

**Date** : 11/9/2018 3:26:55 PM  
**From** : "Eric Wong"  
**To** : "Charlie Rausch" , "Susan Maldonado" , "Planning.MajorProjects@lacity.org" , "Laura Duong"  
**Subject** : LADBS Zoning report for the Tract Map No. VTT-74371  
**Attachment** : tr74371.v.docx;

Please review the LADBS Zoning report for the Tract Map No. VTT-74371.

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**Eric Wong**  
Zoning Subdivision Section  
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**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 9, 2018

TO: Charles J. Rausch, Jr, Deputy Advisory Agency  
200 N. Spring Street, Room 721  
Department of City Planning

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

SUBJECT: **TRACT MAP NO. 74371 - Vesting**  
**6430-6440 Hollywood Boulevard and 1624-1648 Wilcox Avenue**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on August 24, 2018 by the Department of City Planning. The site is designated as being in a 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 verify the last legal use and the number of parking spaces required and provided on each site.
- b.
- c. Required parking spaces are required to remain for the remaining structure on the site. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports.
- d. 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.
- e. Specify on the map the proposed uses and the number of condominium units of the project.
- f. Provide a copy of D condition(s). Show compliance with the above condition as applicable or Department of City Planning approval is required.
- g. Provide a copy of affidavit AFF-26214. 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.

- h. Provide a copy of CPC case CPC-2016-3176-VZC-HD-CU-MCUP-SPR. Show compliance with all the conditions/requirements of the CPC case(s) as applicable.
- i. Provide a copy of the application or resolution for street vacation. The street vacation shall be completed prior to or concurrently with the Map recording.
- j. 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. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- k. Submit a revised Map that dimensions each air space lot with a finite width, length, and upper and lower elevations. The final Map shall be based upon a site plan which accurately describes the location of such lots.
- l. 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 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 existing or 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.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and 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 Eric Wong at (213) 482-6876 to schedule an appointment.

cc: Susan Jimenez, [planning.majorprojects@lacity.org](mailto:planning.majorprojects@lacity.org)