

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
PHYLLIS KLEIN
BRIAN ROSENSTEIN
JACOB SAIMAN
ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

March 10, 2026

Xun Liao (O/A)
Amtrend Capital Corporation
17581 Irvine Boulevard, Suite 200
Tustin, CA 92780

RE: VTT-83140-SL-HCA
Address: 4612 East Topaz Street
Community Plan: Northeast Los Angeles
Community Plan Area
Council District: 14 - Jurado
Zone: RD1.5-1
CEQA: ENV-2020-7013-CE

EXTENSION OF TIME

On April 5, 2023 the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. VTT-83140-SL-HCA composed of two parcels, for a maximum of six (6) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated August 25, 2022, and an Adjustment to permit a 12-foot front yard setback in lieu of the required 15 feet, and to permit a 9-foot 1 inch rear yard setback in lieu of the required 10 feet, located at 4612 East Topaz Street, in the Northeast Los Angeles Community Plan

Pursuant to LAMC Sec. 13B.7.3.F.2. of Chapter 1A, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Sec. 13B.7.3.F.2.b. of Chapter 1A, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. VTT-83140-SL-HCA

Therefore, the new expiration date for the subject map is April 5, 2029.

VINCENT P. BERTONI, AICP
Director of Planning

Andrew Jorgensen
Deputy Advisory Agency
VPB:AJ:JC

cc: Councilmember Ysabel Jurado

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: April 05, 2023

Appeal End Date: April 20, 2023

Xun Liao (O)
Amtrend Capital Corporation
17581 Irvine Boulevard, Suite 200
Tustin, CA 92780

Austin Dang (A)
CDA + PDG, Inc.
150 El Camino Real, #112
Tustin, CA 92780

Re: VTT-83140-SL-HCA
4612 East Topaz Street
Northeast Los Angeles Community Plan Area
Zone : RD1.5-1
C.D. : 14
CEQA : ENV-2020-7013-CE
Legal Description: Lots 102 and LT A (Arb 1);
Tract: Grider and Hamilton Rose Hill

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency adopted a Categorical Exemption from the environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines, and approved Vesting Tentative Tract No. 83140-SL composed of two parcels, and an Adjustment to permit a 12-foot front yard setback in lieu of the required 15 feet, and to permit a 9-foot 1 inch rear yard setback in lieu of the required 10 feet, located at 4612 East Topaz Street, for a maximum of six (6) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated August 25, 2022 in the Northeast Los Angeles Community Plan. This unit density is based on the RD1.5 Zone pursuant to Ordinance No. 173,540. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall 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 Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Quyen Phan of the Permit Case Management Division by calling (213) 808-8604.

1. That the existing storm sewer easement be shown on the final map satisfactory to the Central Engineering District Office.
2. That if necessary additional storm sewer easement be dedicated satisfactory to the City Engineer and be shown on the final map.
3. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work in any storm and sewer easement and to construct over the existing facilities must be submitted to the City Engineer for approval.
4. That if this tract map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
5. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 185462" satisfactory to the City Engineer.
6. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
7. That all tract boundary lines be properly established in accordance with Section 17.07D of the Los Angeles Municipal Code prior to recordation of the final map satisfactory to the City Engineer.
8. 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.
9. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
10. That all pedestrian common access easements be shown on the final map.

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.*

11. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. 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.
 - b. The following setbacks shall apply to the perimeter of the subdivision:
 - 1. The provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the perimeter of the subdivision; Lot 1 does not comply with the minimum 15 ft. front yard setback along Topaz Street after required street dedication is taken as required for the RD1.5 Zone.
 - 2. A minimum ten-foot yard shall be required along the Rear Lot Line of the perimeter of the subdivision. Lot 6 does not comply with the minimum 10 ft. rear yard setback along the line in the west.
 - 3. 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.
 - c. 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 requirement shall be required to comply with current code as measured from new property lines after dedication.
 - d. The lot area of Lot 1 is to be measured after the required dedication is taken. The Final map is to reflect the lot area as measured after the required dedication is taken.

Notes:

A covenant shall be recorded to specify all easements such as common access driveway, pedestrian access, drainage, and utility easements on the subject site.

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.

