



Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Re: Corrections: LADBS Zoning report for Revised Vesting Tentative Tract No. 73568

2 messages

Laura DUONG <laura.duong@lacity.org>

Thu, May 24, 2018 at 1:08 PM

To: Alejandro Huerta <alejandro.huerta@lacity.org>

Cc: Planning Major Projects <Planning.MajorProjects@lacity.org>

Hi Alejandro,

I am sending the correction letter and am also including planning.majorprojects@lacity.org.

Laura

On Fri, May 18, 2018 at 10:18 AM, Alejandro Huerta <alejandro.huerta@lacity.org> wrote:

Dear Laura:

Thank you for the LADBS Zoning Report for the Revised Vesting Tentative Tract No. 73568. I have reviewed the report and have the following comments:

1. Subject line: the Revised Map is no longer requesting Condominiums so "CN" can be removed;
2. 1st paragraph: in addition to the C4-2D Zone, the site is also in the C4-2D-SN Zone;
3. Condition "f." the entitlement requests have been changed, so there is no longer a Zone Change. The project is now seeking a Density Bonus Compliance Review. Therefore, the previous case number -- CPC-2015-2025-ZC-HD-MCUP-CU-ZV-SPR -- can be replaced with the new case number: CPC-2015-2025-DB-MCUP-CU-SPR.

See attached corrected subdivider's statement.

Very truly yours,

Alejandro A. Huerta
Planning Department
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
(213) 847-3674

On Fri, May 4, 2018 at 2:09 PM, Laura DUONG <laura.duong@lacity.org> wrote:

Please review the LADBS Zoning report for Revised Vesting Tentative Tract No. 73568.

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

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Laura Duong
Department of Building and Safety
Zoning Subdivision Section

5/30/2018

City of Los Angeles Mail - Re: Corrections: LADBS Zoning report for Revised Vesting Tentative Tract No. 73568

213-482-0434

 **tr73568.v.rev2.cor.docx**
21K

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Thu, May 24, 2018 at 2:15 PM

To: Laura DUONG <laura.duong@lacity.org>

Cc: Alejandro Huerta <alejandro.huerta@lacity.org>, Planning Major Projects <Planning.MajorProjects@lacity.org>

Thanks, Laura.

[Quoted text hidden]

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Please note that as of April 9, 2018, Major Projects has moved to Fig Plaza: 221 N. Figueroa, Suite 1350, Los Angeles, CA 90012

New Phone Number: (213) 847-3634.



Luciralia Ibarra, Senior City Planner

Department of City Planning

Major Projects

(213) 847-3634

221 N. Figueroa St., Suite 1350

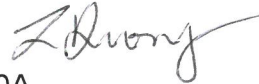
Los Angeles, CA. 90012

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: May 24, 2018

TO: Charles J. Rausch, Jr., Deputy Advisory Agency
200 N. Spring Street, 7th Floor
Department of City Planning

FROM: Laura Duong, Subdivision Review
Peter Kim, Zoning Engineer
201 N. Figueroa Street, Room 1080A
Department of Building and Safety



SUBJECT: **TRACT MAP NO. 73568 – Vesting – Revised Map 2 - Correction**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on April 20, 2018 by the Department of City Planning. The site is designated as being in a **C4-2D/C4-2D-SN 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 copy of building records, plot plan, and certificate of occupancy of all existing structures to remain (Ground Lot 1) to verify the last legal use and the number of parking spaces required and provided on each site.
- b. 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.
- c. A portion of the existing boundary of Ground Lot 1 was cut after 7/29/1962. Any lot cut done after 7/29/1962 requires a Certificate of Compliance in order to be considered a legal lot cut. Provide a copy of the Certificate of Compliance for the lot cut prior to obtaining the Zoning clearance.
- d. Provide a copy of the Zone Change ordinance to remove the D condition prior to obtaining Zoning clearance.
- e. Provide a copy of affidavit AFF-6664 (for Ground Lot 1), AF-93-1832045-MB and AF-93-1832044-LT (for Ground Lot 3), and AFF-10120 (for Ground Lot 5). Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

- f. Provide a copy of CPC cases CPC cases CPC-2016-4927-DA, CPC-2016-1450-CPU, CPC-2015-2025-DB-MCUP-CU-SPR, and CPC-2014-669-CPU. Show compliance with all the conditions/requirements of the CPC cases as applicable.
- g. 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 and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.
- h. The submitted Map does not comply with the maximum density (200 s.f. of lot area/dwelling unit) requirement of the R5 Zone as allowed for the C Zone within the Regional Center Commercial Area. Revise the Map to show compliance with the above requirement for each Ground Lot or obtain approval from the Department of City Planning.
- i. Record a Covenant and Agreement for each ground lot with air space lots (Lots 1, 2, 3, and 4) 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 submitted Map may not comply with the number of parking spaces required by Section 12.21 A 4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

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.

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: Alejandro Huerta, planning.majorprojects@lacity.org, Darlene Navarrete