DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
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

October 25, 2022

Owner/Applicant
MISTA Properties, LLC
Mike Sajadieh
5060 W Venice Blvd
Los Angeles, CA 90019

Representative
DHS & Associates Inc.
Steve Nazemi
275 Centennial Way #205
Tustin CA, 92780

RE: VTT No. 73885-SL
Related Case: CPC-2006-3798-GPA-ZC
Address: 6853-6857 N Hazeltine Ave
Community Plan: Van Nuys – North Sherman Oaks
Council District: 6 - Martinez
Zone: [T][Q]RD1.5-1
CEQA: ENV-2016-4598-CE

EXTENSION OF TIME

On March 22, 2018, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 73885-SL for a maximum 18 small lot single-family subdivision, as shown on map stamp-dated December 2, 2016, in the [T][Q]RD1.5-1 Zone, located at 6853-6859 N Hazeltine Ave, within the Van Nuys - North Sherman Oaks Community Plan.

On May 14, 2008, the City Council approved a General Plan Amendment from Low Medium I Density to Low Medium II Density Residential, a Zone Change from R1-1 and [Q]RD1.5 to [T][Q]RD1.5-1 for the proposed construction of 18 residential condominium units located at 6853-6859 N Hazeltine Ave, under related Case No. CPC-2006-3798-GPA-ZC. This was a permanent Zone Change and has no expiration.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval date. In accordance with the provisions of Section 65914.5(b), the Deputy Advisory Agency is authorized to grant an 18-month extension for the recording of the final Vesting Tentative Tract Map No. 73885-SL. Under these provisions, the new expiration date of the subject map and related Case No. CPC-2006-3798-GPA-ZC, is September 22, 2022.

On September 19, 2022, a Chapter 1 Time Extension was requested for the subject map. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is also authorized to grant an additional six-year extension for the recording of the final Vesting Tentative Tract Map No. 73885-SL.

Therefore, the final expiration date for the subject map is **September 22, 2028**.

VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Deputy Advisory Agency
VPB:NR:MN:NR

cc: Council President Nury Martinez

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
VAHID KHORSAND
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN
VACANT

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

http://planning.lacity.org

Decision Date: March 22, 2018

Appeal End Date: April 2, 2018

MSTA Properties, LLC (O)
5060 Venice Boulevard
Los Angeles, CA 90019

Mike Sajjadieh (R)
5060 Venice Boulevard
Los Angeles, CA 90019

Vesting Tentative Tract No. 73885-SL
Related Case: CPC-2006-3798-GPA-ZC
Address(es): 6853, 6855, 6857,
and 6859 N. Hazeltine Avenue
Plan Van Nuys – North Sherman Oaks
Zone: [T][Q]RD1.5-1
D.M.: 183-B-153
C.D.: 6
CEQA: ENV-2016-4598-CE
Legal: Lot FR 8, (Arb 2), Tract 4199

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency issued a Categorical Exemption ENV-2016-4598-CE as the environmental document, and approved Vesting Tentative Tract Map No. 73885-SL, located at 6853, 6855, 6857, and 6859 Hazeltine Avenue, for a maximum **18 small lot single-family subdivision** as shown on map stamp-dated December 2, 2016 in the Van Nuys - North Sherman Oaks Community Plan. This unit density is based on the [T][Q]RD1.5 Zone. (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.) If you have any questions or want to make an appointment, please call DCP staff at (213) 482-7077, (818)-374-5050 or (310) 231-2901. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 1-foot wide strip of land be dedicated along Hazeltine Avenue adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of LA Mobility Plan. In addition, provide 4-foot public sidewalk easement adjoining the above stated dedication to complete a 15-foot wide sidewalk area in accordance with the Avenue II Standards of LA Mobility Plan.

2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.

3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.

4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.

5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

6. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

7. That all pedestrian common access easements be shown on the final map.

Note: Any questions regarding this report should be directed to Mr. Georgic Avanesian or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3483.

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 Inter-Departmental Letter dated September 26, 2016 and attached to the case file for Vesting Tract No. 73885-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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. 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. 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.

c. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

Notes: There are [Q] conditions at this subject site. Comply with the [Q] conditions at the time of Plan Check.

