

## **SEC. 12.37. HIGHWAY AND COLLECTOR STREET DEDICATION AND IMPROVEMENT.**

(Title amended by Ord. No. 150,799, Eff. 6/5/78.)

**A. Requirement. (Amended by Ord. No. 150,799, Eff. 6/5/78.)** No building or structure shall be erected or enlarged, and no building permit shall be issued therefore, on any lot in any R3 or less restrictive zone (as such order of restrictiveness is set forth in Subsection B of Section 12.23); or on any lot in the RD1.5, RD2 or RD3 Zones; if such lot abuts a major or secondary highway or collector street unless the one-half of the highway or collector street which is located on the same side of the center of the highway or collector street as such lot has been dedicated and improved for the full width of the lot so as to meet the standards for such highway or collector street provided in Subsection H of this section; and further provided that in the case of either a corner lot or an L-shaped interior lot abutting a major or secondary highway and a local street which intersect, that one-half of the local street, on the same side of the center of said local street as such lot, has been dedicated and improved for that portion of said lot or lots within 300 feet of the ultimate property line of said highway so as to meet the standards for local streets provided in Subsection H of this section and provide adequate right-turn ingress to and egress from the highway; or such dedication and improvement has been assured to the satisfaction of the City Engineer respectively. As used in this section, the center of the highway or collector street shall mean the center of those highways or collector streets as are shown on the Highways and Freeways maps of the Transportation Element of the General Plan or, with respect to collector streets, on the adopted community plans of the Land Use Element of the General Plan on file in the offices of the Department of City Planning. **(Second Sentence Amended by Ord. No. 172,840, Eff. 11/4/99.)**

1. The maximum area of land required to be so dedicated shall not exceed 25% of the area of any such lot which was of record on March 1, 1962 in the Los Angeles County Recorder's Office. In no event shall such dedication reduce the lot below a width of 50 feet or an area of 5,000 square feet.
2. No such dedication for any highway, collector street or any other street shall be required with respect to those portions of such a lot occupied by a legally existing main building which is to remain.
3. No additional improvement shall be required on such a lot where complete roadway, curb, gutter and sidewalk improvements exist within the present dedication contiguous thereto.
4. No building or structure shall be erected on any such lot after March 1, 1962 within the dedication required by Subsection H of this section.
5. **(Added by Ord. No. 173,217, Eff. 6/11/00.)** No such dedication for any highway, collector street, or any street shall be required when the City Engineer, based on guidelines established by the Streets Standards Committee, finds that any additional dedication is not necessary to meet the mobility needs for the next twenty years.

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The guidelines developed by Streets Standards Committees shall be consistent with the goals and purpose of the Transportation Element of the General Plan as determined by the City Planning Commission. These guidelines shall also establish a procedure for notice to interested persons, including the Councilmember of the district where the property is located.

**B. Exceptions. (Amended by Ord. No. 172,315, Eff. 12/31/98.)** The provisions of Subsection A of this section shall not apply to the following construction projects:

1. One single-family dwelling with customary accessory buildings when erected on a vacant lot.
2. Additions and accessory buildings incidental to a legally existing residential building, provided no additional dwelling units or guest rooms are created.
3. Additions and accessory buildings incidental to a legally existing non-residential building, provided that the total cumulative floor area of all such additions and accessory buildings shall not exceed 500 square feet.

### **C. Dedication Procedure.**

1. Any person required to dedicate land by the provisions of this section shall make an offer to dedicate, properly executed by all parties of interest including beneficiaries in deeds of trust as shown by a current preliminary title report prepared by a Title Company approved by the City Engineer for that purpose. The trustee under a deed of trust shall not be required to execute the dedicatory instrument, unless, in the view of the City Engineer, such execution is necessary to satisfactorily dedicate the land. Such report shall be furnished by the applicant. Such offer shall be on a form approved by the City Attorney and the City Engineer; be in such terms as to be binding on the owner, his heirs, assigns or successors in interest and shall continue until the City Council accepts or rejects such offer or until one year from the date such offer is filed with the City Engineer for processing, whichever occurs first. The offer shall provide that the dedication will be complete upon acceptance by the City Council. The offer shall be recorded by the City Engineer in the Office of the County Recorder of Los Angeles County upon its acceptance by the City Engineer. The City Engineer shall accept or reject the offer for recordation within 10 days after it is filed with the City Engineer. The offer shall thereafter be promptly processed by the City Departments concerned and submitted to the City Council, in order to complete the dedication within one year. If the offer is rejected by the City Council or not processed within one year, the City Engineer shall issue a release from such offer which shall be recorded in the Office of the County Recorder unless the parties making the offer wish to have the time extended. **(Amended by Ord. No. 152,425, Eff. 6/29/79, Oper. 7/1/79.)**

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### **D. Improvement Procedure.**

1. Any person required to make improvements by the provisions of this section shall either make and complete the same to the satisfaction of the City Engineer or shall file with the City Engineer a bond in such an amount as the City Engineer shall estimate and determine to be necessary to complete all of the improvements required.

2. Such bond may be either a cash bond or a bond executed by a company authorized to act as a surety in this State. The bond shall be payable to the City and be conditioned upon the faithful performance of any and all work required to be done, and that should such work not be done or completed within the time specified, the City may at its option, cause the same to be done or completed, and the parties executing the bond shall be firmly bound under a continuing obligation for the payment of all necessary costs and expenses incurred in the construction thereof. The bond shall be executed by the owner of the lot as principal, and if a surety bond, shall also be executed by a corporation authorized to act as a surety under the laws of the State of California.

3. Whenever the owner elects to deposit a cash bond, the City is authorized, in the event of any default on his part, to use any or all of the deposit money to cause all of the required work to be done or completed, and for payment of all costs and expenses therefore. Any money remaining shall be refunded to the owner.

4. When a substantial portion of the required improvement has been completed to the satisfaction of the City Engineer and the completion of the remaining improvements is delayed due to conditions beyond the owner's control, the City Engineer may accept the completed portion and consent to a proportionate reduction of the surety bond in an amount estimated and determined by the City Engineer to be adequate to assure the completion of the required improvements remaining to be made.

5. Whenever a surety bond has been filed in compliance with this section, the City is authorized, in the event of any default on the part of the principal, to enforce collection, under such bond, for any and all damages sustained by the City by reason of any failure on the part of the principal faithfully and properly to do or complete the required improvements, and in addition may cause all of the required work to be done or completed, and the surety upon the bond shall be firmly bound for the payment of all necessary costs thereof.

6. The term of the bond shall begin on the date of the deposit of cash or the filing of the surety bond, and shall end upon the date of the completion to the satisfaction of the City Engineer of all improvements required to be made. The fact of such completion shall be endorsed by a statement thereof signed by the City Engineer, and the deposit shall be returned to the owner, or the surety bond may be exonerated at any time thereafter.

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7. For purposes of this section, improvement shall be considered as satisfactorily assured when the City Engineer accepts the cash or surety bond provided for herein or the improvements required to be made have been completed to his satisfaction. When the City Engineer accepts the bond or the work has been completed to his satisfaction he shall notify the Department of Building and Safety thereof.

**E. Issuance Of Building Permits After Certification Of Dedication And Improvement.** When all dedication and improvements required by this section have been completed or satisfactorily assured a building permit may be issued.

**F. Fees. (Amended by Ord. No. 168,332, Eff. 12/17/92)**

1. (Amended by Ord. No. 175,333, Eff. 8/12/03.) The following fee shall be charged to provide for the City's cost of investigating and processing this service:

(a) To all property subject to this section, whether or not any dedication or improvements are actually required, so as to provide for the cost of investigation, the fee shall be \$300.

(b) If dedication is required, an additional fee to provide for the cost of processing the real estate transfer documents shall be \$1,800.

2. The Board of Public Works shall have the authority to annually review the cost of providing this service and adjust the fees accordingly, subject to the disapproval of the Mayor or the City Council within 30 days after receipt.

**G. Lots Affected By Street Widening. (Amended by Ord. No. 125,340, Eff. 9/23/63.)** On a lot which is affected by street widening required by the provisions of this section all required yards, setbacks, parking area, loading space and building locations for new buildings or structures or additions to buildings or structures shall be measured and calculated from the new lot lines being created by said widening; provided, however, that for the purpose of establishing the required front yard depth on a frontage where the ultimate street line has been determined under the provisions of this section, the depths of all existing front yards may be measured from such ultimate street line instead of the front lot line.

