

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 17, 2018

TO: Sarah Hounsell, Deputy Advisory Agency  
6262 Van Nuys Blvd., Room 351 E  
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. 82152 - Vesting**  
**1750 N. Vine Street**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on April 12, 2018, 2017 by the Department of City Planning. The site is designated as being in a **(T)(Q)C2-2-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 verify the last legal use and the number of parking spaces required and provided on each site.
- b. Required parking spaces are required to remain for the remaining structure on the site (Ground Lot). Obtain Use of Land permits to relocate driveways and all required parking for each building onto their corresponding sites. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any restriping of parking spaces.
- c. Provide copy of a Certificate of Compliance for the lot cuts of Lot 1 of Tract 18237.
- d. Provide a copy of affidavits AFF-20478, AFF-20772, AFF-35097, AFF-35104, AFF-43826, AFF 001966012, AF-95-853223-MB, AF-01-0390387, AF-01-1243919, and PKG-3714. Show compliance with all the conditions/requirements of the above affidavits 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.
- e. Provide a copy of CPC case CPC-2018-2114-ZCJ-HD-CU-MCUP-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.

- f. 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.
- g. Record a Covenant and Agreement for each ground lot with air space lots (Lots 1, 2, and 3) 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.

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: Elva Nuno-O'Donnell, Mary Crowell