 3 guest parking spaces are located in the RD3-1 zone. The 10 attached small lot homes located in the CR(PkM) zone will not exceed three stories and 45 feet in height above curb level as required by 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. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with a surface parking and two vacant lots. The project proposes to remove 34 non-protected trees on site and two (2) street trees and proposes a total of 104 trees on site. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or

improvement of the proposed subdivision.

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

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Wilshire Boulevard, 8<sup>th</sup> Street, Mullen Avenue and Muirfield Avenue, which are public streets. The project site consists of Lots 1 through 12 of Tract No. 4573 and are identified by Assessor Parcel Nos. 5090-090-006, 007, 014, 015, 016, 017, 018, 019 and 021. While the project will provide a private easement for common/vehicular access purposes within the subdivision, there are public utility easements and easements for pole lines and conduits identified on the tract map within the site that are proposed for merger. The public utility easements are not under the City Engineer's jurisdiction and are for access through or use of the property within the proposed subdivision. The applicant is required to contact each responsible utility easement holder for their merger requests prior to the recordation of the Final Map. All other necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

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

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

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

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

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

in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. 73894-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency

*Deborah Kahen*

Deborah Kahen, AICP  
Deputy Advisory Agency

DK:CD:ms

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10- day time limit. Such appeal must be submitted on Master Appeal Form No. CP- 7769 at the Department's Public Offices, located at:

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

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

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

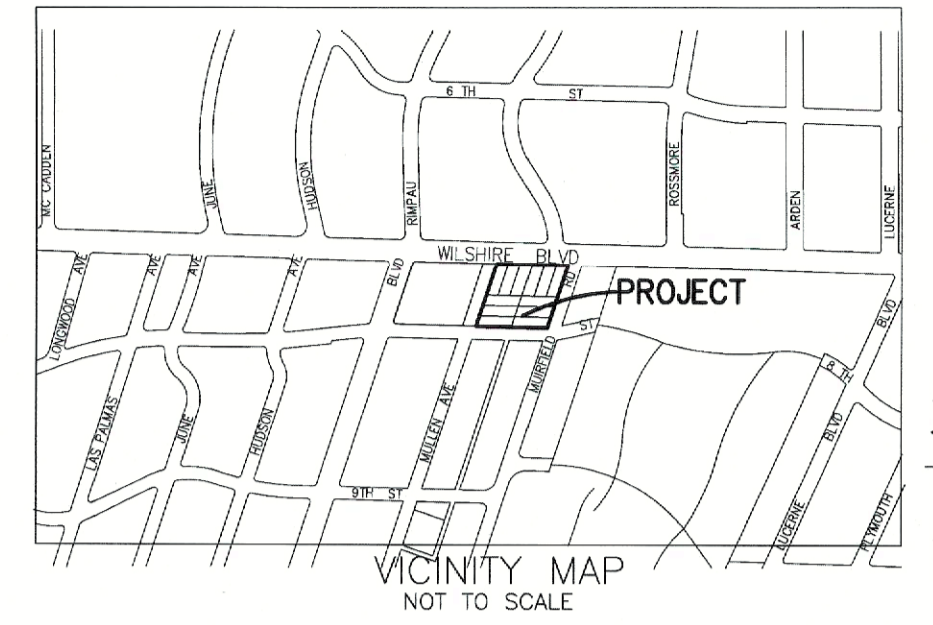
Forms are also available on-line at <http://cityplanning.lacity.org>

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

# VESTING TENTATIVE TRACT NO. 73894 IN THE CITY OF LOS ANGELES FOR MERGER AND SMALL LOT SUBDIVISION PURPOSES COUNCIL DISTRICT #4

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP  
AUG 30 2021

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



FORMA ENGINEERING INC.  
400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO, CA 91340  
Phone: (818) 832-1710 Fax: (818) 832-1740