Backup space for parking space with less than 26'-8" shall provide sufficient parking

stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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 Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

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

12. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively or as shall be determined to the satisfaction of the Department of Transportation.
13. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.
14. Driveway(s) and vehicular access for residential component of any development should be limited to the street with lowest classification or as shall be determined to the satisfaction of the Department of Transportation.
15. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.
16. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 N. 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-

6504. *You should advise any consultant representing you of this requirement as well.*

17. Access for Fire Department apparatus and personnel to and into all structures shall be required.
18. 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.
19. 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).
20. 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.
21. 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.
22. Fire Lane Requirements:
 - a. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - b. 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.
 - c. 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.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
 - e. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - f. 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.
 - g. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - h. 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.
 - i. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
23. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
24. Site plans shall include all overhead utility lines adjacent to the site.
25. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

26. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
27. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
28. 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.
29. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
30. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
31. Standard cut-corners will be used on all turns.
32. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
33. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating, the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

34. FPB #105
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
35. 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:
- a. 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.
 - b. 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.
 - c. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - d. 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.
 - e. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
36. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
37. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
38. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
39. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal

travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

40. Entrance to the main lobby shall be located off the address side of the building.
41. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
42. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
43. 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.
44. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
45. 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

46. 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 Nos. S-1(c))

BUREAU OF SANITATION

47. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found there are easements contained within the aforementioned property. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

Note: This Approval is for the Tract Map only and represents the office of the Bureau of Sanitation/WCSD. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District office of the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(d))

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any

questions or comments regarding this information, please feel free to contact the RAP Park Fee staff at (213) 202-2682.

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

BUREAU OF STREET LIGHTING

49. 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).

Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Construct new street light: one (1) on Topaz Street.

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

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

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

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

51. 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 six (6) lots.
 - b. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.

- c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- e. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

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

Lot No.	Front Yard (East)	Rear Yard (West)	Side Yard (North)	Side Yard (South)
1	12'	0'-3"	5'	22'
2	0'-3"	0'-3"	5'	22'
3	0'-3"	0'-3"	5'	22'
4	0'-3"	0'-3"	5'	22'
5	0'-3"	0'-3"	5'	22'
6	0'-3"	9'-1"	5'	22'

(ii) The width of the common access driveway shall be a minimum of 20 feet and shall remain clear to the sky.

52. 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.

53. **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.

- 54. 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.

55. 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.
56. 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 do the covenant and agreement.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
 - (a) 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.
 - (b) All other conditions applying to Model Dwellings under Section 12.22 A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site, and a 2:1 ratio to replace any Street Trees being removed.

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.
 - a. Construct new street light: one (1) on Topaz Street.

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

- (j) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (i) Improve Topaz Street adjoining the subdivision by the construction of a new concrete curb, gutter and a full-width concrete sidewalk with tree wells or a minimum 5-foot concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements.
 - (ii) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
 - (iii) Construct any necessary drainage facilities to drain the subdivision to a suitable outlet satisfactory to the City Engineer.

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.

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):

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines.

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

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project is for the demolition of the existing single-family unit and other structures on two (2) lots comprising of 10,773 square feet for the subdivision into six (6) small lots, including six (6) three (3)-story residential units with a two (2)-car garage on each of the six (6) subdivided lots, and exporting approximately zero (0) cubic yards of earth. The floor area of each dwelling will range from 2,378 to 2,429 square feet. The project also includes the removal of five (5) non-Protected Trees on site.

The site is zoned RD1.5-1 and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on sites that are approximately 10,773 square feet total, or 0.25 acres total. Lots adjacent to the subject site are developed with single- and multi-family residence structures. The site is previously disturbed and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. As identified in the Tree Disclosure Statement signed on January 19, 2023 and the Landscape Plan prepared by Eric Freeman, Landscape Architect with Emerald Design, there are five (5) non-Protected Trees on site. The project requires the removal of the five (5) non-Protected Trees on site. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

Regarding cumulative impacts, while there may be active and future building permits in the vicinity of the subject site, all projects will be required to follow all regulatory compliance measures regarding construction, and required to obtain proper permits, which, through inspections, will ensure that the Project follows all applicable provisions. Any use of the right-of-way for construction materials or large construction vehicles is required to be by permit, which is issued by the Bureau of Street Services Investigations and Enforcement Division. For roadway access during construction,

because staging of equipment in the right of way is done by permit, coordination of the use of the right-of-way by the construction sites in proximity to the project site will occur by Bureau of Street Services review.