In applying all other provisions of this Article, the area of such lot shall be considered as that which existed immediately prior to such required street widening.

**H. Improvement Standards. (Amended by Ord. No. 150,799, Eff. 6/5/78.)**

1. (Amended by Ord. No. 173,217, Eff. 6/11/00.) All major and secondary highways and all collector streets shall be constructed and improved in accordance with the standards adopted by the City Planning Commission pursuant to LAMC 17.05 B. insofar as such is practical and will not create an undue hardship.

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Where major or secondary highways are designated by the General Plan as divided highways, the width of the dividing strips shall not be considered a part of the highway for the purpose of calculating either the width of the dedication or the width of the improvement required by this section.

2. (Amended by Ord. No. 173,217, Eff. 6/11/00.) All streets not designated major or secondary highways or collector streets, but that intersect said highways, shall be dedicated to a maximum width of sixty (60) feet. Roadway and parkway widths shall conform to those standards adopted by the City Planning Commission in accordance with LAMC 17.05 B., depending upon street classification type. Whenever uncertainty exists as to the application of the provisions of this section, or in instances of streets so classified as requiring less than 60 feet of dedication in order to conform to the minimum width standards as adopted in accordance with Section 17.05 B. of this Code, the City Engineer shall make any necessary determinations.

3. All improvements required to be made by the provisions of this subsection shall be done in accordance with the current applicable provisions of the Standard specifications for Public Works Construction adopted by the City Council.

4. The City Engineer may approve and allow such variations from the aforesaid requirements as he determines are made necessary by the conditions of the terrain and the existing improvements contiguous to the property involved.

### **I. Appeal. (Amended by Ord. No. 153,949, Eff. 7/19/80.)**

1. Any person required to make improvements under the provisions of this section may appeal any determination made by the City Engineer in the enforcement or administration of the provisions of this section to the City Council. Such appeal shall be made in writing unless waived by the applicant, shall state in clear and concise language the grounds therefore, and shall be accompanied by a filing fee as hereinafter determined and established. The Board of Public Works, with the concurrence of the Director of the Office of Administrative and Research Services, shall determine on a regular basis the costs to the City for processing such an appeal. These costs shall be the total verifiable costs incurred including inspection costs, retirement costs on direct labor, departmental and general City overhead and all other applicable indirect costs, as determined by the Board of Public Works. The Board of Public Works shall use these costs to establish a fee sufficient to recover City costs of processing such appeal. The Board of Public Works, after notice and hearing as provided by law, shall adopt such fee at any time during each fiscal year, but not later than April 1. Upon adoption by the Board of Public Works as provided herein, the Board shall transmit copies of the Board Order to the Mayor and to the City Council. At any time within 30 days after the receipt of the Board Order, the Mayor, by writing, or the Council, by majority vote, may disapprove the Board Order. If neither the Mayor nor the City Council has disapproved the Board Order within said period,

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the fee shall become effective 30 days from receipt of the Board Order but may be made operative at such later date as is established by the Board. Provided, however, that if the Board Order is received by the Mayor and Council on different dates, the later date received shall be used to determine the effective date of the Board Order. In the event the Board fails to adopt a Board Order setting forth a new fee for recovery of costs before April 1, or in the event that within 30 days after delivery of such Board Order to the Mayor and to the City Council by the Board, either the Mayor or the Council disapproves the Board Order, the Board Order shall have no force or effect on any fee heretofore established, either by action of the Board or by ordinance, and such heretofore established fee shall be the applicable fee to be charged. In the event the City Council, in disapproving said fee, recommends to the Board that the subject fee be either increased or decreased in a specified amount, the Board may, upon receipt of such recommendation, adopt the fee as recommended by the City Council, provided the Board acts within 30 days of receipt of such recommendation by the Council. Such fee shall become effective upon adoption by the Board of the fee recommended by the Council, irrespective of whether such action is taken by the Board after April 1. **(Amended by Ord. No. 173,363, Eff. 7/29/00, Oper. 7/1/00.)**

2. The City Council may make such modifications in the improvement requirements of this section or may grant such waivers or modifications of the determinations which are appealed to it as it shall determine are required to prevent any unreasonable hardship under the facts of each case so long as each such modification or waiver is in conformity with the general spirit and intent of the requirements of this section.

**J. City May Share The Cost Of Making Unusual Improvements.** Upon proper application to the City Council and upon recommendation of the City Engineer, the City may accept and provide for contribution toward the cost of making any improvement required by the provisions of this section which the City Engineer determines will cost an amount greatly in excess of the cost to other property owners who are required to make improvements under the provisions of this section in the immediate vicinity of the said improvement.

**K. City Engineer To Determine Street Alignment.** Whenever uncertainty exists as to the proper application of the provisions of this section in the matter of street alignment, the City Engineer shall determine their application in conformity with the spirit and intent of this section. **(Added by Ord. No. 125,340, Eff. 9/23/63.)**

**L. Written Notification To Permit Applicants Required.** When the City Engineer determines that the provisions of this section are applicable to any building permit application, he shall inform the permit applicant of his determination, of the specific requirements of this Section which he determines to be applicable thereto and of the availability and procedure for appeal of his determination to the City Council. **(Amended by Ord. No. 153,949, Eff. 7/19/80.)**

**GENERALIZED SUMMARY OF ZONING REGULATIONS  
CITY OF LOS ANGELES**

Zone	Use	Maximum Height		Required yards			Minimum Area		Minimum Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
<b>Agricultural</b>										
A1	Agricultural One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Truck Gardening, Extensive Agricultural Uses, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	20% lot depth; 25 ft. max. or *6	10% lot width; 25 ft. max. or *6	25% lot depth; 25 ft. max.	5 acres	2.5 acres	300 ft.	2 spaces per dwelling unit *6
A2	Agricultural A1 uses						2 acres	1 acre	150 ft.	
RA	Suburban Limited Agricultural Uses, One-Family Dwellings, Home Occupations			20% lot depth; 25 ft. max., but not less than prevailing *6	10 ft. or 10% lot width < 70 ft. + 1 ft. for 3 stories or more *6,*7	17,500 sq. ft. *1	17,500 sq. ft. *1	70 ft. *1	2 covered spaces per dwelling unit *6	
<b>One-Family Dwelling Units</b>										
RE40	Residential Estate One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	20% lot depth; 25 ft. max., but not less than prevailing *6	10 ft. min., + 1 ft. each story over 2 <sup>nd</sup> *6	25% lot depth; 25 ft. max.	40,000 sq. ft. *1	40,000 sq. ft. *1	100 ft. *1	2 covered spaces per dwelling unit *6
RE20							20,000 sq. ft. *1	20,000 sq. ft. *1	80 ft. *1	
RE15							15,000 sq. ft. *1	15,000 sq. ft. *1	80 ft. *1	
RE11							11,000 sq. ft. *1	11,000 sq. ft. *1	70 ft. *1	
RE9							9,000 sq. ft. *1	9,000 sq. ft. *1	65 ft. *1	
RS	Suburban One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations					20 ft. minimum	7,500 sq. ft.	7,500 sq. ft.	60 ft.	
R1	One-Family Dwelling RS Uses, Home Occupations			20% lot depth; 20 ft. max., but not less than prevailing *6	10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2 <sup>nd</sup> *6,*7	15 ft. minimum	5,000 sq. ft.	5,000 sq. ft.	50 ft.	2 covered spaces per dwelling unit *6
RU	One-Family Dwelling Factory-built Homes, Mobile Homes, Parks		30 ft.	10 ft.	3 ft. *9	10 ft.	3,500 sq. ft.	3,500 sq. ft.	35 ft.	2 covered spaces per dwelling unit
RZ2.5	Residential Zero Side Yard Dwellings across not more than 5 lots *2, Parks, Playgrounds, One-Family Dwellings, Home Occupations		45 ft. or *6	10 ft. minimum	0 ft. *3; 3 ft. + 1 ft. for each story over 2 <sup>nd</sup>	0 ft. *3 or 15 ft.	2,500 sq. ft.	2,500 sq. ft.	30 ft. w/ driveway; 25 ft. w/o driveway; 20 ft. w/flag, curved or cul-de-sac	
RZ3							3,000 sq. ft.	3,000 sq. ft.		
RZ4							4,000 sq. ft.	4,000 sq. ft.		
RW1	One-Family Residential Waterways One-Family Dwellings, Home Occupations		30 ft.		10% lot width; 3 ft. minimum	15 ft. minimum	2,300 sq. ft.	2,300 sq. ft.	28 ft.	