MULLEN WILSHIRE OWNER, LLC  
4700 WILSHIRE BLVD  
LOS ANGELES, CA 90010

**WILSHIRE MULLEN**  
4680 WILSHIRE BOULEVARD  
LOS ANGELES, CA 90010

**VESTING TENTATIVE TRACT NO. 73894**  
**TENTATIVE MAP**

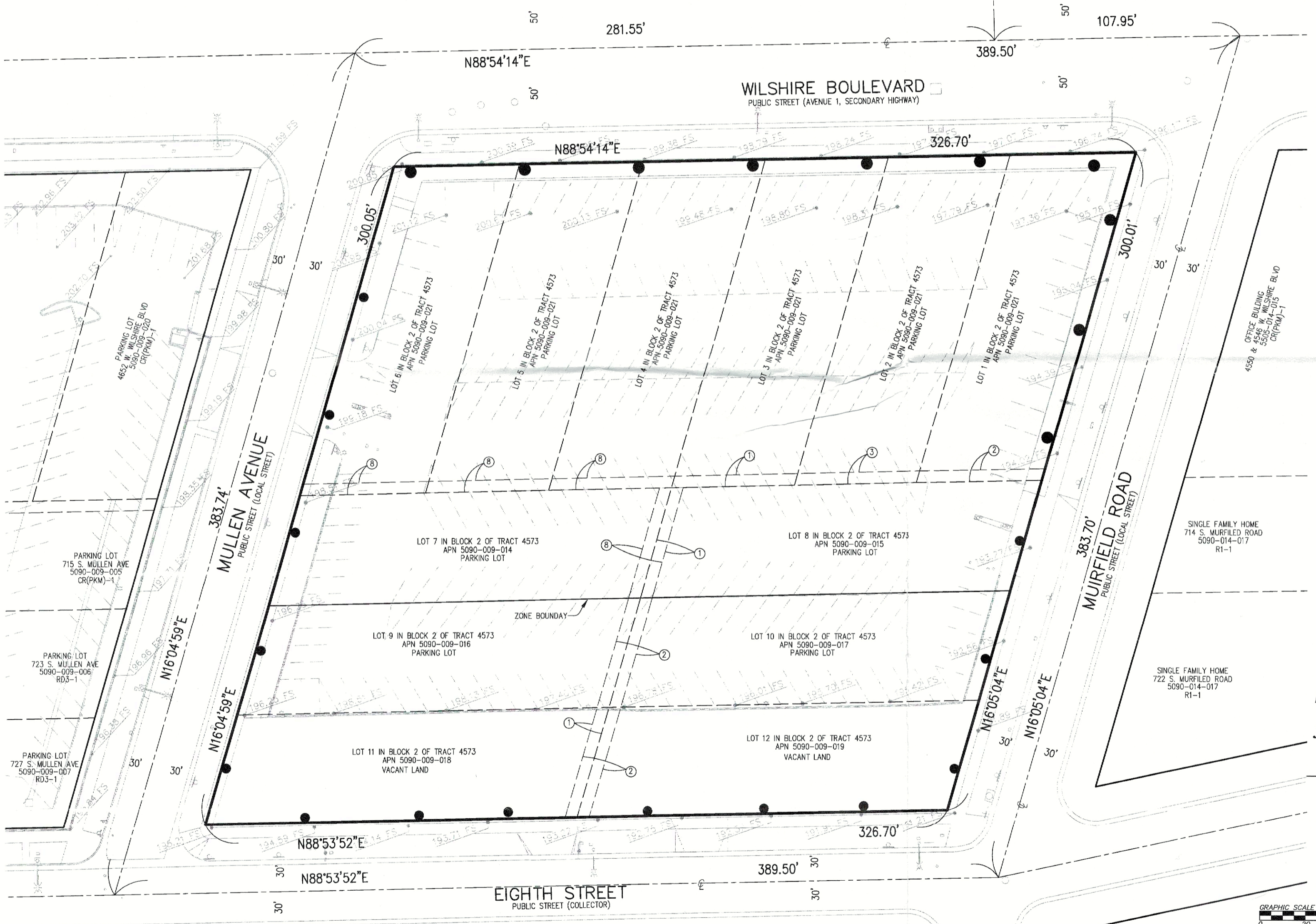
**A-02**  
1"=20'  
08.09.21

- EXISTING EASEMENTS (ALL TO BE MERGED ON FINAL MAP):
- PURPOSE: EASEMENT FOR POLE LINES, CONDUIT AND INCIDENTAL PURPOSES IN FAVOR OF: CITY OF LOS ANGELES  
RECORDING DATA: INSTRUMENT NO. 884 OF OFFICIAL RECORDS MAY 6, 1937  
AFFECTS: EXISTING PARCELS 3, 8 & 11  
PLOTTED HEREON, TO BE MERGED ON FINAL MAP
  - PURPOSE: PUBLIC UTILITY EASEMENT  
RECORDING DATA: BOOK 4009 PAGE 162, BOOK 1174 PAGE 50, INSTRUMENT No. 25 O.R., BOOK 2438 PAGE 364, BOOK 2859 PAGE 107 AND BOOK 2385 PAGE 33  
AFFECTS: EXISTING PARCELS 1, 9, 10 & 12  
PLOTTED HEREON, TO BE MERGED ON FINAL MAP
  - PURPOSE: PUBLIC UTILITY EASEMENT  
RECORDING DATA: BOOK 1826, PAGE 391 OF OFFICIAL RECORDS  
AFFECTS: EXISTING PARCEL 2  
PLOTTED HEREON, TO BE MERGED ON MAP

- EXISTING EASEMENTS (ALL TO BE MERGED ON FINAL MAP):
- PURPOSE: SUBSURFACE OIL AND GAS LEASE  
RECORDING DATA: INST No. 2418, 4241 AND 2823 AND BOOK M156, PAGE 398 O.R.  
AFFECTS: PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12  
NOT PLOTTED, SUBSURFACE RIGHTS ONLY, NO SURFACE ACCESS RIGHTS
  - PURPOSE: PUBLIC UTILITY EASEMENT  
RECORDING DATA: BOOK 790 PAGE 180, BOOK 817 PAGE 288, BOOK 1828 PAGE 22, BOOK 2461 PAGE 271, 4017 PAGE 8, BOOK 2859 PAGE 107, BOOK 2385 PAGE 37, BOOK 4009 PAGE 162, BOOK 1174 PAGE 50, INSTRUMENT No. 25 O.R., BOOK 2438 PAGE 364, BOOK 2027 PAGE 121, BOOK 1825 PAGE 371, BOOK 3182 PAGE 374, BOOK 670 PAGE 28, BOOK 878 PAGE 28, AND BOOK 1844 PAGE 129  
