

**DEPARTMENT OF
CITY PLANNING**

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Decision Date: December 18, 2024

Itshak Franco (A)
1221 1227 N Virgil LLC
3831 Los Springs Drive
Calabasas, CA 91301

Aaron Belliston (R)
BMR Enterprises
5250 Lankershim Boulevard, Ste 500
North Hollywood, CA 91601

RE: Vesting Tentative Tract Map No. VTT- 84591-
SL-HCA
Related Case: ADM-2024-4939-SLD-HCA
Address(s): 1221-1227 North Virgil Avenue
Hollywood Planning Area
Zone : R2-1XL
D. M. : 144B197
C. D. : 13 – Soto-Martinez
CEQA : ENV-2018-7637-CE

Appeal Period Ends: January 2, 2025

In accordance with provisions of Sections 17.15 and 12.22 C,27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted a Categorical Exemption from the environmental review pursuant to Article 19, Section 15332 of the CEQA State Guidelines, and approved Vesting Tentative Tract No. 84591-SL-HCA composed of two (2) lots, located at 1221-1223 and 1227-1229 North Virgil Avenue for a maximum 10 small lot homes as shown on map stamp-dated August 14, 2024 in the Hollywood Community Plan and Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, and a Haul Route for the export of approximately 3,051 cubic yards of soil. This unit density is based on the R3 Zone (per Subarea B provisions of the SNAP). (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

Bureau of Engineering approvals are conducted at the Land Development and GIS Division, located 201 N. Figueroa Street, Suite 290.

1. 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.

2. That if this tract map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
3. That, all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
4. That, all pedestrian common access easements be shown on the final map.
5. 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.
6. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the BOE – Central District Office.
7. That, the subdivider make a request to the BOE – Central District Office to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. 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 the correspondence dated April 21, 2023, Soils Approval Letter.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only - contact Laura Duong at (213) 482-0434 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

9. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide the lot area coverage for the proposed Lots. The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the tract map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this requirement per LAMC Section 12.22.C.27.(a)(5). Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - b. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked 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.

Notes:

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 project site is located within the Vermont/Western Station Neighborhood Specific Plan Area which allows the residential use per R3 uses. Section 8.A. of the SNAP allows the site to build at the R3 density and no setbacks.

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

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

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 North Figueroa Street, 3rd Floor. 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) 482-6543. You should advise any consultant representing you of this requirement as well.

11. 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. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - e. 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.
 - f. 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.
 - g. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the

approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall not be less than 20 feet. all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane. 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. 2) 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. 3) 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. 4) Submit plot plans indicating access road and turning area for Fire Department approval. 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued. 6) 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. 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy. 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac. 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

- h. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- i. Site plans shall include all overhead utility lines adjacent to the site.
- j. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- k. The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.
- l. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
- m. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- n. 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.
- o. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- p. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- q. Standard cut-corners will be used on all turns.
- r. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and

adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- i) The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
- ii) The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
- iii) In the event that the property owner's association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
- iv) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
- v) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- t. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- u. 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.
- v. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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) 482-6543**. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, CA 90051-5700 or (213)367-1218.

12. 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) where applicable.

13. 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).

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments.

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

15. INFORMATION TECHNOLOGY AGENCY

To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

16. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note:

Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077 for permit information.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals are conducted at the Metro, West Los Angeles, or Valley Development Services Centers, unless otherwise indicated.

17. 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. **Use.** Limit the proposed development to a maximum of 10 lots.
 - b. **Parking.** Limit the number of parking spaces to no more or no less than 20 spaces for the 10 dwelling units, and no more or no less than two (2) guest parking spaces.
 - c. **Fence.** That prior to issuance of a certificate of occupancy, a minimum six (6)-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard.
 - d. **Energy Conservation.** 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.
18. **Small Lot Subdivision - Note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 185,462 (Small Lot Subdivisions) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site:

a. Setback Matrix

Lot	North Yard (S)	South Yard (S)	East Yard (F)	West Yard (R)
1	5'	8'	0'	1"
2	5'	8'	1"	1"
3	5'	8'	1"	1"
4	5'	8'	1"	1"
5	0'	11'	1"	0'
6	8'	5'	0'	1"
7	8'	5'	1"	1"
8	8'	5'	1"	1"
9	8'	5'	1"	1"
10	9'	0'	1"	0'

- b. 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. The 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 Map file.
19. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:

Haul Route General Conditions

- a. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector.
- b. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- c. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified at least 24 hours prior to the start of hauling, (213) 486-0777.
- d. Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4).
- e. Trucks and loads are to be watered at the import site to prevent blowing dirt and are to be cleaned of loose earth at the import site to prevent spilling.
- f. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday.
- g. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- h. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.
- i. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
- j. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change.
- k. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report.
- l. Hauling vehicles shall be spaced so as to discourage a convoy effect.
- m. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.

