

**From:** Laura DUONG <laura.duong@lacity.org>  
**Sent time:** 08/26/2020 11:07:29 AM  
**To:** Mindy Nguyen <Mindy.Nguyen@lacity.org>; Planning Major Projects <Planning.MajorProjects@lacity.org>; Susan Jimenez <susan.jimenez@lacity.org>  
**Subject:** LADBS Zoning report for Revised Vesting Tentative Tract No. 82152  
**Attachments:** tr82152.v.rev2.docx

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Please review the LADBS Zoning report for Revised Vesting Tentative Tract No. 82152.

Please note the additional recommendations.

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

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

DATE: August 26, 2020

TO: Mindy Nguyen, Deputy Advisory Agency  
221 N. Figueroa Street, 13<sup>th</sup> Floor  
Department of City Planning

FROM: Laura Duong, Subdivision Review  
Chad Doi, Zoning Engineer  
201 N. Figueroa Street, Room 1030  
Department of Building and Safety

SUBJECT: **TRACT MAP NO. 82152 – Vesting – Revised Map  
1750 N. Vine Street**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on July 27, 2020 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 for the remaining structures are required to be maintained on each lot (Ground Lot). Obtain a permit to capture the required parking for each building on its own proposed lot (Ground Lot), as well as to relocate any driveway and all required parking spaces for each building onto its corresponding proposed lot. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any restriping of parking spaces.
- c. For Proposed Ground Lot 2, provide the total floor area count of the existing buildings to verify compliance of the allowable FAR for the site.
- d. Provide copy of a Certificate of Compliance for the lot cuts of Lot 1 of Tract 18237.
- e. 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.

- f. 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.
- g. 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.
- h. Record a Covenant and Agreement for each ground lot with air space lots (Ground Lots 1 and 3) to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

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.

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: Planning.majorprojects@lacity.org, Susan Jimenez