AFFECTS: EXISTING PARCELS 4, 5, 6 & 7  
PLOTTED HEREON, TO BE MERGED ON MAP

OFFICE BUILDING  
4601 W. WILSHIRE BLVD  
657 S. MURFIELD ROAD  
5505-007-010  
CR(PKM)-1

CONDOMINIUM  
4595 W. WILSHIRE BLVD  
5505-013-013 THROUGH 030  
CR(PKM)-1



LEGAL DESCRIPTION:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

- PARCEL 1:  
LOT 1 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 2:  
LOT 2 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 3:  
LOT 3 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 4:  
LOT 4 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 5:  
LOT 5 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 6:  
LOT 6 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 7:  
LOT 7 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 8:  
LOT 8 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 9:  
LOT 9 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 10:  
LOT 10 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 11:  
LOT 11 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 12:  
LOT 12 IN BLOCK 2 OF TRACT 4573, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 49 PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE BEARINGS FOR THIS MAP IS BASED ON THE CENTERLINE OF WILSHIRE BLVD AS SHOWN ON TRACT 42082, FILED IN BOOK 1004, PAGES 87-88, OF MAPS, RECORDS OF LOS ANGELES COUNTY, BEING NORTH 88°54'14" EAST.

BENCH MARK:  
NO. 12-16292 ELEV = 206.535 ADJ 2000  
WIRE SPK IN E CURB MURFIELD BLVD; 5 FT N OF BC RET N OF WILSHIRE BLVD; S END CB