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

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

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. End stall condition for the guest parking stalls might be required. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

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 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA. Please contact DOT at 818-374-4699 for any questions regarding the following:

10. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.

b. Hazeltine Avenue is a designated Avenue II in the City of Los Angeles Mobility Plan 2035. Backing out onto Hazeltine Avenue shall be prohibited.

c. A two-way driveway width of W=30 feet is required for residential sites with more than 25 parking spaces.

d. A parking area and driveway plan should 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 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.

e. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and Los Angeles Municipal Code (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

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. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

h. Submit plot plans indicating access road and turning area for Fire Department approval.

i. Adequate public and private fire hydrants shall be required.

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 28 feet in height.

l. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

m. 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.

n. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

o. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

p. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

q. 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.

r. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

s. 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.

t. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Notes: 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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

12. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District. The project site is located on the pedestrian and bus routes for students attending Andres and Maria Cardenas Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. (323) 342-1400, and the principals or designees of Andres and Maria Cardenas Elementary School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

13. 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

14. 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. See Condition No. S-3 (c) for further improvements.

BUREAU OF SANITATION

15. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system

review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

16. 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 (3) people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

17. That the Quimby Fee be based on the RD1.5 Zone.

    Note: Park fees are paid at 221 N. Figueroa St Suite 400. Los Angeles, CA 90012-0328. Questions regarding this condition may be directed to RAP Park Fee Staff at (213) 202-2682.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

18. 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 18 lots.

    b. Provide a minimum of two covered off-street parking spaces per dwelling unit, and 1/4 guest parking spaces per dwelling unit on site. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

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

       In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

    c. Pedestrian access shall be from the pedestrian walkways and automobile access shall be from the common driveway.

d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

e. The applicant shall install an air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project for the HVAC system in the units.

f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

g. 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.

h. Trash receptacle and recycling bins shall be located within an enclosed garage.

i. 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.

j. 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.

19. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the LAMC as it applies to this subdivision and the proposed development on the site:

Approved Variations as follows:

Setback Summary				
Lot	**Front Yard**	**Rear Yard**	**North side**	**South side**
1	15'	2"	6'	11'-10"
2	2"	2"	6'	11'-10"

3	2"	2"	6'	11'-10"
4	2"	7'-6"	6'	11'-10"
5	7'-6"	2"	6'	11'-10"
6	2"	2"	6'	11'-10"
7	2"	2"	6'	11'-10"
8	2"	2"	6'	11'-10"
9	2"	50'	6'	11'-10"
10	15'	2"	11'-10"	6'
11	2"	2"	11'-10"	6'
12	2"	2"	11'-10"	6'
13	2"	7'-6"	11'-10"	6'
14	7'-6"	2"	11'-10"	6'
15	2"	2"	11'-10"	6'
16	2"	2"	11'-10"	6'
17	2"	2"	11'-10"	6'
18	2"	50'	11'-10"	6'

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 [Q] Condition per Ordinance No. 179,908 (Case No. CPC-2006-3798-GPA-ZC).

22. 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 (LAMC) relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

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

24. 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, of 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.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

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

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22-A,10 and 11 and Section 17.05-O of the Los Angeles Municipal Code (LAMC) 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 non-protected trees on the site. Seven non-protected tress are proposed to be removed and thus a minimum of seven shade trees shall be provided.

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 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 un-subdivided 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 Transportation with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(i) Construct new street light: one (1) on Hazeltine Avenue.

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 planting=s shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

a. Improve Hazeltine Avenue being dedicated, including the public sidewalk easement area being provided, and adjoining the subdivision by the removal of the existing sidewalk and construction of a new 15-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

b. Construct the necessary on-site mainline and house connection sewers 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. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for

the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

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

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

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

FINDINGS OF FACT

FINDINGS OF FACT (CEQA)

The Department of City Planning, DETERMINED under ENV-2016-4598-CE based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

A Class 32 Environmental Exemption was received because the project is a development of an infill site and meets the conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption as follows: (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. Because this is an infill project in an urban setting, the proposed improvement to the property will not likely harm any natural habitat for either fish or wildlife.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 73885-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted Van Nuys – North Sherman Oaks Community Plan designates the subject property for Low Medium II Residential land use with the corresponding zones of RD1.5, RD2, RW2, RZ2.2. The property contains approximately 0.66 net acres (28,700 net square feet after required dedication) and is presently zoned [T][Q]RD1.5-1. This subdivision with 18 single-family dwellings is in accordance with the Small Lot Subdivision Ordinance No. 176,354 for individual sale and will be permitted by the Low Medium II Residential designation and the [T][Q]RD1.5-1 zone. The property is not subject to a Specific Plan.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located outside the flood zone.