Haul Route Specific Conditions

- n. Loaded haul vehicles traveling from the project site shall travel to 3001 Scholl Canyon Road, Glendale, CA 91206 (Scholl Canyon Landfill), exiting the site to the north on Virgil Avenue, right on Fountain Avenue, continue onto Hyperion Avenue, right on Rowena Avenue, merge onto CA134 toward Pasadena, exit 11, right on Figueroa Street, continue to Scholl Canyon Road.
 - o. Empty haul vehicles traveling to the project site facility shall exit 3001 Scholl Canyon Road, west on Scholl Canyon Road onto CA-134 West toward Ventura, exit 9B to CA-2 South, exit 13B merge onto Fletcher Drive, right on Glendale Boulevard, continue straight onto Rowena Avenue, left onto Hyperion Avenue, continue onto Fountain Avenue, left onto North Virgil Avenue, right onto the project site.
 - p. Hauling hours of operation are restricted to the hours between 9:00 A.M. and 3:00 P.M., Monday through Friday and between 8:00 A.M. to 4:00 P.M. Saturday, with no hauling on Sundays or holidays.
 - q. Haul vehicles are bottom dump trucks with 10 wheels, carrying 20 cubic yards per truck, and a maximum gross weight of 40,000 pounds.
 - r. There shall be no staging or parking of construction vehicles, including vehicles to transport workers, on any adjacent residential streets.
 - s. Total net export of material is approximately 3,051 cubic yards.
 - t. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
 - u. A minimum of two flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. Additional flag attendants may be required by the LADBS Inspector, LADOT, or BOSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections, narrow portions of roads or where obstacles are present). Flag attendants and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
 - v. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Central District Engineering Office, 100 S. Main Street 9th Floor, Los Angeles, CA, 90012. Further information regarding the bond may be obtained by calling 213-972-4990.
20. 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.
21. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

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

conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 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 Municipal Code.
 - (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 comply 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Improve the alley adjoining the subdivision by the repairing any existing bad order alley section including any necessary removal and reconstruction of the existing improvements.
- (b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- (c) No street lighting requirements.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
- (e) Repair or replace any off-grade or broken curb, gutter, and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.

- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Virgil Avenue adjoining the subdivision by the construction of a new concrete curb, gutter and a 12-foot wide concrete sidewalk with tree wells. Repair and or replace any damaged roadway pavement, including any necessary removal and reconstruction of existing improvements.
 - b. Improve the Alley adjoining the subdivision by the construction of new two-foot wide longitudinal concrete gutter and new alley pavement, including any necessary removal and reconstruction of existing improvements.
 - c. Construct the necessary on-site mainline and house sewers to serve the development as required by BOE – Central Engineering District Office.

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 density.

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

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

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

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

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

22. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to Los Angeles City Planning, Expedited Processing Section.

23. **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.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 84591-SL-HCA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The project site is located within the Hollywood Community Plan, which establishes goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. Moreover, the project site is located within Subarea B (Mixed Use Boulevards) of the Vermont/Western SNAP, which establishes goals, objectives, and policies for future developments that supersede the LAMC.

Relationship between the Vermont/Western SNAP and LAMC

Pursuant to Section 3 of the SNAP, the provisions in the Specific Plan which require or permit greater or lesser setbacks, street dedications, open space, densities, heights, uses, parking, or other controls on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the Los Angeles Municipal Code (LAMC), prevail, and supersede the applicable provisions of the LAMC. The Small Lot Ordinance modifies the required minimum lot size, width, and coverage, and reduces yards, passageways, and building separation for a standard subdivision and development of residential uses, in order to provide greater flexibility in accommodating the construction of fee-simple housing on smaller sized lots than would otherwise be permitted for a multifamily residentially zoned lot. For these reasons, the Small Lot Subdivision Ordinance contains language to allow projects that will be developed as Small Lot Subdivisions to deviate from these requirements prior to the recordation of a final map. However, the Ordinance does not contain language to supersede any Specific Plan regulations prior to the recordation of the final map.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.03 requires that the Tract Map be designed in compliance with the zoning regulations applicable to the project site. The project site is located within the Hollywood Community Plan, which designates the site with a Low Medium I Residential Land Use designation corresponding to the R2 Zone. The project site is zoned R2-1XL, which is consistent with the land use designation. Moreover, the project site is located within Subarea B of the SNAP and is consistent with its standards and regulations. The project has been conditioned to be compliant with the SNAP. The project site has approximately 13,401 square feet of lot area, or 14,401 square feet (13,401 square feet + 1,000 square feet with half of the alley), which would permit a maximum of 18 dwelling units. As shown on the Vesting Tentative Map, the project proposes to subdivide the project site into 10 small lots, pursuant to Small Lot Ordinance No. 185,462.

