

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

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

August 20, 2020

**Owner**

STI CA 1 LLC  
4223 Glencoe Avenue, Ste B-121  
Marina Del Rey, CA 90402

**Representative**

James Woodson  
JRW Consulting  
PO Box 35481  
Los Angeles, CA 90035

**RE: Vesting Tentative Tract Map No. 73854-SL**

**Related Case: ZA-2016-1274-ZV**

**Address: 5841, 5849, 5853, 5857, 5863 W David Avenue**

**Community Plan: West Adams – Baldwin Hills - Leimert**

**Council District: 10 – Herb Wesson**

**Existing Zone: RD1.5-1 and [Q]CM-1VL**

**CEQA No.: ENV-2016-1275-MND**

**EXTENSION OF TIME**

On May 4, 2017, the Deputy Advisory Agency adopted Mitigated Negative Declaration ENV-2016-1275-MND, and adopted the Mitigation Monitoring Program and approved the Vesting Tentative Tract Map No. 73854 (VTT-73854-SL) which permitted up to a maximum of 16 units pursuant to the Small Lot Subdivision Ordinance no. 176,354 located at 5841, 5849, 5853, 5857, 5863 W David Avenue in the West Adams – Baldwin Hills – Leimert Community Plan.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07-A.1 or 17.56-A.1 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension, totaling 9 years from the decision date for the recording of the final Vesting Tentative Tract Map No. 73854 (VTT-73854-SL) at 5841, 5849, 5853, 5857, 5863 W David Avenue in the West Adams – Baldwin Hills – Leimert Community Plan.

Furthermore, pursuant to section 12.36.G.3, Legislative Approvals, the Director hereby grants an extension of time until **May 3, 2026**, to VTT-73854-SL and ZA-2016-1274-ZV and no further extension of time can be granted.

Vincent P. Bertoni, AICP  
Director of Planning

Griselda Gonzalez  
Deputy Advisory Agency  
VPB:BD:AMV:MV

cc: Councilmember Herb Wesson

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(213) 978-1273

<http://planning.lacity.org>

Decision Date: May 4, 2017

Last Day to Appeal: May 15, 2017

David Berneman (R)  
Golden Bee Properties  
PO Box 351028  
Los Angeles, CA 90035

STI CA 1 LLC (O)  
4223 Glencoe Avenue  
Suite B-121  
Marina Del Rey, CA 90402

RE: Vesting Tentative Tract No. VTT-73854-SL  
Related Case: ZA-2016-1274-ZV  
5841, 5849, 5853, 5857, and 5863 David  
Avenue  
West Adams – Baldwin Hills – Leimert  
Planning Area  
Zones: RD1.5-1 and [Q]CM-1VL  
District Map: 123B173  
Council District: 10  
CEQA No.: ENV-2016-1275-MND  
Legal Description: Lots 114-117 & POR 77,  
78, 113, 114, Tract 6256

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2016-1275-MND as the environmental clearance, adopted the Mitigation Monitoring Program, and approved Vesting Tentative Tract No. 73854-SL, located at 5841, 5849, 5853, 5857, and 5863 David Avenue for a **maximum 16 units**, pursuant to the Small Lot Subdivision Ordinance No. 176,354 as shown on revised map stamp-dated April 18, 2017, in the West Adams – Baldwin Hills – Leimert Community Plan. (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**

1. That a 5-foot wide strip of land be dedicated along David Avenue adjoining the tract to complete a 30-foot wide right-of-way.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as "Small Lot Subdivision" then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved Valley District Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That final map be approved by the State Department of Transportation with respect to the alignment of the Santa Monica Freeway. Four copies of the final map shall be submitted to the City Engineer's Office for the State's approval prior to recordation of the final map.
7. That necessary arrangements be made with the State Department of Transportation prior to recordation not the final map for any necessary permits with respect to any construction and drainage discharge within or adjacent to the Santa Monica Freeway right-of-way.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitable guaranteed:
  - a. Improve David Avenue being dedicated adjoining the subdivision by the construction of the followings:
    - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk abutting the property line and landscaping of the parkway.
    - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
    - (3) Any necessary removal and reconstruction of existing improvements.
    - (4) The necessary improvements to join the existing improvements.

- b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

#### **DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

9. 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 Inter-Departmental Letter dated September 27, 2016, Log No. 91892-01 and attached to the case file for Tract No. VTT-73854-SL.

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

10. 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.
11. Provide a copy of ZA case ZA-2016-1274-ZV. Show compliance with all the conditions/requirements of the ZA case(s) as applicable.
12. 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 dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
13. The submitted map does not comply with the maximum density (1,500 s.f. of lot area/dwelling unit) requirement of the **RD1.5-1** Zone boundary. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
14. Lots 1-9 do not comply with the minimum 15 ft. front yard setback along David Avenue after required street dedication is taken as required for the **RD1.5-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
15. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

**Notes:**

This property is located in a Liquefaction Zone.

The proposed project shall comply with [Q] condition or 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 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.

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

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

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

**FIRE DEPARTMENT**

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 Tract Map Action.

Note: 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) 482-6502. You should advise any consultant representing you of this requirement as well.