As mentioned, the project proposes the demolition of the existing single-family unit and other structures on two (2) lots comprising of 10,773 square feet for the subdivision into six (6) small lots, including six (6) three (3)-story residential units with a two (2)-car garage on each of the six (6) subdivided lots, in an area zoned and designated for such development. All adjacent lots are developed with single- and multi-family residence structures, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.08:1 on a site that is permitted to have a maximum FAR of 3:1. The project proposes a maximum building height of 34 feet 6 inches, which is not unusual for the vicinity of the subject site, and is similar in scope to other existing Low Medium II Residential land use in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The proposed project is located over 27.3 miles away from Topanga State Park, therefore, the subject site will not create any impacts within a designated state scenic highway.

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

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Vesting Tentative Tract Map No. 83140, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

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

The project site is located within the Northeast Los Angeles Community Plan, one of the 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the project site with a land use designation of Low Medium II Residential with the corresponding zones of RD2, RW2, RZ2.5, and RD 1.5. The site is zoned RD1.5-1, which is consistent with the land use designation.

The project proposes six (6) Small Lots containing six (6) single-family dwellings. The project will be consistent with the adopted zone and land use designation. The project will provide much needed new home ownership opportunities within the Northeast Los Angeles

Community Plan area.

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

The adopted Northeast Los Angeles Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zone of RD1.5-1. The proposed subdivision for six (6) Small Lots is allowable under the current RD1.5 Zone, and the Low Medium II Residential land use designation. The property is not located within the jurisdiction of any adopted Specific Plans.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory and that there are existing sewers in the streets adjoining the subdivision. As a condition of approval, the subdivider is required to make improvements to Topaz Street adjoining the subdivision in order to meet current street standards. The Bureau of Street Lighting has also reviewed the proposed subdivision and has conditioned the subdivision approval to no street lighting improvements if no street widening is required per BOE improvement conditions. Otherwise, the subdivider is required to upgrade and/or construct new street lights on Topaz Street in order to meet current street lighting standards. This tract will connect to the public sewer system and will not result in violation of the California Water Code. The Bureau of Sanitation reviewed the sewer/storm drain lines serving the proposed subdivision and found no potential problems to their structures or potential maintenance problems.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prove 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 and Specific Plans.

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

The development of this tract is an infill development in an otherwise mixed-density neighborhood.

The project site consists of 10,773 square feet of land, and is currently improved with a single-family unit and other structures, which will be demolished as part of the implementation of the proposed project. The project site is located approximately 1.45 kilometers from the Upper Elysian Park Fault, within a Liquefaction Zone, and within a high fire hazard zone. The site is not in a Preliminary Alquist-Priolo Fault Zone. The site is not identified as having hazardous waste or past remediation, and not located within a flood zone, landslide, or tsunami inundation zone.

Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found there are easements contained within the aforementioned property. As a condition of approval, the subdivider must secure Department of Public Works approval, as stated in the memo dated March 21, 2022. In addition, the Department of Water and Power has reviewed the proposed project and has

determined that water can be adequately supplied to the site.

The Grading Division of the Department of Building and Safety determined that the site will be physically suitable for the proposed type of development, as stated in the Soils Report Approval Letter dated July 22, 2020.

Therefore, the project site is physically suitable for the proposed type of development.

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

The project site consists of two parcels located along the southerly side of Topaz Street, between Huntington Drive, Fern Place, and Amber Place. The lots have a total width of approximately 65 feet and a uniform depth of about 175 feet, with a total lot size of 10,773 square feet. The adjacent properties to the north, south, east, and west are zoned RD1.5-1 and consist of single- and multi-family dwellings. There is an elementary school located one block west of the project site. The proposed subdivision of six (6) Small Lots is allowable under the current RD1.5 Zone, and the Low Medium II Residential land use designation.

The Grading Division of the Department of Building and Safety determined that the site will be physically suitable for the proposed type of development, as stated in the Soils Report Approval Letter dated July 22, 2020.

(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 Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Section 15332 of the CEQA State Guidelines, and no substantial environmental damage would be caused through the proposed improvements. Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project.

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

There will be no potential public health problems caused by the design or improvement of the proposed subdivision.

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

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

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Record. The site is surrounded by private and public properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. 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 property within the proposed subdivision.

