

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 28, 2021

TO: Milena Zasadzien, Deputy Advisory Agency
221 N. Figueroa Street, Room 1350
Department of City Planning

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

SUBJECT: **TRACT MAP NO. 83088 - Vesting**
6450 Sunset Blvd, 1413, 1417 & 1433 Cole Place

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on March 19, 2020 by the Department of City Planning. The site is designated as being in a C4-2D-SN/C2-1XL 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. 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.
- b. Provide a copy of D condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
- c. Provide a copy of affidavit PKG-5332. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- d. Provide a copy of CPC case CPC-2020-1929-HD-VCU-MCUP-SPR-SPP. Show compliance with all the conditions/requirements of the CPC case as applicable.
- e. 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.

- f. Show all street/alley 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/alley dedication. Front, side and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- g. 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 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.

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