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

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

Hazeltine Avenue is designates as an Avenue II, and per Navigate LA, it has a dedicated right of way width of 86 feet and a dedicated roadway width of 56 feet. It has a current width of 72 feet and is improved with sidewalk, curb, and roadway on the project's frontage. The Bureau of Engineering is requiring that a 1-foot wide strip of land be dedicated along Hazeltine Avenue adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II Standards of LA Mobility Plan. In addition, provide 4-foot public sidewalk easement adjoining the above stated dedication to complete a 15-foot wide sidewalk area in accordance with the Avenue II Standards of LA Mobility Plan. The Bureau of Engineering is also requiring the improvement of Hazeltine Avenue being dedicated, including the public sidewalk easement area being provided, and adjoining the subdivision by the removal of the existing sidewalk and construction of a new 15-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

The development is supported by the Citywide General Plan Framework Element objective and policies:

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City sub-region to meet the projected housing needs by income level of the future population.

Policy 4-1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub-region to meet the twenty-year projections of housing needs (see Figure 4-1).

Policy 4-1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4-1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Policy 4-1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

The net increase of 14 single-family dwellings will provide opportunities for families to own homes, will help reduce overcrowding by increasing the number of single-family dwellings, and will provide housing which is more appropriate children and larger families. The Subdivision Map Act requires that the proposed map be consistent with the General Plan. The Small Lot Design Guidelines, which are in conformance with the City's General Plan Framework – Chapter 5, Urban Form and Neighborhood Design, allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provides the Advisory Agency with the tools to make the consistency findings. Therefore, as conditioned, the design and improvements of the proposed project are consistent with the applicable General Plan. The project is not located within any Specific Plan area.

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

The site has a rectangular shape and has a frontage of 100 feet along Hazeltine Avenue, a depth of 288 feet, 28,800 square feet, and 28,700 net square feet (0.66 net acres) after a 1-foot dedication along Hazeltine Avenue. The project is not located in a site that is in a Hillside area, in an Urban Agriculture Incentive Zone, a Very High Fire Hazard Severity Zone, a Flood Zone, a Watercourse, a Methane Hazard Site, a High Wind Velocity Areas, a Special Grading Area, a Coastal Zone, an Alquist-Priolo Fault Zone, a Landslide area, a Preliminary Fault Rupture Study Area, or a Tsunami Inundation Zone. The site is adjacent to Andres and Maria Cardenas Elementary school, 6.8 kilometers from the Verdugo Fault, and in a Liquefaction area. Although the subject site is located in an

Airport Hazard zone with a 250-foot limit above elevation 790, the proposed 18 single-family dwellings will not exceed a height of 33 feet 5 inches and will be well below the fight path. There is a 15-foot building line located along the Hazeltine Avenue frontage, which the applicant is showing compliance with the proposed setback of 15 feet.

The proposed project includes the demolition of four existing single-family dwellings as well as the removal of seven non-protected trees on site. There are no protected trees on site as indicated by the submitted Tree Report prepared by a Certified Arborist dated November 23, 2016. Non-protected trees will be replaced on a 1:1 basis as conditioned (SF-2).

The justification for project exemption analysis for Case No. ENV-2016-4598-CE, established that the physical characteristics of the site and surrounding area are consistent with existing development and the suburban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map in a letter dated September 26, 2016 (log #94872). The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

The construction of a three-story, 18-unit apartment development in a townhome configuration was previously approved under Case No. CPC-2006-3798-GPA-ZC. The project included a common landscaped open space area on the western portion of the site. The project has been conditioned to comply with the [Q] Conditions on site per Ordinance No. 179,908 (Case No. CPC-2006- 3798-GPA-ZC).

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

The site is a zone which allows for multi-family but the property is currently approved with only four single-family dwellings constructed between 1945 and 1955 to be demolished. As per Finding (c) above, the property is physically suitable for the development.