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

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

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

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

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

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

FINDINGS OF FACT (YARD ADJUSTMENTS):

In connection with the approval of Vesting Tentative Tract Map No. 83140, pursuant to LAMC Section 17.03 and 12.28 C.4, the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

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

The Applicant is requesting a reduction of the front and rear yard setbacks, to allow a 12-foot front yard setback in lieu of the required 15 feet, and to allow a 9-foot 1 inch rear yard setback in lieu of the required 10 feet. The intent of the yard regulations is to provide

properties adequate open space for light, air, privacy, emergency ingress and egress, and to prevent fire from spreading. The proposed project is adjacent to existing properties zoned RD1.5-1, which mostly provide 15-foot front yards and zero (0)-foot rear yards. Reduced yards are not a unique characteristic of this neighborhood due to the narrow nature of the existing legal lots. The project site is very narrow and rectangular in shape, and the project is requesting the reduced yards in order to adequately provide the amount of allowed units on site. The proposed project will still provide front and rear yards that are in proportion with the size and shape of the lot, therefore still complying with the intent of yard regulations and will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.

- (b) IN LIGHT OF THE PROJECT AS A WHOLE INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE SAFETY, PUBLIC HEALTH, WELFARE AND SAFETY.

The proposed project will be built in accordance with all LAMC regulations. The proposed development is designed to a floor area that is below the allowable floor area permitted by the Code. The proposed front setback is set back sufficiently from the front lot line to avoid any vertical massing at street-level. The proposed maximum building height of 34 feet 6 inches complies with the 45-foot maximum building height permitted.

Regarding cumulative impacts, while there may be active and future building permits in the vicinity of the subject site, all projects will be required to follow all regulatory compliance measures regarding construction, and required to obtain proper permits, which, through inspections, will ensure that the project follows all applicable provisions. Any use of the right-of-way for construction materials or large construction vehicles is required to be by permit, which is issued by the Bureau of Street Services Investigations and Enforcement Division. For roadway access during construction, because staging of equipment in the right of way is done by permit, coordination of the use of the right-of-way by the construction sites in proximity to the project site will occur by Bureau of Street Services review. This will ensure that the project does not further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The Northeast Los Angeles Community Plan (Community Plan) designates the project site for Low Medium II Residential with the corresponding zones of RD2, RW2, RZ2.5, and RD 1.5. The proposed use of the property is consistent with the Community Plan. The property is not located within any specific plans or other overlays. Generally, the Community Plan seeks to promote compatible design and ensure public safety. The proposed project will adhere to the purpose, intent, and provisions of both the General Plan and the Community Plan.

The Northeast Los Angeles Community Plan, a part of the General Plan's Land Use Element, sets various objectives for the planning and development of the area, and seeks to

guide development to be in character with the community. The 'Residential' section of the plan sets the following objectives:

Objective 1-1 To preserve and enhance existing residential neighborhoods.

Objective 1-2 To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.

Objective 1-3 To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

The request for an adjustment for the front and rear yards considers unintended practical difficulties on a project-by-project basis, and hence, the request for relief. By making use of the land and creating more housing units, the proposed project will serve to enhance the existing residential neighborhood. Moreover, as six (6) new single-family dwellings, the proposed project will help to fulfill Objectives 1-2 and 1-3 noted above by adding new housing to the community and preserving the low-density residential character of the surrounding area. Therefore, the grant of this request will not adversely affect any element of the General Plan as the basic use of the property is consistent with the General Plan.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. 83140-SL.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen

Deborah Kahen, AICP
Senior City Planner
Deputy Advisory Agency



Vanessa Soto, AICP
Senior City Planner

DK:VS:NS:NSJ

Note:

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

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

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

West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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