**Footnotes:**

- \*1 "H" Hillside areas may alter these requirements in the RA-H or RE-H zones. Subdivisions may be approved with smaller lots, provided larger lots are also included. (Section 17.05 H 1 of the Zoning Code.)
- \*2 Section 12.08.3 B 1 of the Zoning Code.
- \*3 Section 12.08.3 C 2 and 3 of the Zoning Code.
- \*6 Height, yard and parking requirements for single family dwellings may be governed by the Hillside Ordinance, Section 12.21 A 17 of the Zoning Code.
- \*7 Side yard requirements for single family dwellings not in Hillside Areas or Coastal Zone may be governed by the "Big House" Ordinance, ord. 169,775, which has been codified in the yard requirements sections for the relevant zones.
- \*8 The side yard on one side of the lot may be reduced to zero provided that the remaining side yard is increased to 6 ft., in accordance with Section 12.08.1 C 2 of the Zoning Code.
- \*9 Specific requirements for open space, rear yards, and projections into front yards are in Section 12.08.5 C of the Zoning Code.
- \*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)



\* SUBJECT TO R-3.

Zone	Use	Maximum Height		Required yards			Minimum Area		Minimum Lot Width	Parking Required				
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit						
<b>R2</b>	Two-Family Dwellings R1 Uses, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	20% lot depth; 20 ft. max., but not less than prevailing	10% lot width 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup>	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered				
<b>RD1.5</b>	Restricted Density Multiple Dwelling One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations			15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup> , not to exceed 16 ft. *6		5,000 sq. ft.	1,500 sq. ft.		60 ft.	1 space per unit < 3 habitable rooms;			
<b>RD2</b>				10% lot width, 10 ft. max.; 5 ft. minimum, *6	6,000 sq. ft.		3,000 sq. ft.	60 ft.			1.5 spaces per unit = 3 habitable rooms;			
<b>RD3</b>					8,000 sq. ft.		4,000 sq. ft.				60 ft.	2 spaces per unit > 3 habitable rooms; uncovered *6		
<b>RD4</b>					10,000 sq. ft.		5,000 sq. ft.					70 ft.	1 space each guest room (first 30)	
<b>RD5</b>							12,000 sq. ft.							6,000 sq. ft.
<b>RD6</b>														
<b>RMP</b>	Mobile Home Park Home Occupations			45 ft. or *10	20% lot depth 25 ft. maximum		10 ft.	25% lot depth 25 ft. max.		20,000 sq. ft.	20,000 sq. ft.	80 ft.	2 covered spaces per dwelling unit	
<b>RW2</b>	Two-Family Residential Waterways One-Family Dwellings, Two-Family Dwellings, Home Occupations						10 ft. minimum	15 ft.		2,300 sq. ft.	1,150 sq. ft.		28 ft.	
<b>R3</b>	Multiple Dwelling R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max.)						15 ft.; 10 ft. for key lots	15 ft.		5,000 sq. ft.	800 sq. ft.; 500 sq. ft. per guest room		50 ft.	same as RD zones
<b>RAS3</b>	Residential/ Accessory R3 Uses, Limited ground floor commercial	5 ft., or average of adjoining buildings	0 ft. for ground floor commercial; 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.	800 sq. ft.; 200 sq. ft. per guest room									
<b>R4</b>	Multiple Dwelling R3 Uses, Churches, Schools, Child Care, Homeless Shelter	Determined by Height District *10	15 ft.; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup> , not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3 <sup>rd</sup> ; 20 ft. max.	400 sq. ft.; 200 sq. ft. per guest room								
<b>RAS4</b>	Residential/Accessory R4 Uses, Limited ground floor commercial			5 ft., or average of adjoining buildings	0 ft. for ground floor commercial; 5 ft. for residential			15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.						
<b>R5</b>	Multiple Dwelling R4 Uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels			15 ft.; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 <sup>nd</sup> , not to exceed 16 ft.			15 ft. + 1 ft. for each story over 3 <sup>rd</sup> ; 20 ft. max.	5,000 sq. ft.	200 sq. ft.				

Loading Space is required for the RAS3, R4, RAS4, and R5 zones in accordance with Section 12.21 C 6 of the Zoning Code.

Open Space is required for 6 or more residential units in accordance with Section 12.21 G of the Zoning Code.

Passageway of 10 feet is required from the street to one entrance of each dwelling unit or guest room in every residential building, except for the RW, RU, and RZ zones, in accordance with Section 12.21 C2 of the Zoning Code.

**Footnotes:**

\*4 Section 12.09.5 C of the Zoning Code. For 3-5 lots the interior side yards may be eliminated, but 4 ft. is required on each side of the grouped lots.

\*6 Height, yard and parking requirements for single family dwellings may be governed by the Hillside Ordinance, Section 12.21 A 17 of the Zoning Code.

\*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)





Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/Unit	Minimum Lot Width			
		Stories	Feet	Front	Side	Rear					
<b>Commercial</b>											
<b>CR</b>	Limited Commercial Banks, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	6 *10	75 ft. *10	10 ft. minimum	10% lot width; 10 ft. maximum; 5 ft. minimum for commercial lots adjacent to A or R zone or for residential uses	15 ft. minimum + 1 ft for each story over 3 <sup>rd</sup>	same as R4 for residential uses; otherwise none	50 ft. for residential uses; otherwise none			
<b>C1</b>	Limited Commercial Local Retail Stores < 100,000 sq. ft., Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses Except for Churches, Schools, Museums, R3 Uses	Determined by Height District *10							same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 ft. + 1 ft. for each story over 3 <sup>rd</sup> ; 20 ft. max. for residential uses or abutting A or R zone	same as R3 zone for residential uses; otherwise none
<b>C1.5</b>	Limited Commercial C1 Uses—Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses										
<b>C2</b>	Commercial C1.5 Uses, Retail w/Limited Mfg., Service Stations and Garages, Retail Contract Business, Churches, Schools, Auto Sales, R4 Uses			none	none for commercial uses; same as R4 zone for residential uses at lowest residential story	same as R4 for residential uses; otherwise none	same as R4 for residential uses; otherwise none				
<b>C4</b>	Commercial C2 Uses with Limitations, R4 Uses										
<b>C5</b>	Commercial C2 Uses, Limited Floor Area for Mfg. of CM Zone Type, R4 Uses										
<b>CM</b>	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Mfg., Limited C2 Uses, R3 Uses			none	none for commercial uses; same as R3 for residential uses	same as R3 for residential uses; otherwise none					

**Loading Space:** Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings in accordance with Section 12.21 C 6 of the Zoning Code.

**Parking.** See separate parking handout.

**Footnotes:**

\*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

Zone	Uses	Maximum Height	Required Yards			Minimum Area Per Lot/Unit	Minimum Lot Width
			Front	Side	Rear		
<b>Manufacturing</b>							
<b>MR1</b>	<b>Restricted Industrial</b> CM Uses, Limited Commercial and Manufacturing Uses, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	Determined by Height District *10	5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep	none for industrial or commercial uses; same as R4 zone for residential uses *5		none for industrial or commercial uses; same as R4 zone for residential uses *5	
<b>M1</b>	<b>Limited Industrial</b> MR1 Uses, Limited Industrial and Mfg. Uses, No R Zone Uses, No Hospitals, Schools, Churches, Any Enclosed C2 Use, Wireless Telecommunication, Household Storage		none				
<b>MR2</b>	<b>Restricted Light Industrial</b> MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping		5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep	none for industrial or commercial uses; same as R4 zone for residential uses *5	none for industrial or commercial uses; same as R4 zone for residential uses *5	none for industrial or commercial uses; same as R5 zone for residential uses; *5	
<b>M2</b>	<b>Light Industrial</b> M1 and MR2 uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, No R Zone Uses		none	same as R5 zone for residential uses *5			
<b>M3</b>	<b>Heavy Industrial</b> M2 Uses, Any Industrial I Uses, Nuisance Type Uses 500 ft. from any Other Zone, No R Zone Uses			none		none	