The proposed project includes the construction of 18 single-family dwellings in an area designated for that development. The site is adjacent to two-story multi-family dwellings to the north, south, and east, and to an elementary school to the west. To the north and south are dual zoned [Q]RD1.5-1 and R1-1 developed with two- and three-story multi-family dwellings and a few detached dwellings, properties to the west are zoned R1-1 and are developed with the elementary school, properties to the east are zoned [Q]RD1.5-1 are developed with two-story multi-family apartments. Therefore, the proposed small lot project is compatible to the neighborhood surrounding the site.

The proposed project will comply with all Los Angeles Municipal Code (LAMC) requirements for parking, yards, and open space. The Small Lot Subdivision Design Guidelines require 1/4 guest parking spaces per dwelling unit for developments between 10-100 units. The project will provide 36 parking spaces (each single family dwelling has a two-car garage) and four guest parking spaces on site. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site was previously developed with four single-family dwellings and the surrounding area is presently developed with structures and it does not provide a natural habitat for either fish or wildlife. The project also proposes the removal of seven non-protected trees. There are no protected trees on site as indicated by the submitted Tree Report prepared by a Certified Arborist dated November 23, 2016. As such, the lead agency has determined that this project would not have a significant effect upon the environment.

The subdivision was issued ENV-2016-4598-CE, a State Class 32 categorical exemption, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Therefore, the project will not have a significant effect upon the environment.

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

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract, as well as easements for the common driveway and pedestrian access associated with the small lot subdivision.

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the 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 project is currently not planned for active solar.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation, being predominantly oriented to the sun along the south.

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

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73885-SL.

Vincent P. Bertoni, AICP
Director of Planning

SARAH HOUNSELL
Deputy Advisory Agency

SH:LM:mkc

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:

Downtown Office
Figueroa Plaza
201 N. Figueroa St. 4th Fl
Los Angeles, CA 90012
(213) 482-7077

Valley Office
Marvin Braude Constituent Service Center
6262 Van Nuys Blvd, Suite 251
Van Nuys, CA 91401
(818) 374-5050

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

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

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

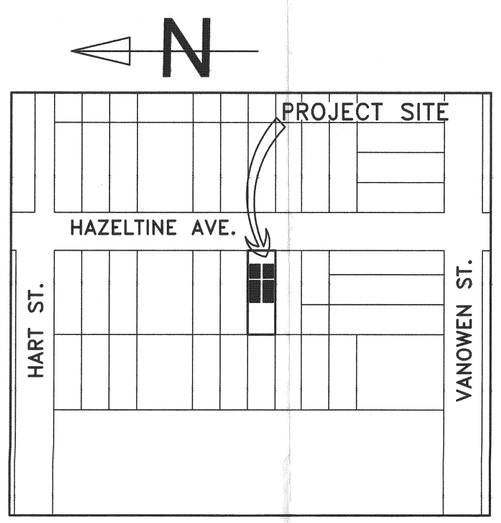
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the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

VESTING TENTATIVE TRACT MAP NO. 73885

SITE ADDRESS: 6859 N. HAZELTINE AVE.
FOR SMALL LOT SUBDIVISION PURPOSES

GRAPHIC SCALE
SCALE: 1" = 20
0 4' 8' 16' 24'