#### **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 SANITATION**

19. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. 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**

20. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

#### **DEPARTMENT OF RECREATION AND PARKS**

21. That the Quimby fee be based on the RD1.5-1 and [Q]CM-1VL Zones.

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

22. 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 lots with (one unit on each lot).
  - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus a minimum of 4 guest parking spaces.
  - c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site.

The project shall comply with the setbacks as indicated in the table below:

<b>LOT 1 SETBACKS</b>				
<b>LOT</b>	<b>FRONT (N)</b>	<b>SIDE (E)</b>	<b>REAR (S)</b>	<b>SIDE (W)</b>
1	18.4'	0.3'	5.0'	5.1'

<b>LOTS 2-8 SETBACKS</b>				
<b>LOT</b>	<b>REAR (N)</b>	<b>SIDE (E)</b>	<b>FRONT (S)</b>	<b>SIDE (W)</b>
2	10.0'	0.3'	5.0'	0.3'
3	10.0'	0.3'	5.0'	0.3'
4	10.0'	4.5'	5.0'	0.3'
5	10.0'	0.3'	5.0'	4.5'
6	10.0'	0.3'	5.0'	0.3'
7	10.0'	0.3'	5.0'	0.3'
8	10.0'	10.0'	5.0'	0.3'

<b>LOTS 9-12 SETBACKS</b>				
<b>LOT</b>	<b>SIDE (N)</b>	<b>FRONT (E)</b>	<b>SIDE (S)</b>	<b>REAR (W)</b>
9	0.3'	5.0"	5.0'	10.0'
10	0.3'	5.0'	0.3'	10.0'
11	0.3'	5.0'	0.3'	10.0'
12	6.5'	5.0'	0.3'	10.0'

<b>LOTS 13-16 SETBACKS</b>				
<b>LOT</b>	<b>FRONT (N)</b>	<b>SIDE (E)</b>	<b>REAR (S)</b>	<b>SIDE (W)</b>
13	50.7'	10.0'	10.0'	0.3'
14	41.1'	0.3'	10.0'	0.3'
15	28.8'	0.3'	10.0'	0.3'
16	28.8'	0.3'	10.0'	11.9'

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's

processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

- h. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- i. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- j. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
- k. That prior to the issuance of the building permit or the recordation of the final map, a copy of ZA-2016-1274-ZV shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA-2016-1274-ZV is not approved, the subdivider shall submit a tract modification.

### **Tenant Relocation Conditions**

- 26. 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 Section 47.07 of the Los Angeles Municipal Code relating to demolition. The

covenant and agreement shall be executed and recorded with 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.

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

#### **DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

28. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 29 and 30 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.
29. Prior to the recordation of the final map, the subdivider will 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:
  - MM-1. All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
  - MM-2. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
  - MM-3. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

- MM-4. All off road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- MM-5. Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- MM-6. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.
- MM-7. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- MM-8. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- MM-9. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, and Department of Public Works.
- MM-10. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant trees in the public right-of-way.
- MM-11. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

- MM-12. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- MM-13. Due to the age of the current structures on site, proof of asbestos and lead paint testing will be required.
- MM-14. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety. No operable windows shall be installed on the north, freeway-facing, façade(s) of all buildings. A row of trees shall be planted along the northerly property line. Trees shall be 24" box pine, birch, or other species known to capture ultrafine particulate matter.
30. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:
- CM-1. That a sign be required on site clearly stating a contact/complaint mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-3. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes

high noise levels.

- CM-4. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-5. Proposed project shall include water conservation measures to reduce demand of water and reduce impacts to the water supply to less than significant levels. The project shall comply to Regulatory Compliance Measure RC-WS-4 (Landscape) for landscape areas proposed.
- CM-6. The project will be required to facilitate on-site separation and recycling of demolition and construction related waste. The proposed project shall comply with Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling).

#### **DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS**

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

- 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the 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 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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

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

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

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

- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 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 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 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 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - 1. No street lighting improvements if no street widening per S-3 (i) on Rennie Avenue. Otherwise relocate conduit behind new curb and gutter.
  - 2. Any necessary removal and reconstruction of existing improvements.

Notes:

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

and equipment selection.

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

- (c) 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 Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

**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. 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 Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2016-1275-MND on October 12, 2016. The Committee found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (landscape, light, glare)
- Air Quality
- Biological Resources (tree removal)
- Geology and Soils (construction, seismic)
- Hazards and Hazardous Materials (asbestos)
- Noise (Demolition, Grading, Construction Activities)
- Utilities and Service Systems (water supply, solid waste)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2016-1275-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **No(s). 29 and 30** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 28.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

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

In connection with the approval of Vesting Tentative Tract No. 73854-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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The subject project is within the West Adams – Baldwin Hills – Leimert Community. The West Adams – Baldwin Hills – Leimert Community Plan land use designation for the subject property is Low Medium II Residential, with the corresponding zones of RZ2.5, RW2, RD2, and RD1.5. The subject site is 23,389.6 net after dedication square foot parcel is zoned RD1.5-1 (20,341.1 SF) and [Q]CM-1VL (3,048.5 SF) which corresponds with Low Medium II Residential and Commercial Manufacturing. Based on the square footage of the subject parcel, the maximum density allowed is 17 dwelling units per Small Lot Ordinance (Ordinance 176,354).