The Vesting Tentative Tract Map was prepared by Planex Associates Inc. and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements of the tract map. The tract map indicates the parcel 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. Additionally, as a small lot subdivision, the map indicates the common access

easement for vehicular and pedestrian access to the proposed small lots, consistent with Small Lot Ordinance No. 185,462. As proposed and conditioned, 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 the SNAP 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 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 17.50 enumerates the design standards for a parcel 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 17.03 requires that the tract map be designed in conformance with the zoning regulations of the project site and the SNAP. Subarea B of the SNAP states that all lots found within this subarea are subject to R3 density. With a density of 800 square feet per dwelling unit, the site permits a maximum of 18 dwellings on the 13,401 square feet of lot area, or 14,401 square feet (13,401 square feet + 1,000 square feet with half of the alley). As the map is proposed for a 10-unit small lot subdivision, it is consistent with the density permitted by the zone and the specific plan. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

The Vesting Tentative Tract Map was distributed to and reviewed by various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering (BOE) has recommended improving the alley adjoining the subdivision, by the repairing of any existing bad order alley section including any necessary removal and reconstruction of the existing improvements. 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. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is comprised of two (2) rectangular-shaped lots located along the westerly side of Virgil Avenue and consisting of 13,401 net square feet (0.31 net acres) of lot area. The subject site is currently vacant. There are no protected trees on the site, as identified in a letter prepared by William R. McKinley, a certified arborist #WE-4578A, dated February 22, 2018.

The project proposes a Vesting Tentative Tract Map for the subdivision of two (2) lots into 10 individual parcels for the construction use and maintenance of 10 small lots containing 20 residential parking spaces and two (2) guest parking spaces. The project site is located within approximately 0.41 kilometers from the Upper Elysian Park Fault but is not located within the Alquist-Priolo Fault Zone. The property is not located within a designated hillside area, liquefaction zone, earthquake induced landslide, or fault-rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Furthermore, the site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The subject property is in a BOE Special Grading Area. A haul route approval is being requested for the export of 3,051 cubic yards of earth.

Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not located within any Flood Zone. The map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in the correspondence dated April 21, 2023, and Soils Report Approval dated January 4, 2019 (Log No. 106393) and attached to the case file, prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The surrounding area is generally characterized by low to medium density residential uses. Parcels to the north, south, and east across Virgil Avenue are zoned R2-1XL, located within Subarea B of the SNAP, and developed with single- and multi-family residential buildings. The parcels to the west, across the alley, are zoned RD1.5-1XL, located within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP, and developed with single- to multi-family residential buildings.

The project site, which is comprised of two (2) parcels, consists of 13,401 square feet of land, and is currently vacant. The project proposes to construct 10 small lot homes measuring varying heights between 25 to 50 feet. The subject lots would allow for a maximum of 10 dwelling units on-site. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of 18 dwelling units and a height of 50 feet. 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, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Advisory Agency has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Section 15332 of the CEQA State Guidelines (see above CEQA Findings).

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

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- g) THE DESIGN OF THE SUBDIVISION 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 Virgil Avenue, which is a public street. The project site consists of parcels identified as Lots No. FR 25 and FR 26 of City Boundary Tract and is identified by the Assessor Parcel Map No. 5542021028 and 5542021029. While the project will provide a private easement for common/vehicular access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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

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. 84591-SL.