**Loading Space:** Institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C 6 of the Zoning Code.

**Parking.** See separate parking handout.

Zone	Use	Maximum Height	Required yards			Minimum Area per Lot/Unit	Minimum Lot Width
			Front	Side	Rear		
<b>Parking</b>							
<b>P</b>	<b>Automobile Parking—Surface and Underground</b> Surface Parking, Land in a P Zone may also be Classified in A or R Zone	Determined by Height District *10	10 ft. in combination with an A or R Zone; otherwise none	Area regulations of A and R zone apply for residential use		none, unless also in an A or R Zone	
<b>PB</b>	<b>Parking Building</b> P Zone Uses, Automobile Parking Within a Building		0 ft., 5 ft., or 10 ft., depending on zoning frontage and zoning across the street	5 ft. + 1 ft. each story above 2 <sup>nd</sup> if abutting or across street and frontage in A or R Zone	5 ft. + 1 ft. each story above 2 <sup>nd</sup> if abutting A or R Zone	none	

**Open Space/ Public Facilities/Submerged Lands**

<b>OS</b>	<b>Open Space</b> Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill Sites, Public Water Supply Reservoirs, Water Conservation Area	none	none			none	
<b>PF</b>	<b>Public Facilities</b> Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools	none	none			none	
<b>SL</b>	<b>Submerged Lands</b> Navigation, Shipping, Fishing, Recreation	none	none			none	

**Footnotes:**

- \*5 Section 12.17.5 B 9 (a). Dwelling considered as accessory to industrial use only (watchman or caretaker including family).
- \*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

## HEIGHT DISTRICT QUICK REFERENCE CHART

Zone	Height District														
	1			1-L		1-VL		1-XL		2		3		4	
	Height	Hillside or Coastal Zone	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR
A	45 ft.	45 ft.	3:1	not to exceed 6 stories or 75 ft.	3:1	not to exceed 3 stories or 45 ft. ‡	3:1	not to exceed 2 stories or 30 ft. ‡	3:1	No Limit	6:1	No Limit	10:1	No Limit	13:1
RA	36 ft. †														
RE40	45 ft.														
RE20															
RE15	36 ft. †														
RE11															
RE9															
RS	33 ft. †														
R1															
RU	30 ft.														
RZ	45 ft.														
RW1	30 ft.														
R2	33 ft. †	45 ft.	3:1	not to exceed 6 stories or 75 ft.	3:1	not to exceed 3 stories or 45 ft. ‡	3:1	not to exceed 2 stories or 30 ft. ‡	3:1	No Limit	6:1	No Limit	10:1	No Limit	13:1
RD															
RMP	45 ft.														
RW2															
R3															
RAS3															
R4	No Limit														
RAS4															
R5															
CR	75 ft. or 6 stories														
C	No Limit	1.5:1	1.5:1	not to exceed 3 stories or 45 ft. ‡	1.5:1	1.5:1	1.5:1	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit
CM															
MR															
M															
P															
PB	2 stories									6 stories		10 stories		13 stories	

- CNN (Century City North) Height District - Sec. 12.21.2
- CCS (Century City South) Height District - Sec. 12.21.2
- CRA (Community Redevelopment Agency) Height District - Sec. 12.21.3
- EZ (Enterprise Zone) Height District - Sec. 12.21.4
- CSA (Centers Study Area) Height District - Sec. 12.21.5

† May exceed height limit to meet average height of 40% or more of dwellings on both sides of same street for the length of the block. (Sec. 12.21.1 3<sup>rd</sup> unnumbered paragraph)  
 ‡ A building designed and used entirely for residential purposes shall only be limited to the number of feet in height. (Sec. 12.21.1 5<sup>th</sup> unnumbered paragraph) and 12.21.1 A 1 Exception)

**NOTE:** Specific Plan, HPOZ or Tract conditions shall take precedence over the height restrictions and may increase or decrease the maximum height for a given property

**Transitional Height:** Portions of buildings in C or M zones within certain distances of RW1 or more restrictive zones shall not exceed the following Height limits, in accordance with Section 12.21.1 A 10 of the Zoning Code:

Distance (ft)	Height (ft)
0-49	25
50-99	33
100-199	61

**Zone Prefixes**  
(Section 12.32 of the Zoning Code)

<b>(T), [T], T</b>	Tentative Zone Classification	City Council requirements for public improvements as a result of a zone change—see Council File
<b>(Q), [Q], Q</b>	Qualified Classification	Restrictions on property as a result of a zone change, to ensure compatibility with surrounding property
<b>D</b>	Development Limitation	Restricts height, floor area ratio, percent of lot coverage, building setbacks

**Supplemental Use Districts**—to regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the Zoning Code)

<b>CA</b>	Commercial and Aircraft
<b>CDO</b>	Community Design Overlay
<b>FH</b>	Fence Height
<b>G</b>	Surface Mining
<b>K</b>	Equinekeeping
<b>MU</b>	Mixed Use
<b>O</b>	Oil Drilling
<b>POD</b>	Pedestrian Oriented District
<b>RPD</b>	Residential Planned Development
<b>S</b>	Animal Slaughtering
<b>SN</b>	Sign

**Other Zoning Designations**

<b>ADP</b>	Alameda District Specific Plan
<b>CCS</b>	Century City South Studio Zone
<b>CSA</b>	Centers Study Area
<b>CW</b>	Central City West Specific Plan
<b>GM</b>	Glencoe/Maxella Specific Plan
<b>HPOZ</b>	Historic Preservation Overlay Zone
<b>LASED</b>	LA Sports & Entertainment S.P.
<b>OX</b>	Oxford Triangle Specific Plan
<b>PKM</b>	Park Mile Specific Plan
<b>PV</b>	Playa Vista Specific Plan
<b>WC</b>	Warner Center Specific Plan

**THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.**

## STANDARD STREET CONDITIONS

1. City Council may, by ordinance, adopt specific standards for individual streets which differ from these official standard street dimensions. Community Plans should be reviewed for designation of Pedestrian Priority Street Segments of arterial streets which would require wider sidewalks than those indicated on this Standard Plan.
2. Sidewalk widths for non-arterial streets shall be the minimum shown hereon. Greater widths, up to full width between curb and property line, with tree wells, shall be required where commercial and multiple residential frontage, schools, areas of heavy pedestrian traffic or other special circumstances indicate the need.
3. Except for special conditions or as otherwise provided, sidewalk shall be placed as close to the property line as possible.
4. Where sidewalk is constructed adjacent to the curb it shall have a minimum width of 10 feet inclusive of curb thickness except for hillside streets, noncontinuous local streets and industrial streets.
5. Where sidewalk is constructed on the fill or low side of a hillside street, a berm may be required on private property.
6. Easements may be required in addition to the widths shown hereon, where necessary for the installation of public utilities or for widened sidewalks (minimum 15-foot width) adjacent to transit stations.
7. Fifty-foot curb radii (instead of the standard 35' curb radii) shall be provided for cul-de-sacs in industrial areas.
8. Private street development should conform to the standard public street dimensions shown on this sheet, where appropriate. Variations may be approved on a case-by-case basis.
9. For intersections of streets the following dedications shall apply:
  - a. Intersections of arterial streets with any other street: 15'x15' cut corner OR 20' curved corner radius.
  - b. Intersections of non-arterial and/or hillside streets: 10'x10' cut corner OR 15' curved corner radius.
10. Hillside Collector Streets. In hillside areas where topography or other environmental considerations, documented to the satisfaction of the City Engineer, would render full street improvements infeasible, the roadway width of the hillside collector street may be reduced to no less than 32 feet, provided that parking is limited to one side only.



STANDARD PLAN NO. S-470-0

VAULT INDEX NUMBER B-4428

SHEET 2 OF 2 SHEETS

### ARTERIAL STREETS

**MAJOR HIGHWAY—CLASS I**

At intersections with other Major Highways, the larger widths shown in parentheses should be provided, as determined by LADOT, utilizing a Standard Flare Section.

**MAJOR HIGHWAY—CLASS II**

At intersections where LADOT has determined that dual left turn lanes are required, the larger widths shown in parentheses shall be provided, utilizing a Standard Flare Section.

**SECONDARY HIGHWAY**

### NON-ARTERIAL STREETS

**COLLECTOR STREET**

For use in quarter mile streets and school areas.

**INDUSTRIAL COLLECTOR STREET**

For use in industrial areas to assist the flow of local truck traffic within those areas to adjacent arterial streets. A 35' curb return radius is required.

**LOCAL STREET**

In commercial and multiple residential areas, a 40-foot roadway with 10-foot parkways, and full-width sidewalks shall be required.

**INDUSTRIAL LOCAL STREET**

For use in industrial areas. A 35' curb return radius is required.