The proposed subdivision will merge and subdivide eight tied parcels into sixteen (16) small lots, which will include sixteen (16) small lots (one on each lot) in accordance with Ordinance 176,354. The proposed subdivision will be developed with sixteen (16) small lot homes and thirty-six (36) parking spaces, with a minimum 16-foot lot width and 600 square feet of lot area for each subdivided lot. The proposed 16 units per VTT-73854-SL conforms with the Small Lot Ordinance.

The proposed vesting tract map subdivision is contingent on the approval of the Zone Variance (Case No. ZA-2016-1274-ZV) to allow a residential open space within the [Q]CM-1VL Zone portion of a dual zone site. The [Q] Condition of the [Q]CM-1VL Zone was established by Ordinance No. 172,913 and prohibits residential uses on parcels within said zone. Although no habitable spaces will be located in the [Q]CM-1VL Zone, the Zone Variance would allow for an increase in density from 14 units to 16 units. Therefore, as conditioned, the project is consistent with the intent and purpose of the applicable General Plan.

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

“Design” is defined under Section 66418 of the State Subdivision Map Act to mean (1) street alignment grades and width; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and fire breakers; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure

consistency with, or implementation of, the general plan or any applicable specific plan.

BOE has reviewed the proposed subdivision. According to the BOE memo dated August 11, 2016, there is an existing sewer in the street adjoining the subdivision. BOE recommends conditions of approval that include a 5-foot street dedication with alley and curb improvements. See conditions under department, which is available and can be accessed by the tract.

Existing topography for the site is relatively flat and 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). Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General Plan. The project is not located in any Specific Plan.

LADBS Grading Division issued a soil approval letter dated September 27, 2016.

Therefore as conditioned, the design and improvements of the proposed subdivision are consistent with applicable general and specific plans.

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

The subject site is an irregular shaped property and designated Low Medium II Residential and Commercial Manufacturing. The project is located on eight legally tied lots totaling 24,797 net square feet, and currently developed with one multi-family dwelling and three single-family dwellings in the RD1.5-1 and [Q]CM-1VL zones located in the West Adams – Baldwin Hills – Leimert Community Plan area.

The surrounding properties to the north and west are zoned PF-1 and developed with the Santa Monica freeway and Ballona Creek. East and South of the subject site are properties zoned RD1.5 developed with single- and multi-family dwellings.

Existing topography for the site is relatively flat. Vegetation on the site consists of mature trees, grasses and shrubs. The parcels can be accessed from David Avenue from the south. David Avenue is classified as a standard Local Street and dedicated to an approximate width of 60 feet and fully improved.

The Department of Building and Safety, Grading Division, has found that the soils report prepared by Byer Geotechnical dated October 24, 2016, is acceptable and has recommended conditions to be complied with during the site development as listed in the Soils Report Approval Letter dated September 27, 2016. The project has been conditioned so 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.

Therefore as conditioned, the site is physically suitable for a Small Lot Subdivision for the proposed sixteen (16) lots.

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

The site is zoned RD1.5-1 and [Q]CM-1VL designated Low Medium II Residential and Commercial Manufacturing land uses. The subject site is approximately 23,389 square feet after required dedication. Based on the square footage of the subject parcel, the maximum density allowed by right is 17 dwelling units per Small Lot Ordinance (Ordinance 176,354), with a minimum 600 square feet of lot area for each subdivided lot for proposed Small Lot Subdivision. The proposed subdivision consists of sixteen (16) single family homes on sixteen (16) new lots.

Therefore, the subject parcel is sufficient in size to allow a density of 16 dwelling units.

- (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 Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as plant life or animal life are concerned.

However, measures are required as part of this approval which will mitigate the above mentioned impact to a less than significant level.

Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

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

With the proposed subdivision being located within a Free Adjacent Advisory Notice for Sensitive Uses (ZI-2427) the applicant submitted a Health Risk Assessment prepared by Rincon Consultants, Inc. dated August 2016. The assessment found that the proposed residential project will not expose residents to a significant excess cancer risks associated with vehicle emissions, specifically diesel exhaust particles, based upon SCAQMD health risk guidelines and current vehicle travel characteristics for I-10 and its associated ramps. The

project has been conditioned per ZI-2427 to assist in mitigating any potential risks of air-quality.

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

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

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (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 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 Tract No. VTT-73854-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency



GRISELDA GONZALEZ  
Deputy Advisory Agency

GG:ml

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, 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

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

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

# VESTING TENTATIVE TRACT NO. 73854-SL

FOR SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 & [Q]CM ZONES,  
PURSUANT TO ORDINANCE NO. 176,354

**NOTES:**  
LEGAL DESCRIPTION:  
PARCEL 1:  
LOT 78 OF TRACT NO. 6256 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGES 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 3, 1967 AS INSTRUMENT NO. 2439, OFFICIAL RECORDS.  
PARCEL 2:  
LOT 105 OF TRACT NO. 6256 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGES 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/SUBDIVIDER:  
STI CA LLC  
4223 GLENCOE AVE, SUITE B-121  
MARINA DEL REY, CA 90402  
310-448-9500