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

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

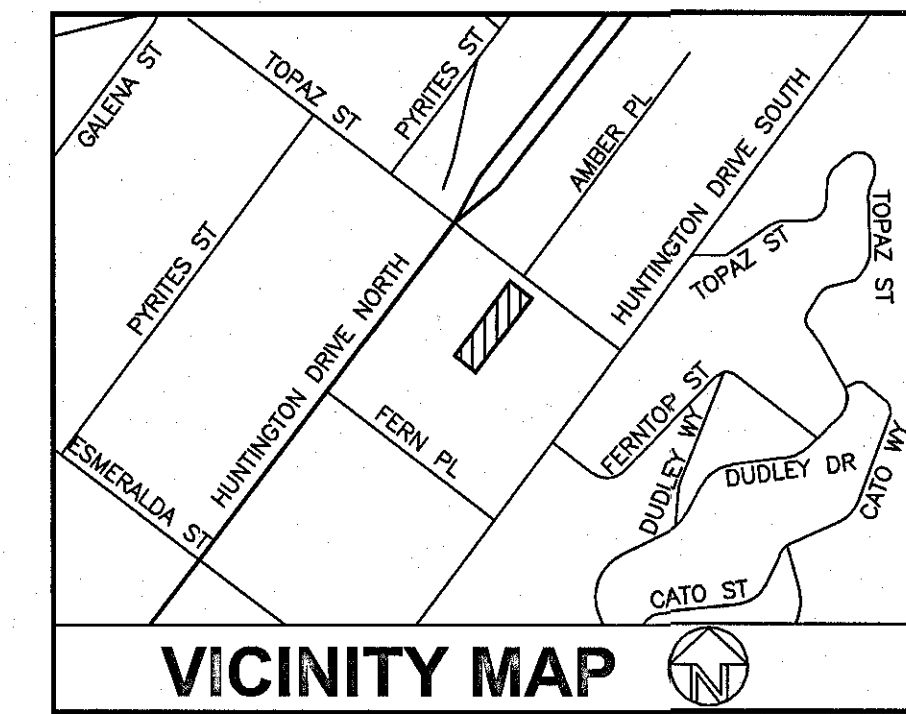
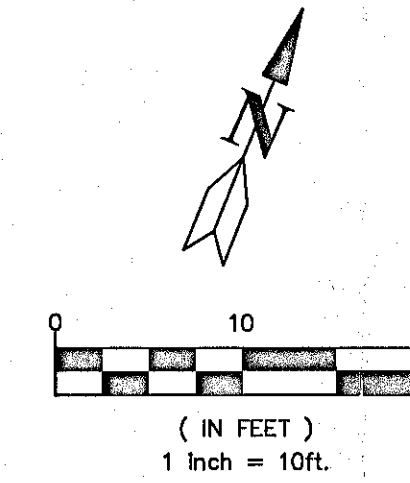
VESTING TENTATIVE TRACT MAP NO. 083140

IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES FOR PLANNED DEVELOPMENT PURPOSES

LOT 102 AND A PORTION OF LOT A OF GRIDER AND HAMILTON'S ROSE HILL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 16, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 5305-041-029 AND 5305-041-030

TRACT MAP FOR SMALL LOT SUBDIVISION PURPOSES



PROJECT'S NAME AND ADDRESS: 4612 E. TOPAZ STREET
LOS ANGELES, CA 90032

OWNER NAME AND ADDRESS: DAVE X. LIAO / AMTREND CAPITAL CORPORATION, INC.
17700 CASTLETON STREET, #383,
CITY OF INDUSTRY, CA 91748

TELEPHONE NO: 714-510-1614

PROJECT DESCRIPTION: A SIX SMALL LOT PRELIMINARY TRACT MAP TO CONSTRUCT FOR DETACHED SINGLE-FAMILY DWELLING IN THE THE RD-1.5-1 ZONE.

ASSESSOR'S PARCEL NO: 5305-041-029 AND 5305-041-030

ZONING: RD 1.5-1

TOTAL LOT AREA: 10,767 SF

LOT COVERAGE: 4,050 / 10,767 = 37.61% < 75% MAX ALLOWED

ALLOWABLE DENSITY: 1,500 S.F. UNIT MAX=7.17 UNITS PROPOSED=6 UNITS

	PROVIDED	REQUIREMENT
MAXIMUM STRUCTURE HEIGHT	34'-6"	45'-0"
PARKING REQUIREMENT	12 SPACES	12 SPACES

LOT	REQUIRED			
	REQUIRED FRONT	REQUIRED REAR	REQUIRED SIDE (1)	REQUIRED SIDE (2)
1	12' E	0' W	5' N	5' S
2	0' E	0' W	5' N	5' S
3	0' E	0' W	5' N	5' S
4	0' E	0' W	5' N	5' S
5	0' E	0' W	5' N	5' S
6	0' E	9'-1" W	5' N	5' S

LOT	PROPOSED			
	PROPOSED FRONT	PROPOSED REAR	PROPOSED SIDE (1)	PROPOSED SIDE (2)
1	12' E	5' W	5' N	22' S
2	5' E	5' W	5' N	22' S
3	5' E	5' W	5' N	22' S
4	5' E	5' W	5' N	22' S
5	5' E	5' W	5' N	22' S
6	5' E	9'-1" W	5' N	22' S

LOT COVERAGE MATRIX			
LOT	AREA	BUILDING FOOTPRINT	LOT COVERAGE
1	2,577 SQ.FT.	690 SQ.FT.	26.78%
2	1,531 SQ.FT.	672 SQ.FT.	43.89%
3	1,530 SQ.FT.	672 SQ.FT.	43.92%
4	1,531 SQ.FT.	672 SQ.FT.	43.89%
5	1,532 SQ.FT.	672 SQ.FT.	43.86%
6	2,066 SQ.FT.	672 SQ.FT.	32.53%
TOTAL	10,767 SQ.FT.	4,050 SQ.FT.	37.61%