DATE: AUG. 22, 2016

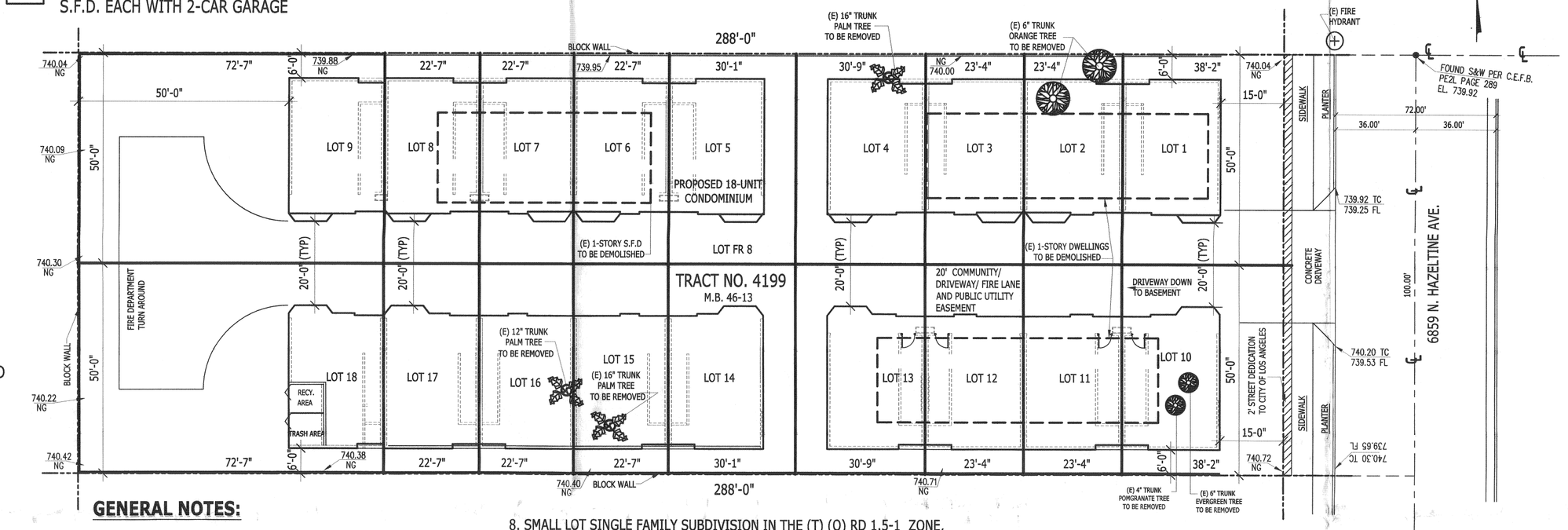


VICINITY MAP

* NOT TO SCALE *

INDICATES THE BORDER OF THE LAND BEING SUBDIVDED

INDICATES FUTURE THREE STORY S.F.D. EACH WITH 2-CAR GARAGE



PROPOSED PROJECT:

SMALL LOT SUBDIVISION OF ONE
LOT TO EIGHTEEN SINGLE FAMILY LOTS

ZONING:

EXISTING ZONE: (T) (Q) RD 1.5-1

OWNERS/ SUBDIVIDERS

GRIGORI ADJIAN
11446 AWENITA CT.
CHATSWORTH, CA. 91311
(818) 939-8439

ENGINEER:

RAFFI ABKARIAN
LIC. # 36027 EXP. 06/ 06 2016
18763 VINTAGE ST.
NORTHRIDGE, CA. 91324
(818) 359-0959

LEGAL DESCRIPTION:

TRACT: TR 4199
LOT: FR 8
MAP: M B 46-13
ZONE: (T)(Q) RD1.5-1
PIN#: 183B153 923
APN #: 2217-014-010

PORTION OF LOT 8, TRACT NO. 4199, M.B. 46 PAGE 13, IN THE CITY OF VAN NUYS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PROJECT ADDRESS:

6859 N. HAZELTINE AVE.
VAN NUYS, CA. 91405

AREA:

(GROSS AREA)
28,800 SQ. FT.

LOT 1= 1908.35 S.F.
LOT 2= 1166.65 S.F.
LOT 3= 1166.65 S.F.
LOT 4= 1537.5 S.F.
LOT 5= 1504.15 S.F.
LOT 6= 1129.15 S.F.
LOT 7= 1129.15 S.F.
LOT 8= 1129.15 S.F.
LOT 9= 3629.15 S.F.
LOT 10= 1908.35 S.F.
LOT 11= 1166.65 S.F.
LOT 12= 1166.65 S.F.
LOT 13= 1537.5 S.F.
LOT 14= 1504.15 S.F.
LOT 15= 1129.15 S.F.
LOT 16= 1129.15 S.F.
LOT 17= 1129.15 S.F.
LOT 18= 3629.15 S.F.