CONTACT:  
DAVID BERNEMAN  
P.O. BOX 351028  
LOS ANGELES, CA 90035  
888-721-2228

SURVEYOR:  
BRYAN GENTRY, L.S. 6345  
GENTRY SURVEYING CO.  
235 E. EASY ST. UNIT B  
SIMI VALLEY, CA 93065  
805-527-5299  
805-527-2349 FAX

SURVEY PREPARED UNDER THE DIRECTION OF:  
*David Berneman*  
BRYAN GENTRY L.S. 6345  
LICENSE EXPIRES 12-31-18  
DATE: 4/18/17

**SURVEYOR'S NOTES:**  
1. DATE OF SURVEY: SEPTEMBER, 2015  
2. TENTATIVE MAP PREPARED: JUNE 2016  
3. SITE AREA = GROSS: 31977.5 SQ. FT. OR 0.7341 ACRES  
NET: 24797.0 SQ. FT. OR 0.5693 ACRES  
NET AFTER DEDICATION: 23389.6 SQ. FT. OR 0.5370 ACRES  
4. SITE ADDRESSES: 5841, 5849, 5853, & 5857 DAVID AVENUE, LOS ANGELES, CA 90034  
5. EXISTING ZONING: RD1.5 & [Q]CM-HV  
PROPOSED ZONING: SAME  
6. DISTRICT MAP NO: 023 B 173  
7. COMMUNITY PLAN: WEST ADAMS - BALDWIN HILLS - LEMERT  
8. COMMUNITY PLAN DESIGNATION EXISTING: LOW MEDIUM D RESIDENTIAL  
GENERAL PLAN LAND USE PROPOSED: SAME  
9. BENCHMARK:  
LA CITY BM 15-0889 BLY-88877 (2000 AD) (NAD 1983)  
WIRE SPK IN E. CLUBB ADAMS BLVD; 6FT SO. BC. CLUBB RET SO WASHINGTON BLVD.  
10. SITE LOCATED WITHIN NFP COMMUNITY NUMBER 060137, FIRM PLAN NO. 1816F, DATE OF FIRM INDEX SEPTEMBER 26, 2008, FLOOD ZONE X AS SHOWN THEREON.  
ZONE X IS OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.  
11. FOR THE CONSTRUCTION USE AND MAINTENANCE OF A 16 LOT SMALL LOT SUBDIVISION COMPRISED OF SINGLE-FAMILY DWELLINGS WITH 36 PARKING SPACES.  
12. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 ZONE, PURSUANT TO ORDINANCE NO. 176,354.  
13. TRASH COLLECTION: INDIVIDUAL CANS WITH ON-SITE PICK UP. SWERS ARE IN AND AVAILABLE.  
14. BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS.  
15. PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE.  
17. UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.  
18. THIS SITE IS SUBJECT TO LIQUEFACTION.  
19. [T] INDICATES TRASH LOCATION  
20. TRASH WILL BE COLLECTED BY STINGER TRUCK, AT THE FRONT OF EACH UNIT, FOR UNITS 2 THROUGH 16, AND AT THE REAR OF THE UNIT (ON DAVID AVE) FOR LOT 1.  
21. THE CONTOUR OF THE SURVEYED LAND IS LESS THAN 5 FEET.  
22. ALL EXISTING TREES ARE TO BE REMOVED  
23. EXISTING UNITS TO BE REMOVED:  
1 4 UNIT BUILDING (2 STORY)  
3 SINGLE UNIT BUILDINGS (1 STORY)  
4 BUILDINGS / 7 UNITS TOTAL

24. UNIT DENSITIES PER ZONE:  
[Q]CM-HV:  
AREA ON SITE: 3049.5 SQ. FT.  
MIN. LOT AREA/UNIT: 800 SQ. FT.  
MAX UNITS: 3.8  
RD1.5:  
AREA ON SITE: 20340.1 SQ. FT. (AFTER DED.)  
MIN. LOT AREA/UNIT: 1500 SQ. FT.  
MAX UNITS: 13.6  
COMBINED MAX UNITS: 17.4

6	EMBOLDENED LOT LINES	04/17/17
5	FIXED SETBACK MATRIX	03/22/17
4	MODIFIED PER REQUEST FROM PLANNING	12/21/16
3	MODIFIED LOT LINES, BLDGS, NOTES, SETBACKS,	06/08/16
2	MODIFIED TITLE, NOTES, AND SETBACKS	04/05/16
1	MODIFIED LOT 1 BOUNDARY	02/09/16
No	Revisions / Submissions	Date

**GENTRY SURVEYING CO.**  
235 E. EASY STREET UNIT B • SIMI VALLEY • CA • 93065  
(805) 527-5299 • FAX (805) 527-2349 • G1SURVEY@AOL.COM

