

SCALE: 1"=10'

# VESTING TENTATIVE TRACT NO. 84475

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PROPOSED SUBDIVISION OF PORTIONS OF LOTS 3 AND 4 OF DOYN TRACT AS PER MAP RECORDED IN BOOK 779, PAGE 158 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

FOR SMALL LOT SUBDIVISION PURPOSES AS A BUNGALOW COURT

**NOTES:**

- OWNER AND SUBDIVIDER  
MR. JIM NICHOLS  
NICHOLS RESTAURANT  
4375 GLENCOE AVENUE  
MARINA DEL REY, CA 90292  
TEL: (310) 261-3636
- 2) TITLE REPORT BY:  
NOT FURNISHED
- 3) REFERENCES:  
CITY OF LOS ANGELES  
ASSESSOR PARCEL NO. 5406-003-018  
CITY OF LOS ANGELES CADASTRAL MAP 141A211  
7. T.G. PAGE 594, GRID E7
- 4) SURVEY PERFORMED: APRIL 4 & 22, 2023

**LEGAL DESCRIPTION:**

THE SOUTHWESTERLY 106 FEET OF LOT 3 AND THE NORTHWESTERLY 19 FEET OF THE SOUTHWESTERLY 160 FEET OF LOT 4 OF DOYN TRACT AS PER MAP RECORDED IN BOOK 779, PAGE 158 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

**NOTES:**

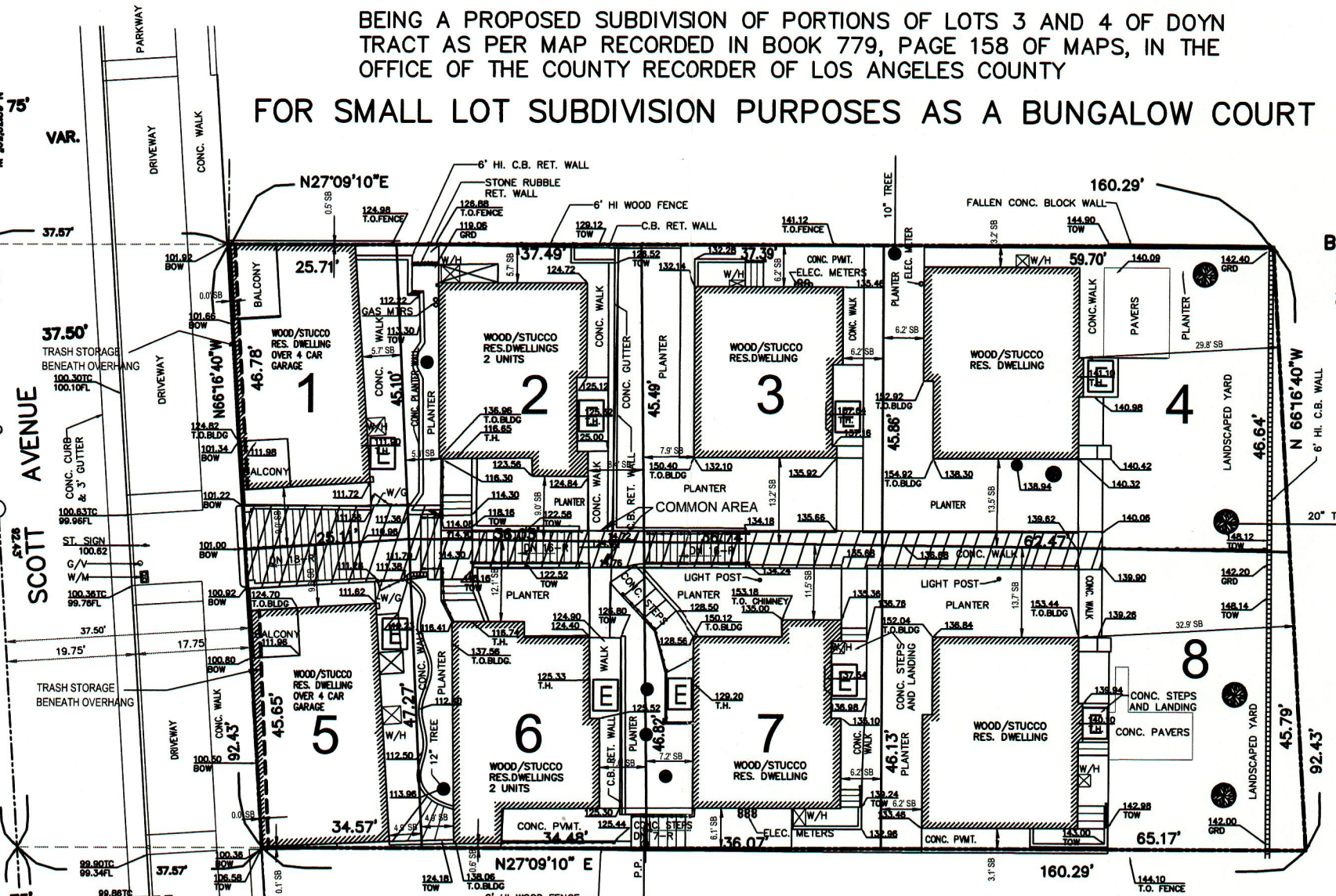
- PROJECT ADDRESS:  
1463-1469 SCOTT AVENUE  
LOS ANGELES CA 90026
- PROPOSED PROJECT:  
8 LOT SMALL LOT BUNGALOW COURT SUBDIVISION  
SMALL LOT SUBDIVISION IN THE RD2-1VL ZONE AS A BUNGALOW COURT PURSUANT TO ORDINANCE NO. 185462
- PARKING:  
8 EXISTING PARKING SPACES IN 2 GARAGES
- ZONE: RD2-1VL
- SANITARY SEWER AND ALL UTILITIES ARE EXISTING AND AVAILABLE.
- NO OAK TREES, WESTERN SYCAMORE, CALIFORNIA BAY, AND SOUTHERN CALIFORNIA BLACK WALNUT ON SITE.
- AREA SUMMARY:  
GROSS (TO CL STREET): 0.419 ACRES 18254 SQ. FT.  
LOT AREA: 0.339 ACRES 14787 SQ. FT.
- SPECIAL AREAS:  
PROJECT IS LOCATED IN HILLSIDE AREA  
PROJECT IS UNDER HISTORIC PRESERVATION CONTRACT
- TREE REPORT PREPARED BY:  
LISA SMITH  
REGISTERED CONSULTING ARBORIST  
DATED MAY 1, 2024  
  