**NONCONTINUOUS LOCAL STREET**

May include cul-de-sac, loop streets and short connector streets. Where an approved internal pedestrian system is provided the parkway on one side may be reduced to 3-feet.

**SERVICE ROAD**

For use on adjoining major or secondary highways, except that the larger widths shown in parentheses shall be provided in multiple residential zones.

### HILLSIDE STREETS

**HILLSIDE COLLECTOR STREET**

**HILLSIDE STREET LOCAL**

**HILLSIDE STREET LIMITED**  
(Parking on one side only)

**ACCESS ROADWAY CONDITIONAL**

(Limited to 4 dwelling units, and a maximum length of 300 feet. Private Street only)

**STANDARD WALKWAY CROSS - SECTION**

### TRANSITIONAL EXTENSIONS

Where a designated Major Highway (Class I or II) or a Secondary Highway crosses another designated arterial street and then changes in designation to a street of lesser standard width, the street of lesser standard width shall be widened on both sides from the intersection to the width of the higher designation and tapered in a Standard Flare Section, as shown below, to provide an orderly transition.

Dimensions shall be measured angle point to angle point.

**STANDARD FLARE SECTION (Plan View)**

**ALLEYS**

**STANDARD CROSS-SECTION**

**STANDARD CUT-CORNERS FOR 90° INTERSECTION (Plan View)**

**CUL-DE-SAC (Plan View)**

MAY BE UNSYMMETRICAL

Note: For fire truck clearance, no obstruction taller than 6' shall be permitted within 3 ft. of the curb. On-street parking shall be prohibited.

BUREAU OF ENGINEERING		DEPARTMENT OF PUBLIC WORKS		CITY OF LOS ANGELES	
<b>STANDARD STREET DIMENSIONS</b>				<b>STANDARD PLAN S-470-0</b>	
SUBMITTED <i>March 23</i> 1999 <i>Clark W. Robins</i> ENGINEER OF DESIGN <i>Robert [unclear]</i> DEPUTY ENGINEER APPROVED <i>MARSH. SI</i> 1999 <i>Thomas Conner</i> CITY ENGINEER		APPROVED <i>Thomas Conner</i> 4.6.99 GENERAL MANAGER, DEPT. OF TRANSPORTATION DATE <i>Constance</i> 4/6/99 DIRECTOR OF PLANNING DATE ADOPTED <b>MAY 13, 1999</b> CITY PLANNING COMMISSION DATE	SUPERSEDES D-22549 VAULT INDEX NUMBER B-4428	REFERENCES SHEET 1 OF 2 SHEETS	
DESIGNED BY	DRAWN BY	CHECKED BY			
M.F.O.D.L.E.F. A.B.K.	R. TANABE	L. GANAJA			

THIS STANDARD PLAN BECOMES EFFECTIVE ON NOVEMBER 10, 1999

**HIGHWAY DEDICATION PROCEDURES**  
**LOS ANGELES MUNICIPAL CODE (LAMC) – SECTION 12.37**

To all properties subject to the above mentioned section, whether or not any dedication or improvements are actually required, the cost of investigation shall be \$353.10, and a notarized letter of intent to comply with the terms of the section shall be submitted.

---

**HIGHWAY DEDICATION:**

The highway dedication process is initiated by submitting to the Highway Dedication Section the following:

1. A current copy of an original **Preliminary Title Report or Title Insurance Policy** showing current ownership and encumbrances. If a sale of this property is contemplated, **DO NOT SUBMIT** Title Reports showing the sellers name and information as this will incur additional fees.
2. A copy of your **Building Permit Application and Clearance Summary Sheet**.
3. A notarized **letter of intent** to comply with the terms of L.A.M.C. Section 12.37, signed by the property owner.
4. A dedication processing fee of \$2,033.00, combined with the investigation fee of \$353.10 mentioned above for a total amount of **\$2,386.10**.
5. An approved site plan (11"x17") showing the existing and proposed property lines.
6. A field investigation is scheduled to determine street improvements, if any.

**NOTE:**

- Title Reports/Title Insurance Policies submitted must be **issued within the last six months**.
  - If the property involved is owned by a partnership or LLC, the **partnership agreement or LP1** must be submitted along with the Title Report/Title Insurance Policy showing who is authorized to sign on behalf of the company.
  - Any Deeds, Subdivision Reports, Property Profiles, etc... are **NOT** acceptable.
- 

**IMPROVEMENTS:**

If improvements or repairs are required, a **Class "A" Permit** must be obtained to construct the improvements or repairs. Permits and Standard Plans may be obtained from the Bureau of Engineering (BOE) at:

Central District – 201 N. Figueroa St., 3<sup>rd</sup> Floor, Station 23, (213) 482-7030

Harbor District – 638 S. Beacon St., 3<sup>rd</sup> Floor, (310) 732-4677

West Los Angeles District – 1828 Sawtelle Bl., 3<sup>rd</sup> Floor, (310) 575-8384

Valley District – 6262 Van Nuys Blvd, Rm. 251, (818) 374-5090

Once a Class "A" Permit has been obtained, contact the Bureau of Contract Administration for inspection at:

Central District – (213) 485-5080

Valley District – (818) 374-1187

---

**BUILDING PERMIT APPROVALS:**

- The Building Permit Application clearance for highway dedication may be signed off once all required fees have been paid, the notarized Letter of Intent has been submitted and a field investigation has been completed by BOE staff to determine street improvement requirements.
- An applicant may provide BOE staff the appropriate documentation to expedite the field investigation process (See Expedited R-3 Investigation Procedures)
- The fees for highway dedication and investigation are no longer refundable once engineering services have been rendered and documents have been signed by the owner and recorded with the county.
- The Certificate of Occupancy (C of O) will not be cleared by the Bureau of Engineering until required dedication has been accepted and all street improvements have been completed.
- Section 12.37 L.A.M.C. provides for minimum dedication requirements, which do not preclude conditions established by Tract Maps, Parcel Maps or City Planning actions/affidavits.

BUREAU OF ENGINEERING - HIGHWAY DEDICATION  
201 N. Figueroa Street, 3rd Floor, Station 22  
Phone: (213) 482-7030





**PRELIMINARY REPORT**

**Branch:**  
12900 Crossroads Pkwy. S.#150  
City of Industry, CA 91746  
(562) 463-3260  
Fax (562) 695-7714

**Title Officer: Rudy Baiza/mmt**  
**ORDER NO. 14190273-139**

**Ref. No: 14190273**

**Investors Title Company Escrow**  
12900 Crossroads Pkwy. S.#150  
City of Industry, CA 91746  
Attn.: Lorena Posada

**Property Address:**  
1268 WEST VERNON AVENUE  
Los Angeles, CA 91706  
APN: 5017-016-011

In response to the above referenced application for a policy of title insurance, this Company reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms. The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit B attached.

**Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.** This report (and any supplements hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

In the event of cancellation or if the transaction has not closed within 90 days from the date hereof, the rate imposed and collectable shall be a minimum of \$360.00, pursuant to Section 12404 of the Insurance code, unless other provisions are made.

The form of policy of title insurance contemplated by this report is:

**ALTA Lender's Policy issued by First American Title Insurance Company**

Dated as of **October 2, 2007** at 7:30 a.m.

The estate or interest in the land hereinafter described or referred to covered by this Report is:

**A Fee**

Title to said estate or interest at the date hereof is vested in:

**FRANCISCO AMADOR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

The land referred to in this Report is situated in the State of California, County of **Los Angeles** and is described as follows:

(See "Legal Description" Exhibit A attached)

At the date hereof exceptions to coverage in addition to the printed exceptions and Exclusions contained in said policy would be as follows:

1. General and special taxes and assessments for the fiscal year 2007-2008.

First Installment: \$790.34 OPEN  
Second Installment: \$790.33 OPEN  
Tax Rate Area: 00212  
A. P. No.: 5017-016-011

The above includes a homeowner's exemption.

- 1a. The lien of supplemental taxes, if any, assessed pursuant to chapter 3.5 commencing with section 75 of the California revenue and taxation code.
- 1b. Assessments, for community facility districts, if any, affecting said land which may exist by virtue of assessment maps or notices filed by said districts.
2. Water rights, claims or title to water, whether or not shown by the public records.
3. An easement for public utilities and incidental purposes, recorded IN BOOK 2639 PAGE 129 of Official Records.