- NOTES:
- EXISTING USE: PARKING
  - PROPOSED DEVELOPMENT: RESIDENTIAL LOTS
  - AREA: EXISTING LOT AREA=93,644 SF (2.1499 ACRES)  
DEDICATION AREA = 1,322 SF (0.0303 ACRES)  
NET AREA = 92,322 SF (2.1194 ACRES)  
GROSS AREA TO CENTERLINE = 142,768 SF (3.2780 ACRES)
  - REQUEST FOR MERGER OF EXISTING EASEMENTS ITEM 1, 2, 3 AND 8 THAT ARE NOT LONGER REQUIRED.
  - EXISTING ZONE - RD3-1 & CR(PKM)-1 PROPOSED ZONE - RD3-1 & CR(PKM)-1
  - TREES: THERE ARE NO PROTECTED TREES ON SITE  
32 TREES WILL BE REMOVED FROM THE PROJECT SITE.  
ALL TREES WITH A 12" OR LARGER TRUNK ARE PLOTTED ON SHEET A-02B.
  - EXISTING UTILITIES:  
8" SEWER MAIN IN MURFIELD ROAD  
12" LADWP WATER MAIN IN 8TH STREET  
6" LADWP WATER MAIN IN MURFIELD ROAD AND WILSHIRE BLVD  
LA CITY PUBLIC STORM DRAIN IN MURFIELD ROAD (VARIOUS SIZES)
  - DRAINAGE: WHOLE SITE DRAINS TO 8TH STREET AND MURFIELD AVE.
  - FLOOD ZONE: FEMA MAP # 06037-C1635F
  - PROPERTY IS NOT IN A VERY HIGH FIRE HAZARD SEVERITY ZONE
  - PROPERTY IS IN A METHANE ZONE, AND OUTSIDE A METHANE BUFFER ZONE
  - PROPERTY IS NOT IN A LIQUEFACTION AREA
  - THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THIS PROPOSED DEVELOPMENT.
  - ALL EXISTING STRUCTURES TO BE REMOVED.
  - 28' VEHICULAR BACKUP SPACE IS PROVIDED.
  - DISTRICT MAP NO. 139-5A233
  - WILSHIRE PLANNING AREA
  - PARK MILES SPECIFIC PLAN
  - TRASH WILL BE COLLECTED ON EACH LOT.
  - SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD3.1 ZONE, PURSUANT TO ORDINANCE 176,354.
  - GRADING QUANTITIES:  
CUT - 5,816 CY  
FILL - 503 CY  
RAMP - 5,900  
SHRINKAGE - 1,264 CY MORE FILL  
FOOTING SPOLS - 1,120 CY MORE CUT  
ADJUSTED CUT - 22,536 CY  
ADJUSTED FILL - 17,567 CY  
EXPORT - 4,869 CY

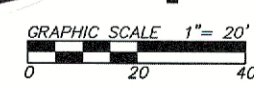
ASSESSOR PARCEL NUMBERS:  
5090-009-014, -015, -016, -017, -018 & -019

ZONING INFORMATION: THOMAS GUIDE  
EXISTING: RD3-1 AND CR(PKM)-1 PAGE 633, GRID F3  
PROPOSED: RD3-1 AND CR(PKM)-1

SITE ADDRESS:  
710, 715, 722 & 726 MULLEN AVE  
717, 723 & 727 MURFIELD AVE  
4600, 4606, 4612, 4618, 4622 & 4628 WILSHIRE BLVD