UTILITY PURVEYORS:

WATER: CITY OF LOS ANGELES DWP
POWER: CITY OF LOS ANGELES DWP
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: PACIFIC BELL
CABLE: CHARTER COMMUNICATIONS
SANITARY SEWER: CITY OF LOS ANGELES
STORM DRAIN: CITY OF LOS ANGELES

EARTHWORK QUANTITIES:

FAX: 50 C.Y.
CUT: 20 C.Y.

SPECIAL NOTE: THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING

QUANTITIES OF EXPORT OR IMPORT:

IMPORT: 30 C.Y.

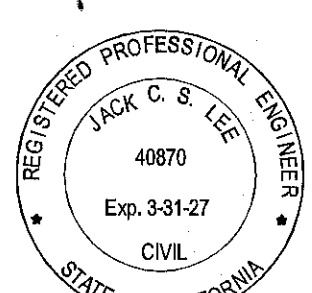
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
MAR 06 2026

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

V11-83140

ENGINEER: CAL LAND ENGINEERING, INC.
JACK LEE, PE
576 E. LAMBERT ROAD,
BREA, CA 92821
PHONE: 714-671-1050
FAX: 714-671-1090

Jack Lee



CAL LAND ENGINEERING, INC.
DBA QUARTECH CONSULTANTS
576 E. LAMBERT RD., BREA, CA 92821
TEL: (714) 671-1050, 626-512-0945; FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
4612 E. TOPAZ STREET,
LOS ANGELES, CA 90032

DRAWN: PS
CHECKED:
DATE: 02/10/2026
JOB NO.: 19-051-002
SCALE: 1"=10'
FILE NAME:

T-1

SHEET 1 OF 1 SHT.

CONSTRUCTION NOTES:

- EXISTING BUILDING TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING BLOCK WALL TO REMAIN
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- CONSTRUCT NEW DRIVEWAY APPROACH
- CONSTRUCT BUILDING PER ARCHITECTURAL PLAN
- EXISTING POWER POLE TO BE REMOVED