Vincent P. Bertoni, AICP
Advisory Agency



MICHELLE CARTER
Deputy Advisory Agency

MC:HB:nm

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



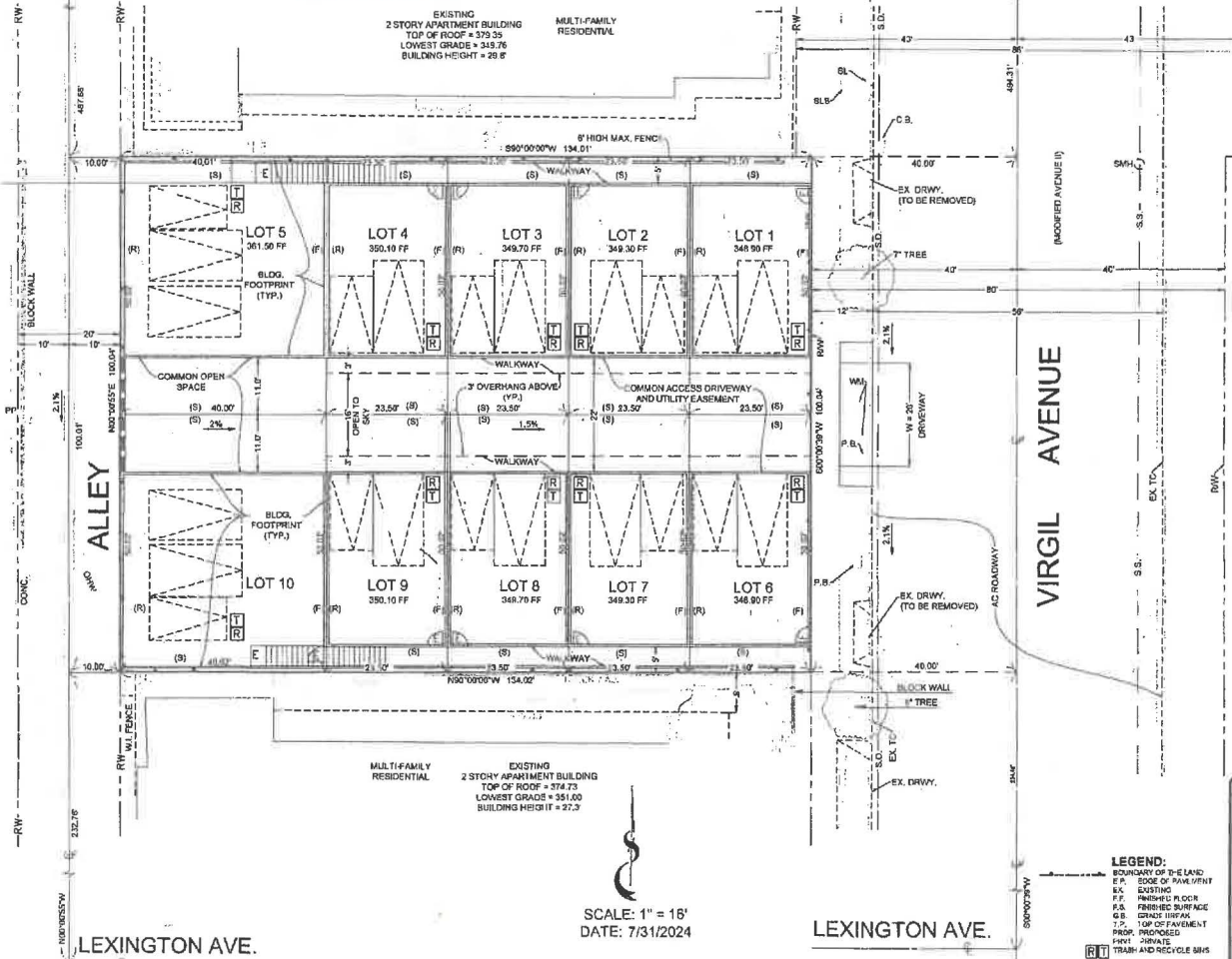
QR Code to BuildLA Appointment
Portal for Condition Clearance

AUG 14 2024

VESTING TENTATIVE TRACT MAP NO. 84591

FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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



PROJECT SUMMARY:
NUMBER OF LOTS: 10
NUMBER OF PARKING SPACES REQUIRED: 20
NUMBER OF REQUIRED PARKING SPACE PER UNIT RATIO: 2
TOTAL NUMBER OF PARKING SPACES PROVIDED: 22

EXISTING NUMBER OF UNITS: 4
NUMBER OF UNITS: 10
MAXIMUM BUILDING HEIGHT: 45 FT.

SITE AREA = 13,301 S.F.
GROSS AREA = 18,401 S.F.
SITE NET AREA AFTER DEDICATION = 13,401 S.F.
EXISTING AND ZONING: R2-1AL
EXISTING AND LAND USE: LOW MEDIUM RESIDENTIAL
EXISTING USE: MULTI-DWELLING RESIDENTIAL
USE: SINGLE FAMILY RESIDENTIAL
COUNCIL DISTRICT: 13
COMMUNITY PLAN AREA: HOLLYWOOD
SPECIFIC PLAN: VERMONT/WESTERN TRANSIT ORIENTED DISTRICT

- NOTES:**
1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R2-1AL ZONE PURSUANT TO ORDINANCE NO. 185,489.
 2. THERE ARE NO PROTECTED TREES ON THE SITE.
 3. CITY SEWER IS AVAILABLE.
 4. SITE DRAINAGE WILL BE CONDUCTED TO VIRGIL AVENUE.
 5. THERE ARE NO WELLS ON THE PROPERTY.
 6. THE SITE IS NOT WITHIN POTENTIALLY GEOLOGICALLY HAZARDOUS ZONE.
 7. THE SITE IS WITHIN HILLSIDE ZONE, AND VERY HIGH FIRE HAZARD SEVERITY ZONE.
 8. PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
 9. HAUL ROUTE APPROVAL TO EXPORT 3,061 CUBIC YARDS OF SOILS IS HEREBY REQUESTED.

LEGAL DESCRIPTION:
LOTS 25 AND 28, BLOCK 8, OF THE CITY BOUNDARY MAP, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MISCELLANEOUS RECORDS, RECORDS OF SANS COUNTY.