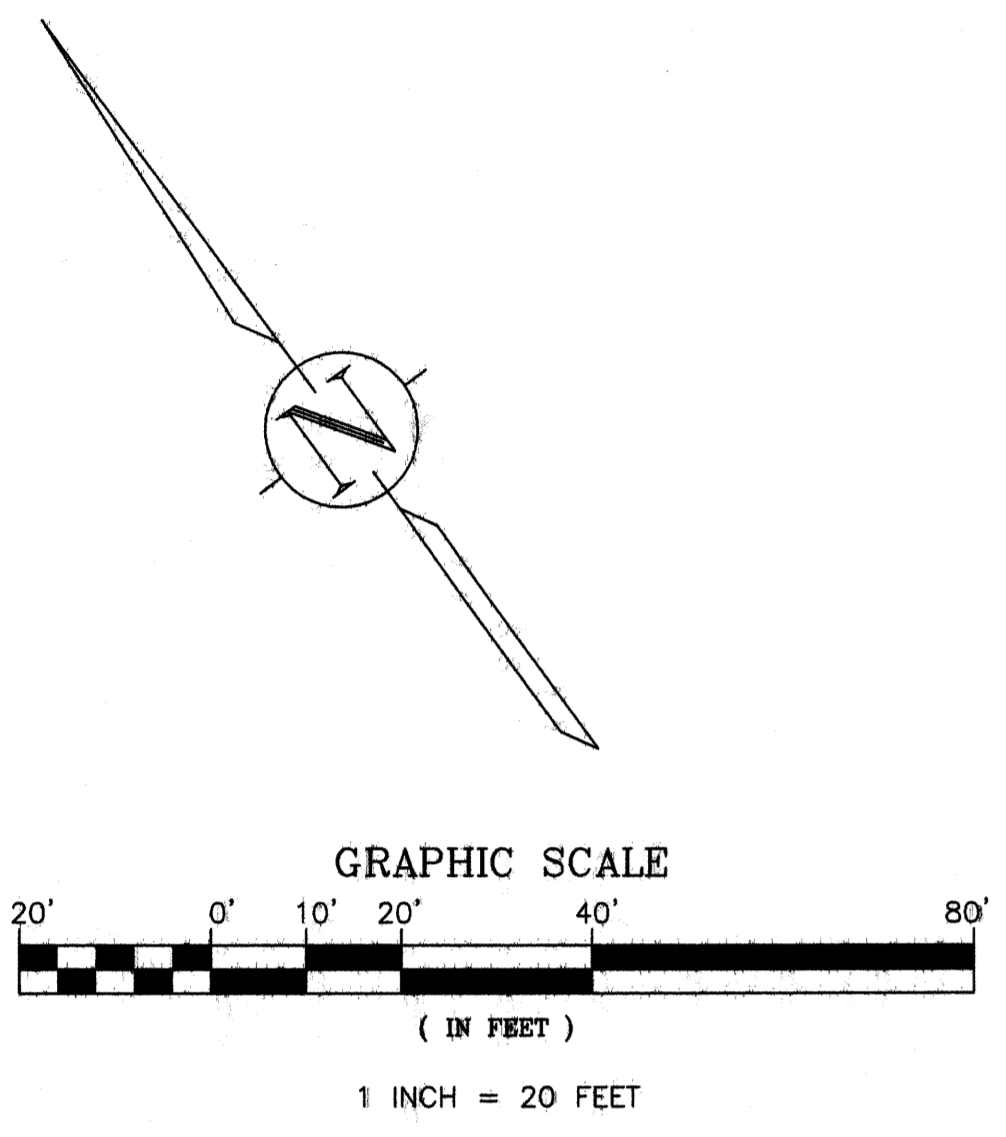
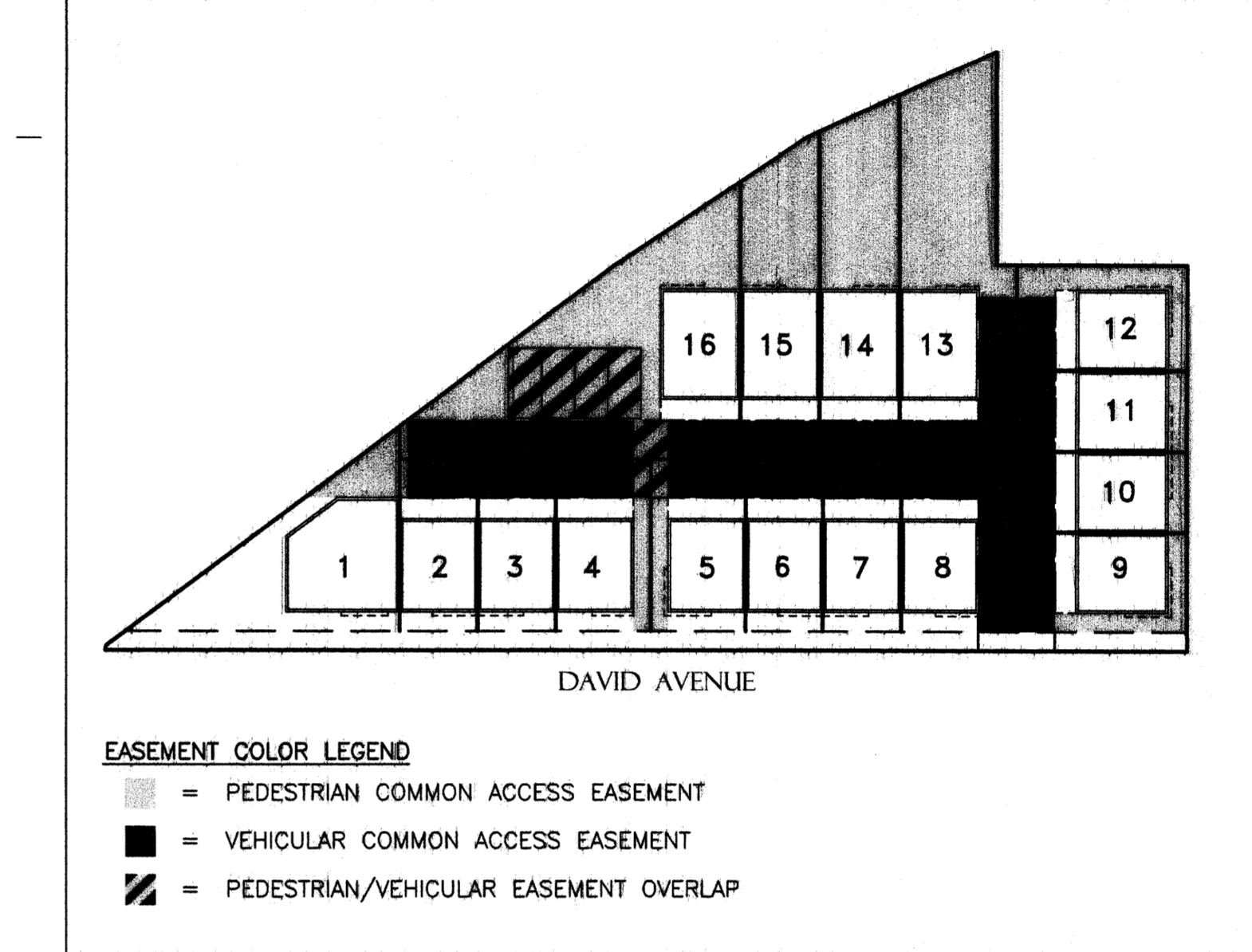
PREPARED FOR:  
**STI CA 1 LLC**  
4223 GLENCOE AVE., SUITE B-121  
MARINA DEL REY, CA 90292