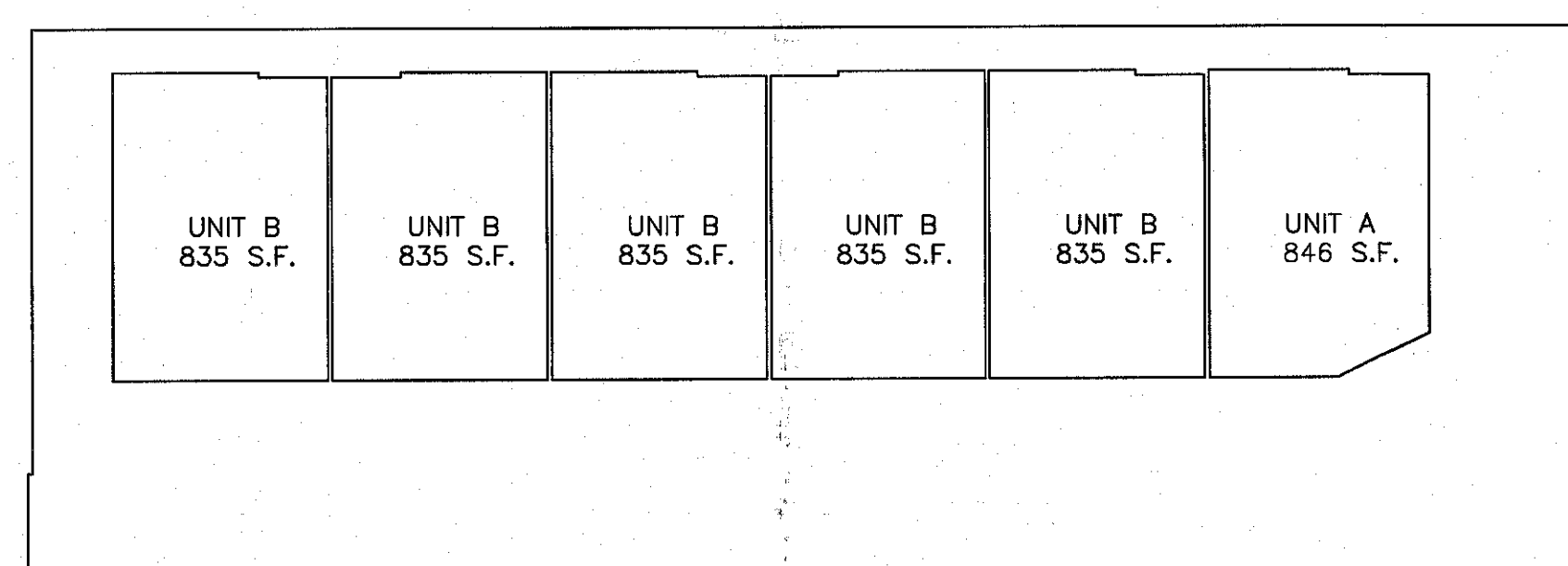
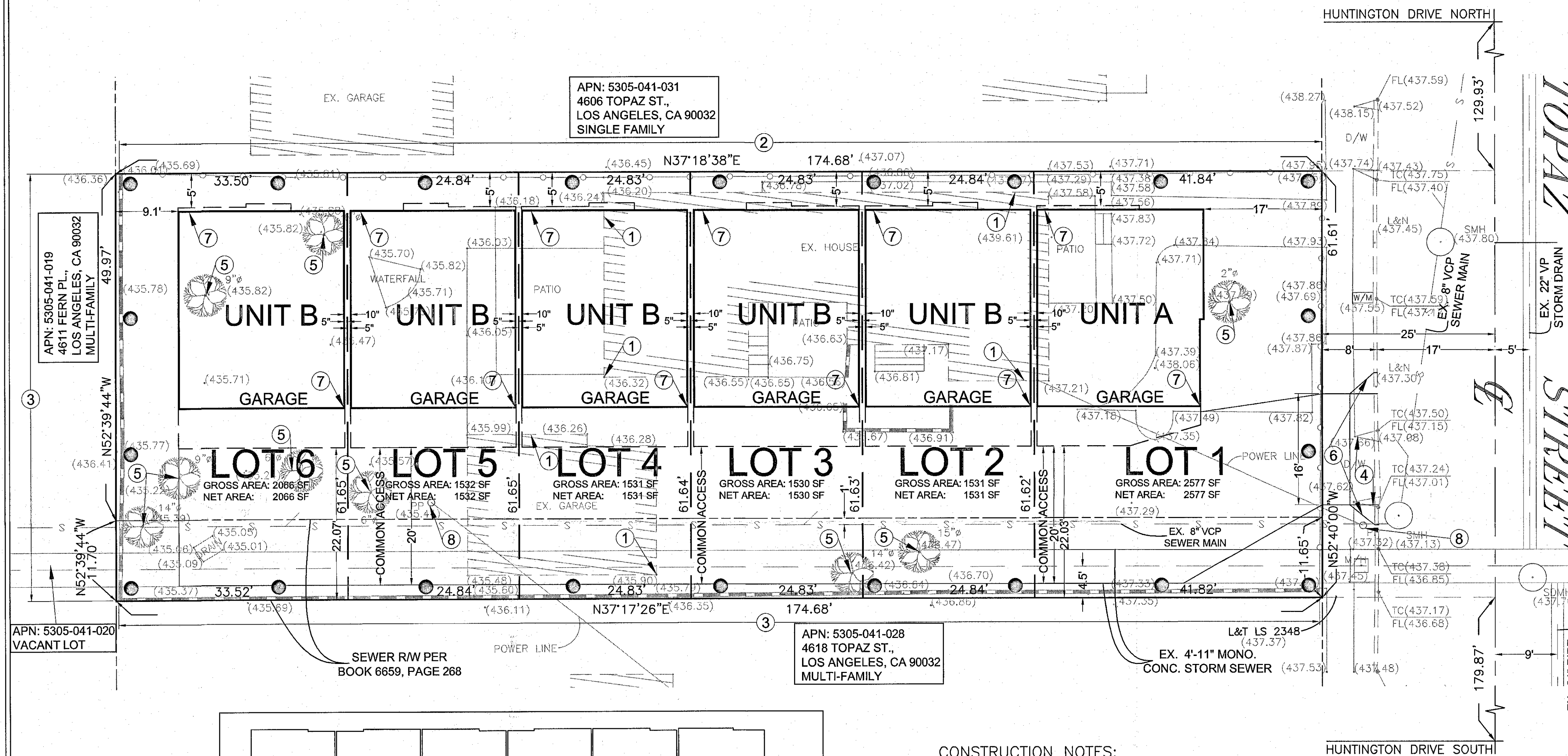
ABBREVIATIONS/LEGEND:

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
D/A..... DRIVEWAY APPROACH
PP..... POWER POLE
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
G/M..... GAS METER
SMH..... MAN HOLE
S/W..... SIDEWALK
SD..... STORM DRAIN
TC..... TOP OF CURB ELEV.
W/M..... WATER METER

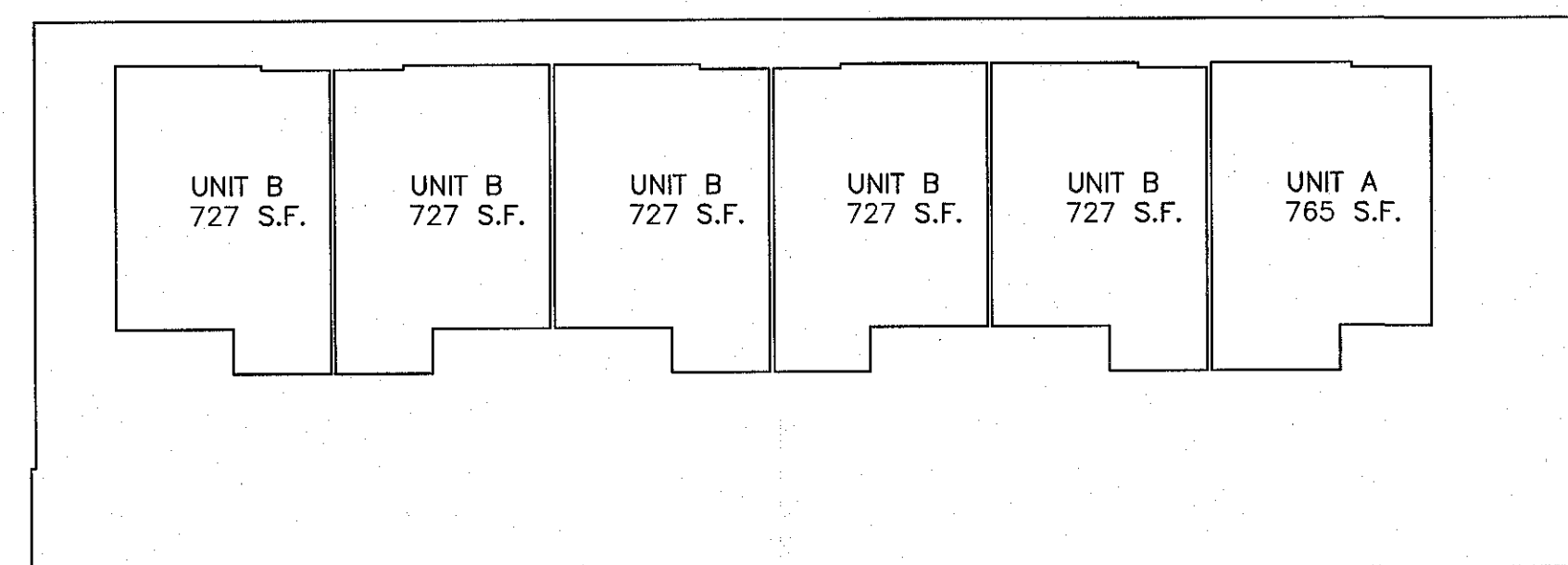
(195.37)..... EXISTING ELEVATION
195.37..... PROPOSED ELEVATION
..... DIRECTION OF FLOW
F..... FRONT YARD
1..... CONSTRUCTION NOTE NO.
..... AREA TO BE SUBDIVIDED / PROPERTY LINE
..... PROPOSED PROPERTY LINE

NOTES:

- DRAINAGE BY SURFACE METHODS.
- THERE NO HAZARDOUS AREAS ON THIS PROPERTY.
- THERE ARE NOT OAK TREES, SO. CAL. BLACK WALNUTS, WESTERN SYCAMORES, OR CALIFORNIA BAYS ON THIS PROPERTY.
- EXISTING LOT: 2 PROPOSED LOT: 6
- ALL PROPOSED DWELLINGS 3-STORY, H=34'-6"
- NOTE: SMALL LOT SINGLE FAMILY SUBDIVISIONS IN THE RD 1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354.



SECOND FLOOR



THIRD FLOOR