SUBDIVIDER:  
MULLEN WILSHIRE BLVD (LA) OWNER, LLC  
4700 WILSHIRE BLVD  
LOS ANGELES, CA 90010

OWNER:  
MULLEN WILSHIRE BLVD (LA) OWNER, LLC  
4700 WILSHIRE BLVD  
LOS ANGELES, CA 90010



SINGLE FAMILY HOME  
800 S. MULLEN AVE  
5090-013-001  
R1-1

SINGLE FAMILY HOME  
4518 W 8TH STREET  
4824 W 8TH STREET  
5090-013-002  
R1-1

SINGLE FAMILY HOME  
801 S. MURFIELD ROAD  
5090-013-031  
R1-1

SINGLE FAMILY HOME  
4530 W 8TH STREET  
5090-014-018  
R1-1

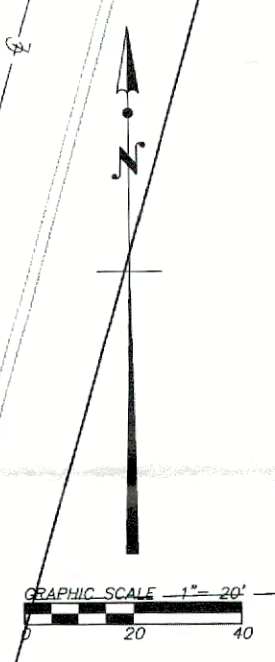
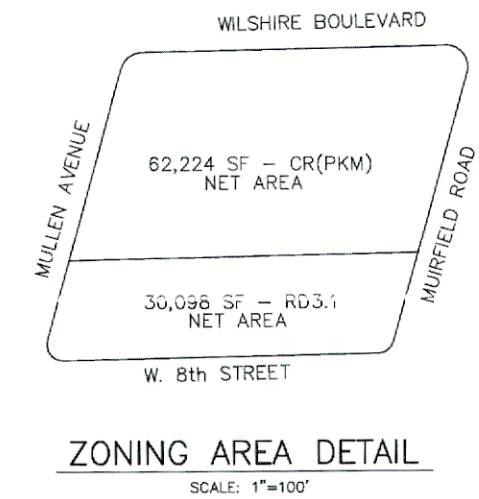
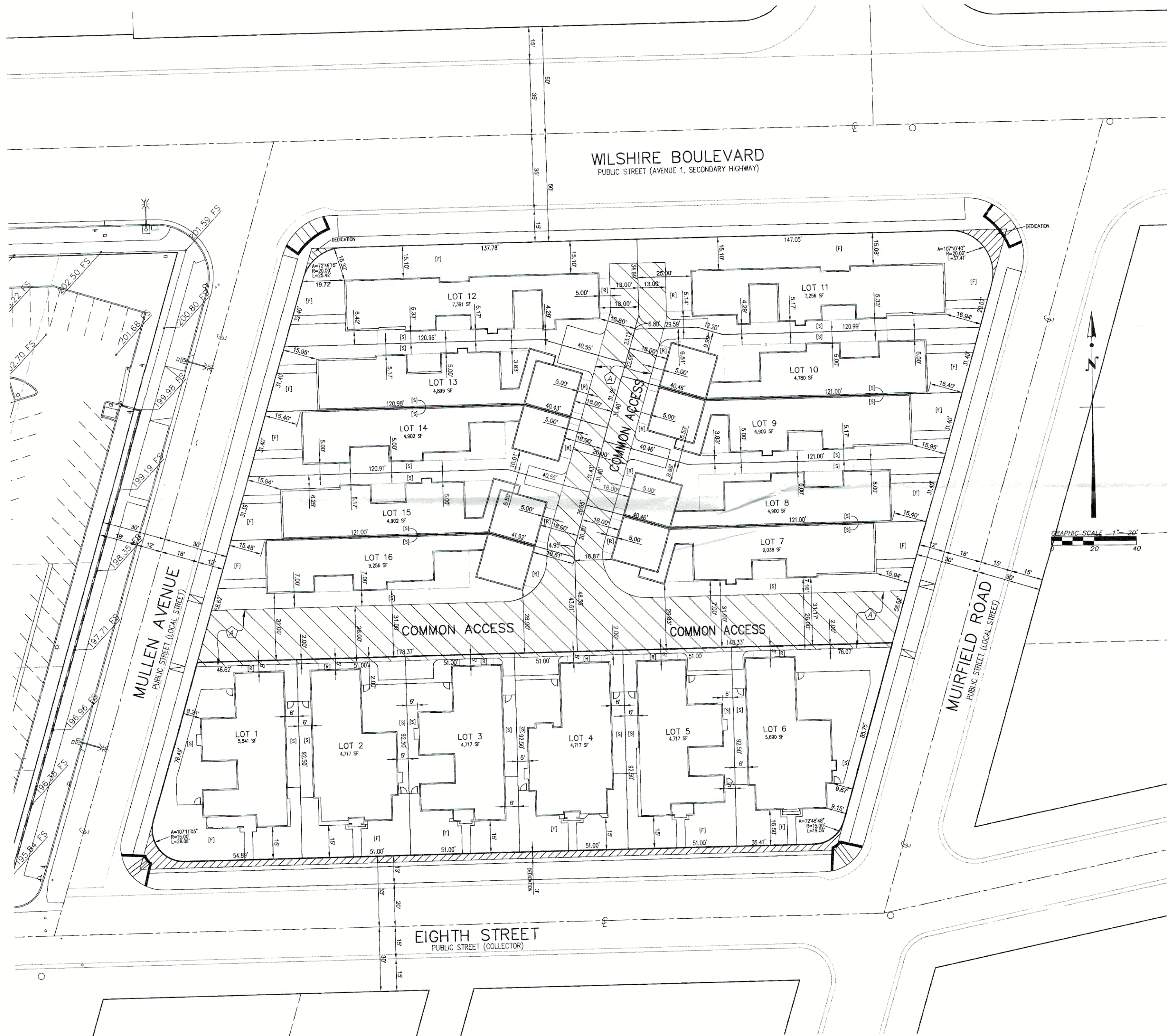
EXISTING CONDITIONS  
SEE SHEET A-02B FOR PROPOSED CONDITION