Affects: THE NORTH 5 FEET OF SAID LAND

4. THE RIGHT TO CONDUCT IN PIPES OR AQUEDUCTS FROM SUCH PLACE OF DEVELOPMENT, AS PROVIDED IN DEED FROM SOUTHWEST LAND COMPANY OF LOS ANGELES, RECORDED IN BOOK 4533 PAGE 316 OF DEEDS.
5. A deed of trust to secure an original indebtedness of \$258,750.00, recorded SEPTEMBER 1, 2005 as Instrument No. 05-2111084 of Official Records.

Dated: AUGUST 26, 2005  
Trustor: FRANCISCO AMADOR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY  
Trustee: NEW CENTURY TITLE COMPANY  
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR INSTANT CAPITAL FUNDING GROUP, INC., A CALIFORNIA CORPORATION ITS SUCCESSORS AND/OR ASSIGNS

6. A deed of trust to secure an original indebtedness of \$123,650.00, recorded JUNE 21, 2007 as Instrument No. 20071493375 of Official Records.

Dated: JUNE 8, 2007

Trustor: FRANCISCO AMADOR, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY

Trustee: RECONTRUST COMPANY, N.A.

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), A DELAWARE CORPORATION AND IS ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNS.

**Please be advised that the above referenced deed of trust secures a credit line, and it will be necessary for said account to be frozen and closed by the Borrower prior to the closing of the transaction contemplated by this order for title insurance.**

- i. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a Single Family Residence

known as 1268 WEST VERNON AVENUE, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA

- j. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None.

- k. The premium for a policy of title insurance, if issued, will be based on the ALTA refinance rate.

**Exhibit A**  
**LEGAL DESCRIPTION**

All that certain real property in the County of LOS ANGELES, State of California, described as follows:

**LOT 11, IN BLOCK 3 OF VERMONT AVENUE SQUARE, IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8  
PAGE(S) 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

APN No: 5017-016-011

10-04-07

Date

FRANCISCO AMADOR

Owner's Name

13727 SAN ANTONIO DR

Owner's Mailing Address

NORWALK CA. 90650

City, Address, Zip

562 864 9378

Owner's Telephone Number

Lemuel Paco, District Engineer  
Public Works – Bureau of Engineering – Central District  
201 N. Figueroa St., Suite 300  
Los Angeles, CA 90012

Dear Mr. Paco:

Re: HIGHWAY DEDICATION CLEARANCE

I would like to request a clearance on my Building Permit Application along

1268 W VERNON AVE LA CA.

Job Address

for Highway Dedication, required under Los Angeles Municipal Code, Section 12.37. I will comply with the terms on the said mentioned code and I understand that if I do not fulfill my obligation, my Temporary Certificate of Occupancy and/or Final Certificate of Occupancy will not be cleared by the Department of Public Works, Bureau of Engineering,

Thank you for your kind consideration.

Sincerely,

  
Owner's Signature

Note: Notarized signature is required. You may use the form on the back

ATTACHMENT III-6

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On October 04, 2007 before me, Idaly Monique Valiente Notary P  
personally appeared Francisco Amador

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

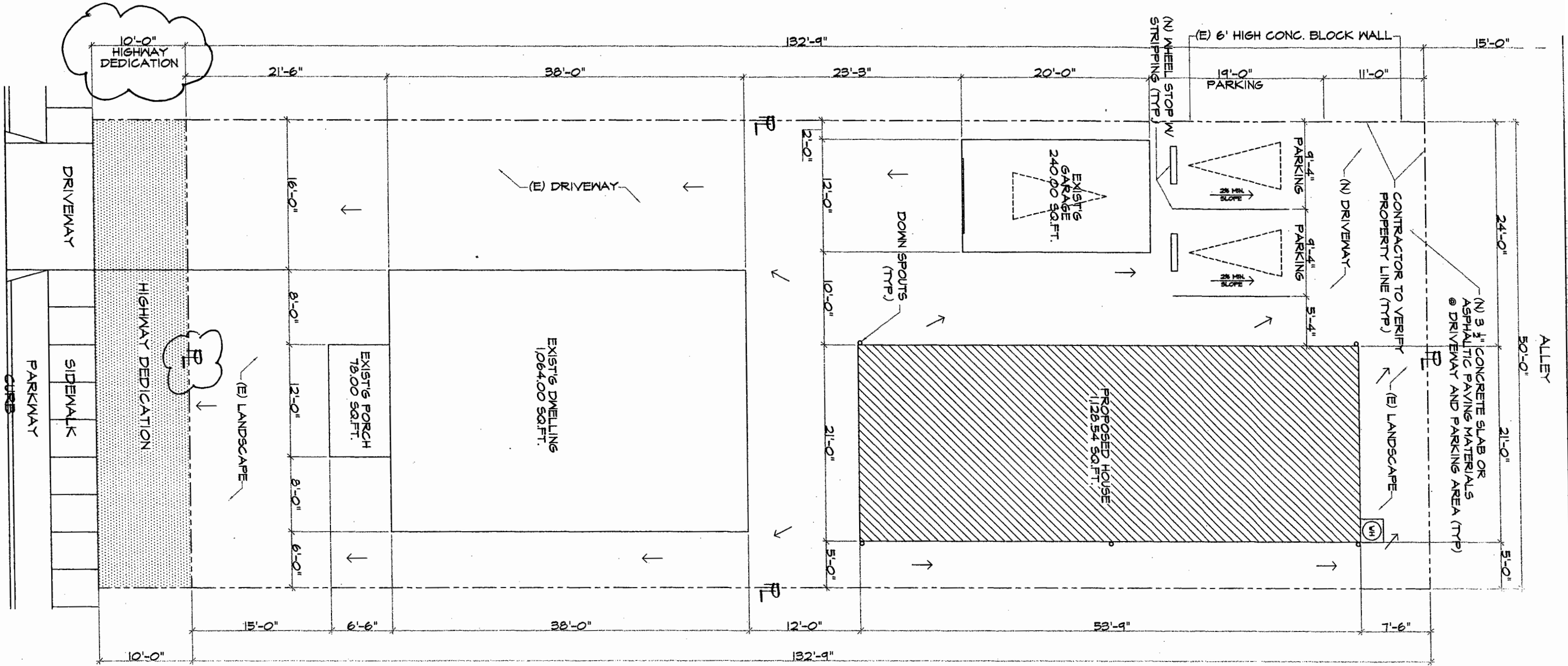
Signature

Idaly Valiente





(This area for official notary seal)





**LEGEND**

 = PROPOSED HOUSE

 = HIGHWAY DEDICATION

#### **91.106.4.7. Curb Ramps.**

**91.106.4.7.1. Condition of Permits.** Subject to the provisions of Section 91.106.4.7.2, no building or structure shall be erected or enlarged, and no building permit issued therefor, on any lot, any part of which is within 100 feet of the straight projection of the intersection of the building lines of a corner lot of the block within which subject lot fronts, unless the applicant agrees in writing, and submits the necessary surety in the form of a bond or cash deposit, to construct a corner curb ramp at such corner and in addition, if such lot is within 100 feet of two such intersections to construct corner curb ramps at each of the two adjacent corners at both intersections, for a total of two ramps. The curb ramp shall comply with the standards contained in Part 2 of Title 24 of the California Code of Regulations. Such improvements procedure shall, in all respects, be in compliance with Section 12.37D of the Los Angeles Municipal Code.

**EXCEPTIONS:** This section does not apply to the following:

1. One or two family dwelling or addition thereto located in a tract, parcel map or subdivision recorded prior to the effective date of this section.
2. A building or structure or addition thereto of less than 500 square feet in gross floor area or when such building, structure or addition thereto contains a restaurant or fast food restaurant of less than 200 square feet in gross floor area.
3. Where sidewalks are neither currently installed nor required by the city as a condition of development, at either the location of the proposed development or the location of the otherwise proposed curb ramp.

**91.106.4.7.2.** It is hereby determined that the requirements of Section 91.106.4.7.1 hereof shall be imposed as a condition to the erection of any structure or addition thereto wherein handicapped access is otherwise required.

**DEPARTMENT OF BUILDING AND SAFETY/ DEPARTMENT OF PUBLIC WORKS**  
**† PRELIMINARY REFERRAL FORM FOR HILLSIDE ORDINANCE #168,159 & #174,652**

**Building and Safety**

Date: \_\_\_\_\_

PIN: \_\_\_\_\_

Address: \_\_\_\_\_ Applicant: \_\_\_\_\_  
 District Map: \_\_\_\_\_ Tract: \_\_\_\_\_ Project Description: \_\_\_\_\_  
 Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_

**Public Works: "B-Permits Counter"**

**Vehicular Access:** *(for exceptions per 12.21A17(i))*

1. Is the Continuous Paved Roadway (CPR)\* at least 28ft wide from the driveway apron of the subject lot to the boundary of the Hillside Area?  Yes  No

If "YES", **S T O P**, project is exempt from the Hillside Ordinance.