APN: 5542-021-028 AND 5542-021-029

BUILDING SETBACK AND AREA TABLE						
LOT	NORTH YARD (S)	SOUTH YARD (S)	EAST YARD (F)	WEST YARD (R)	LOT AREA	BLDG. AREA
1	5.00 ft.	8.00 ft.	0.00 ft.	0.00 ft. (1')	1,175 sq. ft.	2,271 sq. ft.
2	5.00 ft.	8.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	2,568 sq. ft.
3	5.00 ft.	8.00 ft.	0.39 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	1,989 sq. ft.
4	5.00 ft.	8.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	1,899 sq. ft.
5	8.00 ft.	11.00 ft.	0.00 ft. (1')	0.00 ft.	2,002 sq. ft.	2,000 sq. ft.
6	8.00 ft.	5.00 ft.	0.00 ft.	0.00 ft. (1')	1,175 sq. ft.	2,271 sq. ft.
7	8.00 ft.	5.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	2,383 sq. ft.
8	8.00 ft.	5.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	1,899 sq. ft.
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10	8.00 ft.	0.00 ft.	0.00 ft. (1')	0.00 ft.	2,002 sq. ft.	2,094 sq. ft.



PROJECT ADDRESS:
1221, 1223, 1227, AND 1229 VIRGIL AVE., LOS ANGELES, CA 90029

OWNER/SUBOWNER

1221-1227 N VIRGIL LLC,
3331 LOST SPRINGS DR,
CALABASAS, CA 91301

CIVIL ENGINEER

235W

DATE: 7/15/2024

PREPARED BY

PLANEX
ASSOCIATION, INC.
13001 WILSON BLVD.
SUITE 100
VAN NUYS, CA 91411
TEL: (818) 708-5511
FAX: (818) 708-5512

SHEET 1 OF 1
PER: 2024-044

Tentative Map 1221-2024-01 and the accompanying geological and soils engineering reports dated 08/14/24 are acceptable for the initial filing with the Department of City Planning.