DRAWING TITLE: **VESTING TENTATIVE TRACT NO. 73854-SL FOR SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 & [Q]CM ZONE, PURSUANT TO ORDINANCE NO. 176,354**

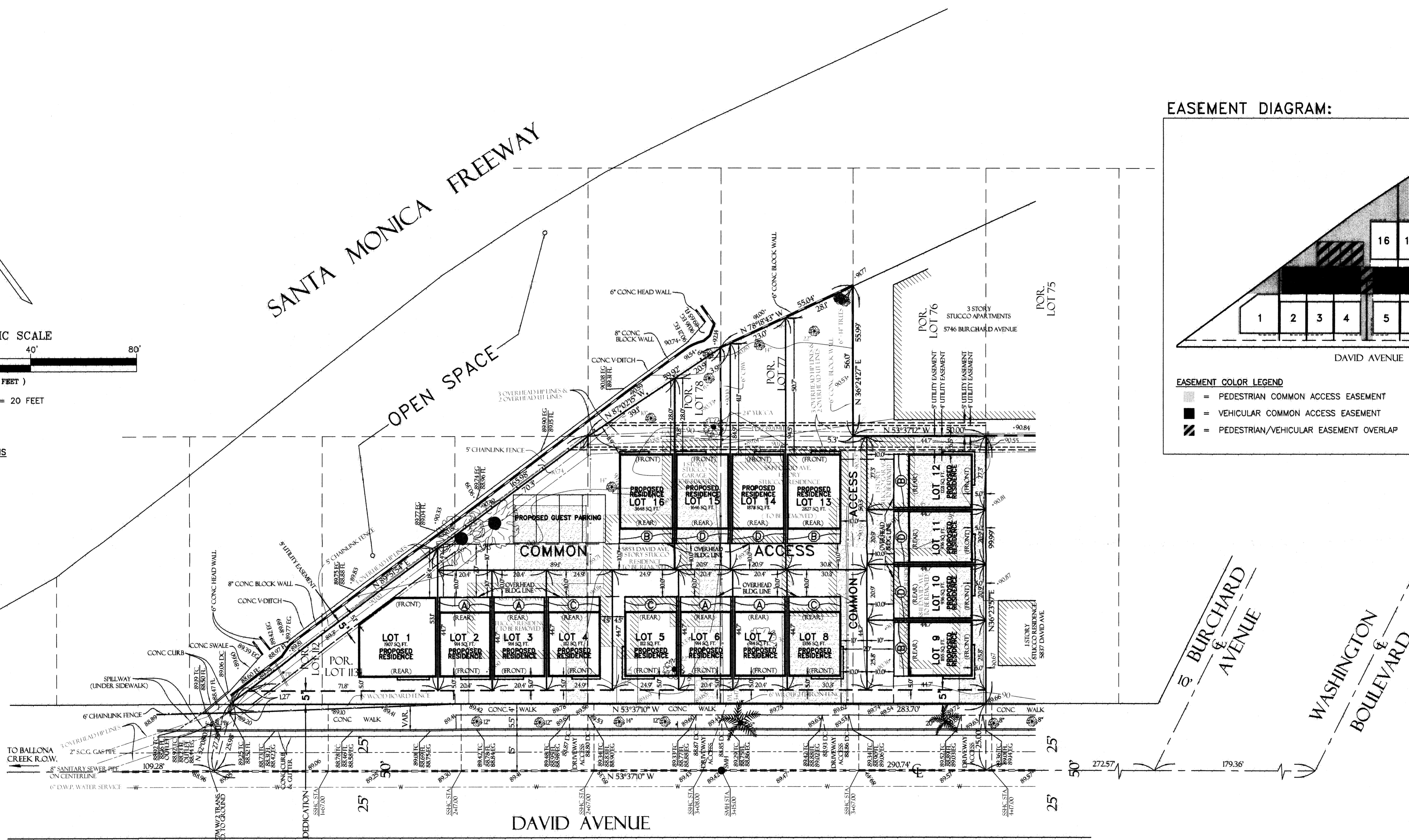
SCALE	DRAWING NAME: 15-131-TTM	PROJECT NO: 15-131
	DRAWN BY: NONE	SCALE: 1" = 20'
	DRAWN BY: J.G.	DRAWING NO:
	CHECKED BY: B.G.	
	DATE: 04-11-17	