GENERAL NOTES:

1. SITE IS RELATIVELY LEVEL
2. THERE IS NO EASEMENT ON THE SUBJECT PROPERTY
3. THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON THE PROPERTY.
4. NO OAK TREES, WESTERN SYCAMORE OR CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT OR NO TREE AT ALL.
5. SURFACE & CONTRIBUTORY DRAIN TO BE CONVEYED TO THE STREET.
6. SEWER DISPOSAL BY UNDERGROUND SEWER SYSTEM
7. TRASH & RECYCLING AREA LOCATED AT REAR OF PROPERTY
8. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE (T) (Q) RD 1.5-1 ZONE, PURSUANT TO ORDINANCE NO. 176354
9. PROJECT DESCRIPTION AND ENTITLEMENT REQUEST:
   FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A 18-SMALL LOT SUBDIVISION COMPRISED OF 18-SINGLE FAMILY DWELLINGS WITH 36 PARKING SPACES, THE FOLLOWING ENTITLEMENTS ARE REQUESTED;

   * VESTING TENTATIVE TRACT 73885 FOR SMALL LOT SUBDIVISION PURPOSES PURSUANT TO LOS ANGELES MUNICIPAL CODE SECTION 17.00 DIVISION OF LAND AND 12.22 C. 18, SMALL LOT SUBDIVISIONS IN THE RD ZONE.
10. PROPOSED NUMBER OF UNIT: 18-RESIDENTIAL LOTS
11. THE LOT HAS THREE 1-STORY DWELLINGS ON THE PROPERTY THAT ARE TO BE DEMOLISHED

BENCHMARK:

BM NO. 08-23221 ELEV 745.835 YR 1980

WIRE SPK IN E CURB HAZELTINE AVENUE 3 FT. S OF BC CURB RETURN S OF VANOWEN ST.

BASIS OF BEARINGS:

THE CENTERLINE BEARING OF HAZELTINE AVENUE BEING NORTH, AS PER TRACT NO. 4199, M.B. 46 PAGE 13, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

AREA SUMMARY:

GROSS LAND AREA = 28,800 S.F. = 0.61 AC
NET LAND AREA = 28,600 S.F. = 0.61 AC
NUMBER OF ALLOWABLE UNITS = 19
PROPOSED: 18 LOTS
NUMBER OF PARKING = 45
(E) ZONE DESIGNATION= (T)(Q) RD1.5-1

SETBACK SUMMARY

FRONT STREET:	LOT	FRONT	REAR	NORTH SIDE	SOUTH SIDE	BLDG. CLEARANCE
HAZELTINE AVE	1	15'-0"	0'-2"	6'	11'-10"	20'
HAZELTINE AVE	2	0'-2"	0'-2"	6'	11'-10"	20'
HAZELTINE AVE	3	0'-2"	0'-2"	6'	11'-10"	20'
HAZELTINE AVE	4	0'-2"	7'-6"	6'	11'-10"	20'
HAZELTINE AVE	5	7'-6"	0'-2"	6'	11'-10"	20'
HAZELTINE AVE	6	0'-2"	0'-2"	6'	11'-10"	20'
HAZELTINE AVE	7	0'-2"	0'-2"	6'	11'-10"	20'
HAZELTINE AVE	8	0'-2"	0'-2"	6'	11'-10"	20'
HAZELTINE AVE	9	0'-2"	50'-0"	6'	11'-10"	20'
HAZELTINE AVE	10	15'-0"	0'-2"	11'-10"	6'	20'
HAZELTINE AVE	11	0'-2"	0'-2"	11'-10"	6'	20'
HAZELTINE AVE	12	0'-2"	0'-2"	11'-10"	6'	20'
HAZELTINE AVE	13	0'-2"	7'-6"	11'-10"	6'	20'
HAZELTINE AVE	14	7'-6"	0'-2"	11'-10"	6'	20'
HAZELTINE AVE	15	0'-2"	0'-2"	11'-10"	6'	20'
HAZELTINE AVE	16	0'-2"	0'-2"	11'-10"	6'	20'
HAZELTINE AVE	17	0'-2"	0'-2"	11'-10"	6'	20'
HAZELTINE AVE	18	0'-2"	50'-0"	11'-10"	6'	20'

ENV-98-0071-ZAA

LOS ANGELES DEPT. of CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP
DEC - 2 2016
☐ REVISED MAP ☐ FINAL MAP UNIT
☐ TIME EXTENSION
FILING FEE: _____ DIVISION OF LAND

Tentative Map VTT 73885 and the accompanying geological and soils engineering reports dated 6-30-16 are acceptable for the initial filing with the Department of City Planning.

Geologist, Building & Safety 9-27-16