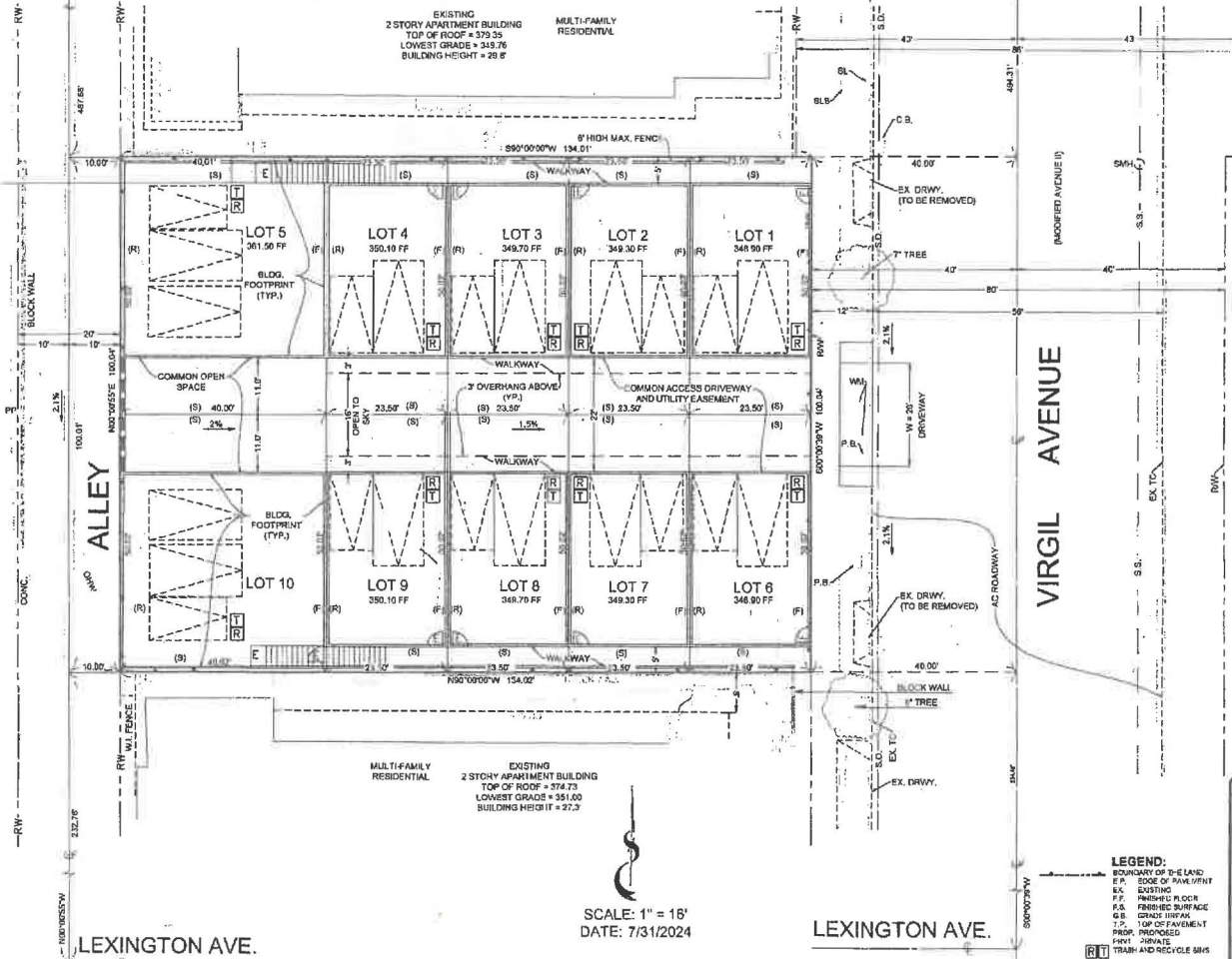
Registration Building & Safety

AUG 14 2024

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



SCALE: 1" = 16'
DATE: 7/31/2024

LEGEND:
B.B. BOUNDARY OF THE LAND
E.P. EDGE OF PAVEMENT
EX. EXISTING
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
G.S. GRADE SURFACE
T.P. TOP OF PAVEMENT
PROP. PROPOSED
P.W. PRIVATE
R.T. TRAIL AND RECYCLE MARK

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CIVIL ENGINEER

235W

DATE: 7/15/2024

PREPARED BY

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13001 MARCO BLVD.,
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TEL: (818) 708-5511
FAX: (818) 708-7470

SHEET 1 OF 1
PER: 2024-044

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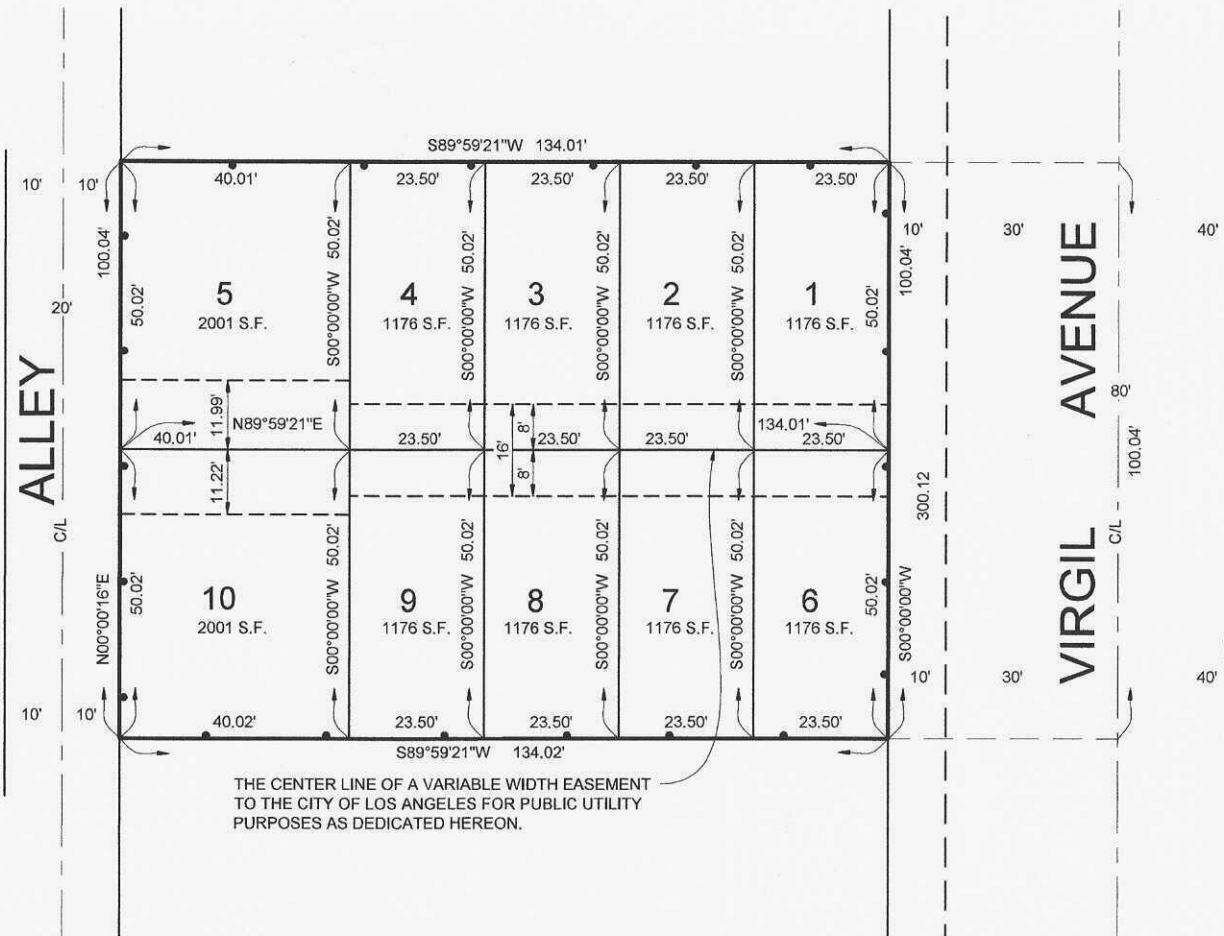
Registration, Building & Safety