FORMA ENGINEERING INC.  
400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO CA 91340  
Phone: (818) 832-1710 Fax: (818) 832-1740



LAWRENCE WILSON P.L.S. 6712 8/09/2021 DATE

VESTING TENTATIVE TRACT NO. 73894  
 IN THE CITY OF LOS ANGELES  
 FOR MERGER AND SMALL LOT SUBDIVISION PURPOSES  
 COUNCIL DISTRICT #4



LEGEND:  
 A) PROPOSED 26' WIDE PRIVATE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PARKING, EMERGENCY ACCESS, PUBLIC EMERGENCY SERVICES, PUBLIC UTILITIES, INFRASTRUCTURE AND CROSS LOT DRAINAGE PURPOSES.

YARD SETBACK MATRIX

LOT NO.	NORTH	SOUTH	EAST	WEST
1	5' [R]	15' [F]	5' [S]	8' [S]
2	5' [R]	15' [F]	5' [S]	5' [S]
3	5' [R]	15' [F]	5' [S]	5' [S]
4	5' [R]	15' [F]	5' [S]	5' [S]
5	5' [R]	15' [F]	5' [S]	5' [S]
6	5' [R]	15' [F]	5' [S]	5' [S]
7	0.15' [S]	29' [S]	15' [F]	16.8' [R]
8	5' [S]	0.15' [S]	15' [F]	18' [R]
9	0.15' [S]	3.8' [S]	15' [F]	18' [R]
10	5' [S]	0.15' [S]	15' [F]	18' [R]
11	15' [F]	4' [S]	15' [F]	20' [R]
12	15' [F]	4' [S]	15' [F]	15' [F]
13	3.8' [S]	0.15' [S]	18' [R]	15' [F]
14	0.15' [S]	5' [S]	18' [R]	15' [F]
15	5' [S]	0.15' [S]	18' [R]	15' [F]
16	0.15' [S]	28' [S]	18' [R]	15' [F]

LOT COVERAGE

LOT NO.	COVERAGE [SF]	LOT AREA [SF]	%
1	2,238	5,541	40.39%
2	2,384	4,717	50.54%
3	2,238	4,717	47.45%
4	2,384	4,717	50.54%
5	2,238	4,717	47.45%
6	2,384	5,696	41.86%
7	2,798	9,038	30.96%
8	2,470	4,900	50.41%
9	2,798	4,900	57.10%
10	2,470	4,780	51.67%
11	2,635	7,256	36.31%
12	2,635	7,391	35.65%
13	2,798	4,899	57.11%
14	2,470	4,900	50.39%
15	2,798	4,900	57.08%
16	2,470	5,256	26.69%

SETBACKS ARE TO GROUND FLOOR INDICATED ON PLAN AS:  
 [F] = FRONT YARD  
 [R] = REAR YARD  
 [S] = SIDE YARD

PROPOSED CONDITION  
 SEE SHEET A-02A FOR EXISTING CONDITION

**FORMA ENGINEERING INC.**  
 400 SAN FERNANDO MISSION BLVD. SUITE 200, SAN FERNANDO, CA 91340  
 Phone: (818) 832-1710 • Fax: (818) 832-1740  
 LAWRENCE WILSON P.L.S. 6712 DATE 8/11/2021



FORMA ENGINEERING INC.  
 400 SAN FERNANDO MISSION BLVD. SUITE 200, SAN FERNANDO, CA 91340  
 Phone: (818) 832-1710 • Fax: (818) 832-1740

