

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: August 12, 2015

To: Michael LoGrande, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 73124 - Transmittal
of Map.

Transmitted is a print of vesting tentative map of Tract Map No. 73124 located 7018 Valmont Street in Council District No.7.

This map has been filed for an 8-lot single-family residential **Small Lot Subdivision** purposes. Proposed lot lay-outs and common access easement shall be reviewed and approved by Planning Department.

There is an existing sewer available in street adjoining the subdivision. The construction of mainline and house connection sewers within suitable easement will be required to serve the tract. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

I recommend that the vesting tentative map of Tract No. 73124 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That a 7-foot wide strip of land be dedicated along Valmont Street adjoining the tract to complete a 32-foot wide half right-of-way in accordance with Collector Standards.
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 District Engineering District Office.

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

6. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Valmont Street adjoining the subdivision by the construction of the followings:
 - (1) A concrete curb, a concrete gutter, and a 12-foot full-width concrete sidewalk with tree wells or 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavements and to complete a 20-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

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

Enc.

cc: Valley District Engineering District Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: August 25, 2015

TO: Marc Woersching, Deputy Advisory Agency
6262 Van Nuys Boulevard, Room 351 E.
Department of City Planning

FROM: Laura Duong, Subdivision Review
Ara Sargsyan, Development Services Case Management Chief
201 N. Figueroa Street, Room 1030
Department of Building and Safety

SUBJECT: **TRACT MAP NO. 73124 - SL - Vesting**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on May 20, 2015 by the Department of City Planning. The site is designated as being in a **RD3-1 Zone**. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been 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 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.
- c. The submitted map does not comply with the maximum density (3,000 s.f. of lot area/dwelling unit) requirement of the **RD3-1 Zone**. Revise the map to show compliance with the above requirement based on the lot area after required street dedication is taken or obtain approval from the Department of City Planning.
- d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress (minimum 20 ft. wide common access) in the final map.

Notes:

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.

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 property line. 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 garage door opening width to comply with the current Zoning Code requirement.

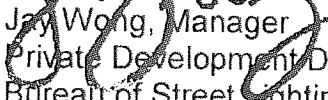
An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

cc: Nelson Rodriguez, Mary Crowell

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 8/18/2015

To: Mr. Michael LoGrande, Director
Department of City Planning
200 N. Spring St., 5th Flr, MS-395

From: 
Jay Wong, Manager
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: TRACT 73124
7018 W. Valmont St.

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

SPECIFIC CONDITION: 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.

IMPROVEMENT CONDITION: Construct new street light: one (1) on Valmont St.

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.