BRYAN GENTRY L.S. 6345

**EASEMENT DIAGRAM:**



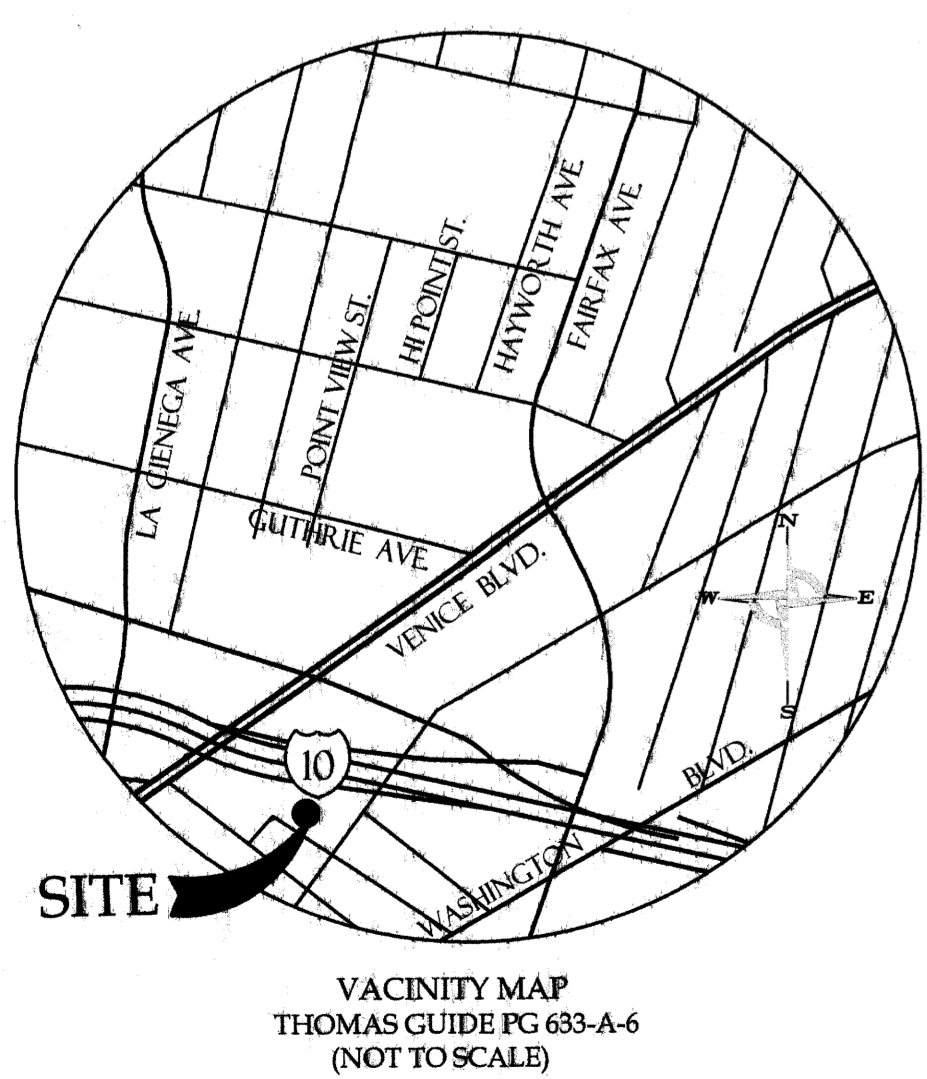
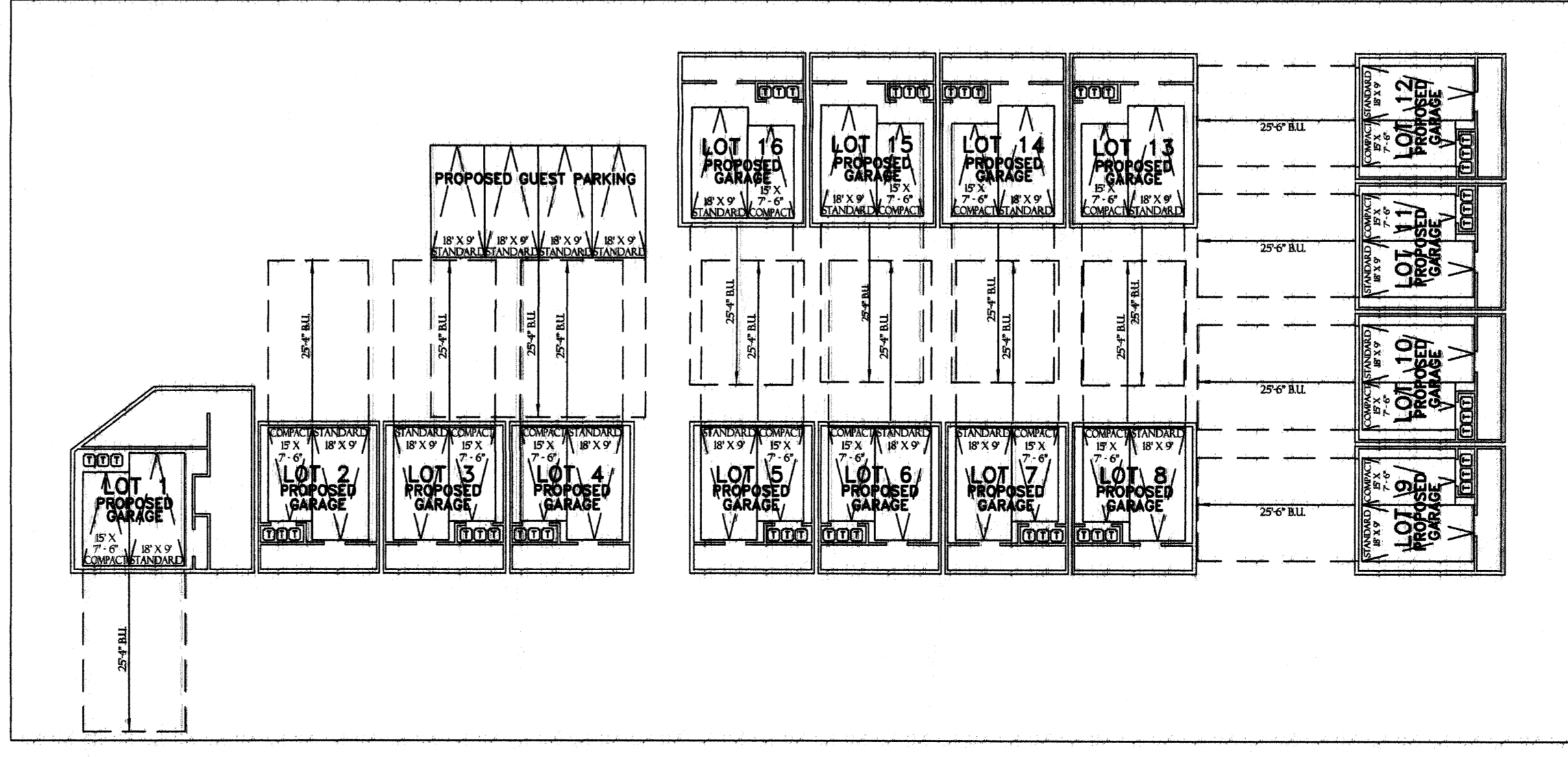
- BUILDING OVERHANG DIMENSIONS**
- Ⓐ = 19.8' X 5.5'
  - Ⓑ = 20.5' X 5.5'
  - Ⓒ = 20.0' X 5.5'
  - Ⓓ = 20.3' X 5.5'