TRACT NO. 84591

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



LOTS AND COMMON ACCESS DETAIL



PUBLIC UTILITY EASEMENT DETAIL

LEGEND

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.

NOTES:

THIS MAP IS BEING RECORDED AS A SMALL LOT SUBDIVISION PER ORDINANCE NO. 176354.

THE COMMON ACCESS SHOWN HEREON IS FOR IDENTIFICATION PURPOSES ONLY AND
NOT TO BE CONSTRUED AS A PUBLIC STREET OR AN APPROVED PRIVATE STREET.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ PARCEL-MAP *Toua*

JUL 14 2026

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

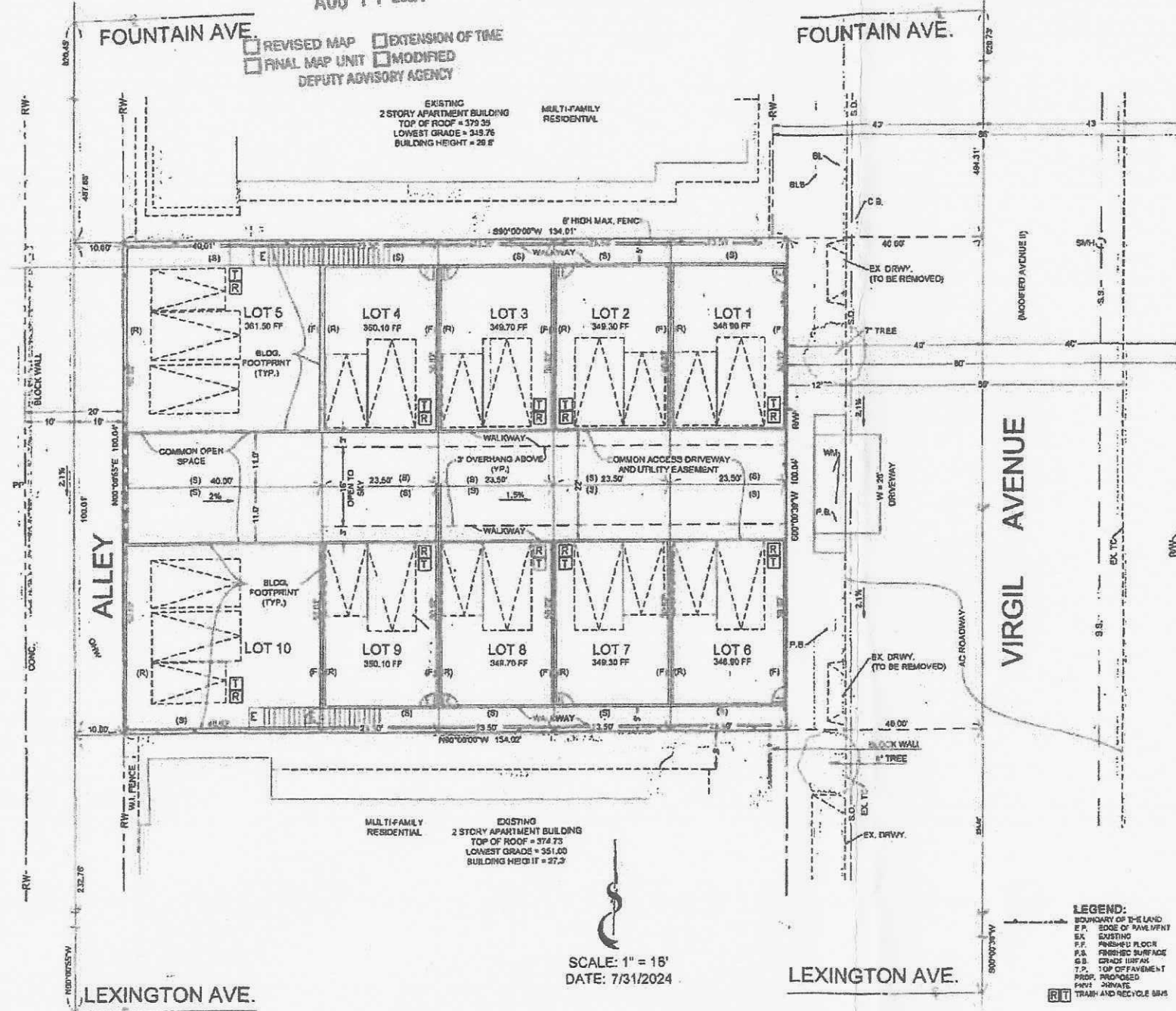
minor change

change to common access

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

AUG 14 2024

VESTING TENTATIVE TRACT MAP NO. 84591
FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



