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LADBS Zoning report for Revised Vesting Tentative Tract No. 72370-CN

1 message

Laura Duong <laura.duong@lacity.org>

Thu, Jun 30, 2016 at 4:45 PM

To: Luciralia Ibarra <luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Darlene Navarrete <darlene.navarrete@lacity.org>

Please review the LADBS Zoning report for Revised Vesting Tentative Tract No. 72370-CN.

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Laura Duong
Department of Building and Safety
Zoning Subdivision Section
213-482-0434

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CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 30, 2016

TO: Luciralia Ibarra, Deputy Advisory Agency
200 N. Spring Street, Room 721
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. 72370 - CN – Vesting – Revised Map**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on April 13, 2016 by the Department of City Planning. The site is designated as being in a **C4-1D 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. Provide a copy of CPC case CPC-2013-2551-CUB-ZV-DB-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.
- b. Comply with D condition from Ordinance 164714 that limits the total floor area of all the buildings on the lot to not exceed one times the buildable area of the lot or obtain City Planning approval to exceed this limit as proposed.
- c. Provide a copy of affidavits OB-15548, AFF-3066, AFF-2837, and AF-89-146951. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- d. Show all street dedication(s) 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.
- e. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

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.

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: William Lamborn, Darlene Navarrete