**SETBACK MATRIX:**

LOT	FRONT (N'LY)	SIDE (E'LY)	REAR (S'LY)	SIDE (W'LY)	LOT COVERAGE
1	18.4'	0.3'	5.0'	5.1'	43%
2	10.0'	0.3'	5.0'	0.3'	52%
3	10.0'	0.3'	5.0'	0.3'	52%
4	10.0'	4.5'	5.0'	0.3'	44%
5	10.0'	0.3'	5.0'	4.5'	44%
6	10.0'	0.3'	5.0'	0.3'	52%
7	10.0'	0.3'	5.0'	0.3'	52%
8	10.0'	10.0'	5.0'	0.3'	36%
9	0.3'	5.0'	10.0'	5.0'	43%
10	0.3'	5.0'	0.3'	10.0'	52%
11	0.3'	5.0'	0.3'	10.0'	52%
12	6.5'	5.0'	0.3'	10.0'	41%
13	50.7'	10.0'	10.0'	0.3'	21%
14	41.1'	0.3'	10.0'	0.3'	31%
15	28.8'	0.3'	10.0'	0.3'	35%
16	28.8'	0.3'	10.0'	11.9'	16%

**PARKING/GARAGE DETAIL:**



LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
[ ] PARCEL MAP  
APR 18 2017  
[ ] REVISED MAP [ ] EXTENSION OF TIME  
[ ] FINAL MAP UNIT [ ] MODIFIED  
DEPUTY ADVISORY AGENCY