PROJECT SUMMARY:
NUMBER OF LOTS: 10
NUMBER OF PARKING SPACES REQUIRED: 20
NUMBER OF REQUIRED PARKING SPACES PROVIDED: 22
TOTAL NUMBER OF PARKING SPACES PROVIDED: 22

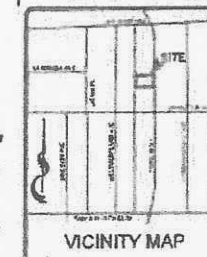
EXISTING NUMBER OF UNITS: 4
NUMBER OF UNITS: 10
MAXIMUM BUILDING HEIGHT: 45 FT.

SITE AREA = 13,901 S.F.
GROSS AREA = 18,491 S.F.
SITE NET AREA AFTER DEDICATION = 13,491 S.F.
EXISTING AND ZONING: R2-1XL
EXISTING AND LAND USE: LOW MEDIUM DENSITY RESIDENTIAL
EXISTING USE: MULTI-DWELLING RESIDENTIAL
USE: SINGLE FAMILY RESIDENTIAL
COUNCIL DISTRICT: 13
COMMUNITY PLAN AREA: HOLLYWOOD
SPECIFIC PLAN: VERMONT/WESTERN TRANSIT ORIENTED DISTRICT

- NOTES:
1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R2-1XL ZONE PURSUANT TO ORDINANCE NO. 185,499.
 2. THERE ARE NO PROTECTED TREES ON THE SITE.
 3. CITY SEWER IS AVAILABLE.
 4. SITE DRAINAGE WILL BE CONDUCTED TO VIRGIL AVENUE.
 5. THERE ARE NO WELLS ON THE PROPERTY.
 6. THE SITE IS NOT WITHIN POTENTIALLY GEOLOGICALLY HAZARDOUS ZONE.
 7. THE SITE IS WITHIN HILLSIDE ZONE, AND VERY HIGH FIRE HAZARD SEVERITY ZONE.
 8. PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
 9. HAUL ROUTE APPROVAL TO EXPORT 3,051 CUBIC YARDS OF SOILS IS HEREBY REQUESTED.

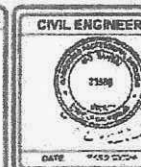
LEGAL DESCRIPTION:
LOTS 25 AND 26, BLOCK 8, OF THE CITY BOUNDARY MAP, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 7 OF MISCELLANEOUS RECORDS, RECORDS OF SAIG COUNTY.
APN: 5542-021-028 AND 5542-021-029

BUILDING SETBACK AND AREA TABLE						
LOT	NORTH YARD (S)	SOUTH YARD (S)	EAST YARD (F)	WEST YARD (R)	LOT AREA	BLDG. AREA
1	5.00 ft.	0.00 ft.	0.00 ft.	0.00 ft. (1')	1,175 sq. ft.	2,271 sq. ft.
2	5.00 ft.	0.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	2,368 sq. ft.
3	5.00 ft.	0.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	1,899 sq. ft.
4	5.00 ft.	0.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	1,899 sq. ft.
5	0.00 ft.	11.00 ft.	0.00 ft. (1')	0.00 ft.	2,002 sq. ft.	2,000 sq. ft.
6	0.00 ft.	3.00 ft.	0.00 ft.	0.00 ft. (1')	1,175 sq. ft.	2,271 sq. ft.
7	0.00 ft.	5.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	2,368 sq. ft.
8	0.00 ft.	3.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	1,899 sq. ft.
9	0.00 ft.	3.00 ft.	0.00 ft. (1')	0.00 ft. (1')	1,175 sq. ft.	1,899 sq. ft.
10	0.00 ft.	0.00 ft.	0.00 ft. (1')	0.00 ft.	2,002 sq. ft.	2,004 sq. ft.



PROJECT ADDRESS:
1221, 1223, 1227, AND 1229 VIRGIL AVE., LOS ANGELES, CA 90029

OWNER/SUBDIVIDER
1221-1227 N VIRGIL LLC,
3331 LOST SPRINGS DR.
CALABASAS, CA 91301



LOS ANGELES DEPT. OF CITY PLANNING
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TRACT MAP

JUL 14 2026

REVISOR'S NAME
DEPUTY ADVISORY AGENCY

MINOR CHANGE
WALKWAY TO COMMON AREAS