THERE ARE NO TREES OR SHRUBS ON THIS PROPERTY THAT WOULD BE CONSIDERED PROTECTED NATIVE WITHIN THE CITY OF LOS ANGELES
- ALL STRUCTURES TO REMAIN

**LEGEND**

- UNIT ENTRY DENOTES FRONT YARD
- COMMON AREA
- SETBACK

Mc DUFF STREET

PORTIA STREET

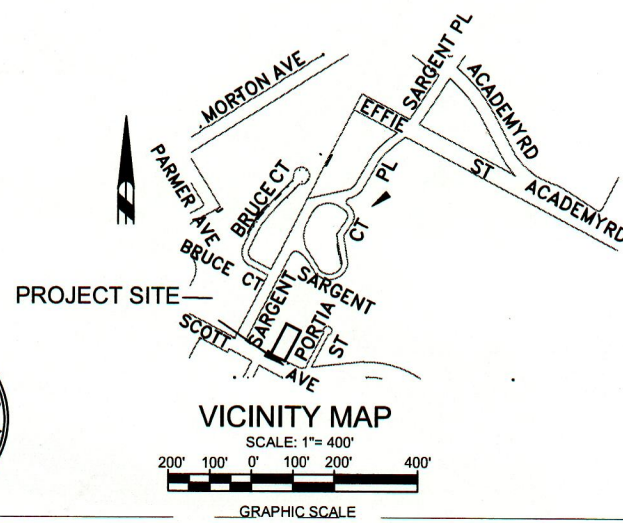


SETBACK MATRIX IN FEET					
LOT	FRONT	REAR	SIDE	SIDE	AREA SF
1	5.7 (NE)	0.0 (SW)	0.5 (NW)	9.0 (SE)	1167
2	8.4 (NE)	5.1 (SW)	5.7 (NW)	9.0 (SE)	1663
3	6.2 (NE)	7.9 (SW)	6.2 (NW)	13.2 (SE)	1692
4	29.8 (NE)	6.2 (SW)	3.2 (NW)	13.5 (SE)	2822
5	4.9 (NE)	0.0 (SW)	9.3 (NW)	0.1 (SE)	1153
6	7.0 (NE)	4.9 (SW)	12.1 (NW)	0.6 (SE)	1657
7	6.2 (NE)	7.2 (SW)	11.5 (NW)	6.1 (SE)	1696
8	32.9 (NE)	6.2 (SW)	13.7 (NW)	3.1 (SE)	2937

14787 SQ FT

**BENCHMARK:**  
THE ASSUMED ELEVATION OF 100.00 AT FD L & TACK, TOP OF CURB WEST END CATCH BASIN ASSUMED AS BENCHMARK FOR ELEVATIONS SHOWN ON THIS MAP.

TENTATIVE APPROVAL  
NO: 177-84475  
Approved without conditions  
BY: [Signature]  
6/11/24  
Department of Building & Safety  
Grading Division



MAP PREPARED MAY 29 2024

REVISIONS	BY

**HARVEY A. GOODMAN**  
CIVIL ENGINEER  
834 17TH STREET  
SANTA MONICA CA 90403  
TEL: (310) 829-1037  
harvey@harveygoodman.com

VESTING TENTATIVE TRACT NO. 84475  
1463-1469 W. SCOTT AVENUE  
LOS ANGELES, CA 90026

DRAWN BY: AYV
CHECKED BY: H. GOODMAN
DATE JUNE 5, 2024
SCALE 1" = 10'
SHEET 1
OF 1 SHEET

STORED ON: CENTRAL/OTHERS/1463 SCOTT AVE