If "NO", answer **ALL** of the following questions:

2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area?  Yes  No

3. Is the street adjacent to the subject lot at least 20ft wide?  Yes  No  
*(Note: all streets adjacent to a lot must be considered when the lot has multiple street frontages, such as a corner lot or a through lot.)*

\* CPR = begins at the driveway apron and must be continuous and without permanent obstacles to the boundary of the Hillside Area.  
 If "2" and "3" are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT REQ'D  
 If "2" or "3" are No: REFER TO PLANNING FOR APPROVAL PER 12.24X21

**Street Type:** *(for front yards and street improvements, per 12.21A17(a) and (e))*

1st Street Name: \_\_\_\_\_ R/W width: \_\_\_\_\_ Roadway width: \_\_\_\_\_

Lot fronts on a standard hillside limited street  Dedication required width: \_\_\_\_\_ Plan Index: \_\_\_\_\_  
 Lot fronts on a sub standard hillside limited street  Improvement required

Comments: \_\_\_\_\_

2nd Street Name: \_\_\_\_\_ R/W width: \_\_\_\_\_ Roadway width: \_\_\_\_\_

Lot fronts on a standard hillside limited street  Dedication required width: \_\_\_\_\_ Plan Index: \_\_\_\_\_  
 Lot fronts on a sub standard hillside limited street  Improvement required

Comments: \_\_\_\_\_

**Sewer Connection:**

Lot located less than 200 ft from sewer mainline:

Use existing wye and permit  Obtain new connection and new permit  
 Use existing wye, obtain new permit  Obtain B-Permit from PW/BOE to construct new mainline

Lot located greater than 200 ft from sewer mainline:

Obtain LADBS approval for on-site sewer  Obtain B-Permit from PW/BOE to construct new mainline

Public Works Employee completing this form:

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_ Location: \_\_\_\_\_

† The final determination of Hillside Ordinance applicability shall be made after any and all dedication/improvements (if required) have been made.

## SEC. 12.21A. HILLSIDE ORDINANCE

17. **One-Family Dwellings, Accessory Buildings and Additions. Hillside Regulations.** (Added by Ord. No. 168,159, Eff. 9/14/92.) Notwithstanding any other provisions of this Code to the contrary, the following regulations shall apply to any Major Remodel - Hillside, or construction of or addition to any one-family dwelling or accessory building on a lot in the A1, A2, RA, RE, RS, R1 or RD Zones which lot is located in whole or in part in a Hillside Area.

(a) **Front Yards.**

- (1) For any lot that fronts on a Substandard Hillside Limited Street, there shall be a minimum front yard of at least five feet. For lots having a zoning classification that contains a provision calling for observance of the prevailing setback, the prevailing setback regulations shall apply, so long as a front yard of no less than five feet is provided. (Amended by Ord. No. 174,652, Eff. 7/27/02.)
- (2) For any lot which fronts on a Standard Hillside Limited Street, the front yard shall be as otherwise required by this Code.
- (3) Notwithstanding any other provisions of this Code to the contrary, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the front yard. Balconies with 10 feet of vertical clearance beneath them may project or extend no more than 30 inches into a front yard. (Added by Ord. No. 168,728, Eff. 5/30/93.)

(b) **Side Yards.**

- (1) For any main building, each side yard shall be not less than five feet, unless the lot is less than 40 feet in width, then each side yard shall be not less than four feet.
- (2) For any main building on a lot in the RA, RE, RS, R1, and RD Zones, the above required five foot side yard or the side yard required by the zone in which the lot is located, whichever requirement is greater, shall be increased one foot for each increment of ten feet or fraction thereof above the first 18 feet of height of the main building. (Amended by Ord. No. 168,728, Eff. 5/30/93.)

(c) **Height.**

- (1) On any lot where the slope of the lot measured from the lowest point of elevation of the lot to the highest point is 66 percent or less, no building or structure shall exceed 36 feet in height as measured from grade.
- (2) On any lot which has a slope of greater than 66 percent as measured from the lowest point of elevation of the lot to the highest point, no building or structure shall exceed 45 feet in height as measured from grade.

**EXCEPTION:** Notwithstanding the provisions of Paragraph (2) above to the contrary, where the slope of the lot as measured from the highest point of the lot within five horizontal feet of an exterior wall of the main building to the lowest point of the lot within five horizontal feet of an exterior wall of the main building is less than 66 percent, then no portion of the main building shall exceed 36 feet in height.

## **SEC. 12.21A. HILLSIDE ORDINANCE**

- (3) Roof structures may exceed the otherwise allowable height limit, provided the structures conform to the provisions of Section 12.21.1 B. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)
  - (i) Skylights shall not exceed the otherwise allowable height limit by more than 30 inches, nor shall skylights which exceed the otherwise allowable height cover more than  $33 \frac{1}{3}$  percent of the roof area upon which the skylight is constructed.
  - (ii) Roof structures housing stairways shall not exceed the otherwise allowable height limit by more than five feet, nor shall they be greater than 36 square feet in area.
- (4) For any lot, where the elevation of the ground at a point 50 feet from the front lot line and midway between the side lot lines is 33 feet or more higher than the lowest point of the front lot line, no portion of a building or structure within 20 feet of the front lot line shall exceed 24 feet in height. The 24 foot maximum building and structure height shall be measured from the elevation at the centerline or midpoint of the street on which the lot fronts.
- (5) For the purpose of measuring height pursuant to this subdivision, grade shall be defined as the elevation of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective elevation of grade for purposes of measuring height of a building or structure.

### **(d) Fire Protection.**

- (1) Notwithstanding any other provisions of this Code to the contrary, any new construction of a one-family dwelling or detached accessory building, shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.
- (2) An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:
  - (i) whenever an addition to an existing one-family dwelling or accessory building increases the floor area by 50 percent or more of the area of the existing dwelling or building; or
  - (ii) whenever the aggregate value of Major Remodels within a one-year period exceeds 50 percent of the replacement cost of the dwelling or accessory building; and the dwelling or accessory building is on a lot located on a Substandard Hillside Limited Street and located either more than two miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than one and one-half miles from a fire station housing a Los Angeles Fire Department Engine Company. (Amended by Ord. No. 168,728, Eff. 5/30/93.)

## **SEC. 12.21A. HILLSIDE ORDINANCE**

- (3) The sprinkler system required in (i) and (ii) above shall be sufficient to cover the entire dwelling or building, unless otherwise determined by the Department of Building and Safety, and shall be installed in compliance with all applicable codes.
- (4) The provisions of Paragraphs (i) and (ii) above shall not apply to accessory structures such as gazebos, pergolas, or storage sheds provided these structures are not supported by or attached to any portion of a dwelling or accessory building and do not exceed 200 square feet in floor area.

### **(e) Street Access. (Amended by Ord. No. 174,652, Eff. 7/27/02.)**

- (1) For any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street, no building permit or grading permit shall be issued unless at least one-half of the width of the street(s) has been dedicated for the full width of the frontage of the lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer. The appellate procedures provided in Section 12.371 of this Code shall be available for relief from this subparagraph.
- (2) For any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no building permit or grading permit shall be issued unless the construction or addition has been approved pursuant to Section 12.24X21.
- (3) For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24X21.

### **(f) Lot Coverage.**

- (1) Buildings and structures extending more than six feet above natural ground level shall cover no more than 40 percent of the area of a lot.
- (2) Notwithstanding (1) above, for a lot which is substandard as to width (less than 50 feet) and as to area (less than 5,000 square feet), buildings and structures shall cover no more than 45 percent of the area of a lot.

**(g) Sewer Connection.** No building permit shall be issued for the construction of any new one-family dwelling on a lot located 200 feet or less from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

**(h) Off-Street Parking Requirements. (Amended by Ord No. 169,961, Eff. 8/29/94.)** No building or grading permit shall be issued for the construction of any one-family dwelling, accessory building, Major Remodel-Hillside, or addition thereto located on a lot which

## **SEC. 12.21A. HILLSIDE ORDINANCE**

fronts on a Substandard Hillside Limited Street, unless the following requirements are met.