MULLEN WILSHIRE OWNER, LLC  
 4700 WILSHIRE BLVD  
 LOS ANGELES, CA 90010

WILSHIRE MULLEN  
 4680 WILSHIRE BOULEVARD  
 LOS ANGELES, CA 90010

VESTING TENTATIVE TRACT NO. 73894  
 TENTATIVE MAP

A-02A  
 1"=20'  
 08.09.21

**TREE TABLE**

Tree #	Species	Protected Species?	Trunk Diameter	General Condition	Description
1	Ficus microcarpa	No	13"	Fair	Protect in place or relocate.
2	Ficus microcarpa	No	13"	Fair	Protect in place or relocate.
3	Ficus microcarpa	No	13"	Fair	Protect in place or relocate.
4	Ficus microcarpa	No	13"	Fair	Protect in place or relocate.
5	Ficus microcarpa	No	13"	Fair	Protect in place or relocate.
6	Ficus microcarpa	No	13"	Fair	Protect in place or relocate.
7	Ficus microcarpa	No	12"	Fair	Protect in place or relocate.
8	Ficus microcarpa	No	12"	Fair	Protect in place or relocate.
9	Ficus microcarpa	No	12"	Fair	Protect in place or relocate.
10	Ficus microcarpa	No	12"	Fair	Protect in place or relocate.
11	Ficus microcarpa	No	10"	Weak	Weak condition. Trunk damage. Protect in place or replace.
12	Ficus microcarpa	No	10"	Weak	Weak condition. Trunk damage. Protect in place or replace.
13	Ficus microcarpa	No	10"	Weak	Weak condition. Trunk damage. Protect in place or replace.
14	Ficus microcarpa	No	10"	Weak	Weak condition. Trunk damage. Protect in place or replace.
15	Ficus microcarpa	No	10"	Weak	Weak condition. Trunk damage. Protect in place or replace.
16	Ficus microcarpa	No	10"	Weak	Weak condition. Trunk damage. Protect in place or replace.
17	Ficus microcarpa	No	10"	Weak	Weak condition. Trunk damage. Protect in place or replace.
18	Ficus microcarpa	No	10"	Weak	Weak condition. Trunk damage. Protect in place or replace.
19	Ficus microcarpa	No	12"	Weak	Trunk damage. Cost to relocate exceeds its value. Protect in place or replace.
20	Ficus microcarpa	No	12"	Weak	Trunk damage. Cost to relocate exceeds its value. Protect in place or replace.
21	Ficus microcarpa	No	12"	Weak	Trunk damage. Cost to relocate exceeds its value. Protect in place or replace.
22	Ficus microcarpa	No	12"	Weak	Trunk damage. Cost to relocate exceeds its value. Protect in place or replace.
23	Ficus microcarpa	No	12"	Weak	Trunk damage. Cost to relocate exceeds its value. Protect in place or replace.
24	Ficus microcarpa	No	12"	Weak	Trunk damage. Cost to relocate exceeds its value. Protect in place or replace.
25	Ficus microcarpa	No	12"	Weak	Trunk damage. Cost to relocate exceeds its value. Protect in place or replace.
26	Ficus microcarpa	No	14"	Fair	Protect in place or replace. Cost to relocate exceeds its value.
27	Ficus microcarpa	No	10"	Fair	Protect in place or replace. Cost to relocate exceeds its value.
28	Ficus microcarpa	No	12"	Fair	Protect in place or replace. Cost to relocate exceeds its value.
29	Ficus microcarpa	No	12"	Fair	Protect in place or replace. Cost to relocate exceeds its value.
30	Ficus microcarpa	No	12"	Fair	Protect in place or replace. Cost to relocate exceeds its value.
31	Ficus microcarpa	No	12"	Fair	Protect in place or replace. Cost to relocate exceeds its value.
32	Ficus microcarpa	No	12"	Fair	Protect in place or replace. Cost to relocate exceeds its value.
33	Ficus microcarpa	No	12"	Fair	Protect in place or replace. Cost to relocate exceeds its value.
85	Washingtonia robusta	No	18"	Good	City street tree. Protect in place.
86	Washingtonia robusta	No	18"	Good	City street tree. Protect in place.
87	Washingtonia robusta	No	18"	Good	City street tree. Protect in place.
88	Washingtonia robusta	No	18"	Good	City street tree. Protect in place.
89	Washingtonia robusta	No	18"	Good	City street tree. Protect in place.
90	Washingtonia robusta	No	18"	Good	City street tree. Protect in place.
91	Washingtonia robusta	No	18"	Good	City street tree. Protect in place.