In addition to the off-street automobile parking spaces required by Section 12.21A4(a), the following off-street parking spaces shall be provided:

- (1) For a main building and any accessory building, excluding floor area devoted to required parking, which exceed a combined floor area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of floor area for a maximum of five total on-site spaces.
  - (2) Notwithstanding the provisions of Section 12.21C1(g) of this Code to the contrary, the additional parking spaces required by this paragraph may be uncovered and in tandem, and may be located within the required 5-foot front yard.
  - (3) If the requirements in this paragraph require the grading of 1,000 cubic yards or more of earth, then no building or grading permit shall be issued for a new one-family dwelling, accessory building, Major Remodel-Hillside, or addition to the above on a lot which fronts on a Substandard Hillside Limited Street unless the Zoning Administrator has issued an approval pursuant to Section 12.24X21. **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**
- (i) **Exceptions. (Amended by Ord No. 169,961, Eff. 8/29/94.)** The provisions of this Subdivision 17 shall not apply to:
- (1) One-family dwellings, accessory buildings and additions thereto within a subdivision for which a tentative or final tract map was approved by the City of Los Angeles after February 1, 1985, and is still valid, provided that the map resulted in the establishment of covenants, conditions and restrictions governing building height, yards, open space or lot coverage, and provided, further, that such covenants, conditions and restrictions were recorded on or after February 1, 1985.
  - (2) **(Amended by Ord. No. 174,652, Eff. 7/27/02.)** Any construction on a lot with a vehicular access from a street improved with a minimum 28 foot wide continuous paved roadway within the Hillside Area, provided:
    - (i) the roadway begins at the driveway apron which provides access to the main residence and ends where the roadway intersects a designated collector street, or a secondary or major highway where the collector, major or secondary highway roadway also has a minimum continuous paved roadway width of 28 feet from the apron to the edge of the Hillside Area boundaries.
    - (ii) the area within the vehicular access does not contain any encroachment which would prohibit the passage of emergency vehicles.
  - (3) Any additions made after September 14, 1992, to a one-family dwelling existing prior to that date, provided:



## **SEC. 12.21A. HILLSIDE ORDINANCE**

- (a) the total cumulative floor area of all such additions does not exceed 750 square feet (excluded from calculations of this 750 square foot limitation is floor area devoted to required parking); and
  - (b) the resulting building does not exceed the height of the original building or the height permitted in Paragraph (c) of this subdivision, whichever is greater; and
  - (c) at least two off-street parking spaces are provided.
- (4) Any remodeling of a main building on a lot in the Hillside Area, as defined in Section 12.03, which does not add square footage and for which the aggregate value of all of the alterations within a one-year period does not exceed 50 percent of the replacement cost of the main building.
- (5) Where architectural and structural plans sufficient for a complete plan check for a building permit for a building or structure were accepted by the Department of Building and Safety and for which a plan check fee was collected on or before the effective date of this subdivision, and for which no subsequent changes are made to those plans which increase the height nor reduce front or side yards. However, any building permit shall become invalid if construction pursuant to the permit is not commenced within 18 months of the date the plan check fee was collected. (Added by Ord. No. 174,652, Eff. 7/27/02.)

## LAMC SECT 12.24.X.21

### 21. Substandard Hillside Street, Street Access or Grading for Parking in Hillside. (Amended by Ord. No. 174,652, Eff. 7/27/02.)

- (a) **Requirements.** If an owner seeks relief, a Zoning Administrator may, permit the grading and construction of buildings and structures on lots in the A1, A2, RA, RE, RS, R1 and RD Zones, which:
- (1) do not meet the requirements of Section 12.21A17(e)(2), because they front on a Substandard Hillside Limited Street improved to a roadway width of less than 20 feet,
  - (2) do not meet the requirements of Section 12.21A17(e)(3), because they do not have vehicular access from streets improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area; or
  - (3) providing parking in compliance with Section 12.21A17(h) requires the grading of more than 1,000 cubic yards of earth.
- (b) **Findings.** In addition to the findings otherwise required by this section, a Zoning Administrator shall find:
- (1) that the vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood; and
  - (2) that the building or structure will not be materially detrimental or injurious to the adjacent property or improvements; and
  - (3) that the building or structure will not have a materially adverse safety impact on the surrounding neighborhood; and
  - (4) that the site and/or existing improvements make strict adherence to Section 12.21 A.17.(e) or (h) impractical or infeasible.
- (c) **Procedures.** An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28 C.1., 2. and 3.

BOARD OF PUBLIC WORKS  
MEMBERS

CYNTHIA M. RUIZ  
PRESIDENT

DAVID SICKLER  
VICE PRESIDENT

PAULA A. DANIELS  
PRESIDENT PRO TEMPORE

VALERIE LYNNE SHAW  
COMMISSIONER

JAMES A. GIBSON  
EXECUTIVE OFFICER

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
PUBLIC WORKS

BUREAU OF  
ENGINEERING

GARY LEE MOORE, P.E.  
CITY ENGINEER

1149 S. BROADWAY, SUITE 700  
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

June 8, 2007

Bradley  
E.B.E. Associates, Inc.  
3125 Andrita Street  
Los Angeles, CA 90065

Dear Mr. Bradley:

**SUBJECT: 3526 E. LOMA LADA DRIVE – WAIVER OF DEDICATION  
REQUIREMENT**

---

This correspondence is in response to your request, dated April 24, 2007, that the Bureau of Engineering waive the requirement for a three (3) foot dedication along the frontage of the subject parcel.

**Existing Conditions**

The subject parcel is located approximately 600 feet easterly of the intersection of Cazador Street, with a legal description of Lot 155 of Tract 8254. Loma Lada Drive is a Substandard Hillside Limited Street with a right-of-way of 30 feet and a roadway of 22 feet. The width of the continuous paved roadway from the subject property to the boundary of the Hillside Ordinance is more than 20-ft wide.

**Findings**

The owner has requested that the 3 foot dedication be waived based on the following reason:

- Topography, lot size and steep hillside area make dedication and improvements prohibitive.

Per the Hillside Ordinance (LAMC Sect. 12.21.A.17), the Bureau of Engineering must determine the Street Classification, required dedication and any required improvements prior to issuance of a building permit. Per the Hillside Ordinance, the City Engineer shall obtain dedication for public right-of-way for one-half of the width of the street(s) for the full frontage of the lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer.

**Determinations**

Based upon the existing conditions, the Bureau of Engineering does not anticipate accomplishing any roadway widening on the subject street within the next twenty years, if ever.

The site and existing improvements make strict adherence to the Hillside Ordinance impractical or infeasible.

Therefore, the 3 foot dedication requirement on Loma Lada Drive is waived and will not be required for approval of the building permit at this time.

If you have any questions regarding this information, please call Irma Hinojosa-Barraza of my staff at (213) 482-7045.

Sincerely,



Wesley Tanjiri, P.E.  
Bureau of Engineering  
Central District Office  
Public Counter Manager

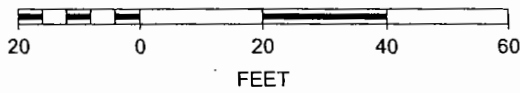
WKT/IHB/3526 E. Loma Lada Dr - Waiver Ltr:wkt

cc: MapNote  
File

# NavigateLA



SCALE 1 : 372



ATTACHMENT III-13

Monday, July 02, 2007 11:33 A

**mapNotes Detailed Report**

**Date:** 06/08/2007

**Reported by:** Central

**Time:** 10:26 AM

**Attachment:** 1 [View](#)

**Description:** Waiver of 3-ft dedication approved. see attached.

**Reference Location:** 3526 E Loma Lada Dr

**Category:** Hillside Ordinance

**Reference:** W.Tanjiri

**Status:** Open

**Office:** Central

**Last update:**

**Last updated by:**

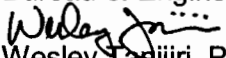
[Close Window](#)

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** March 30, 2007

**TO:** GAIL GOLDBERG, Director  
Department of City Planning

**FROM:** GARY LEE MOORE, P.E., City Engineer  
Bureau of Engineering

**BY:**   
Wesley Tanijiri, P.E., Civil Engineer  
Bureau of Engineering, Central District

**SUBJECT: APPROVAL OF RESOLUTION FOR IRREVOCABLE OFFER TO DEDICATE  
ALONG 127 W. Manchester Ave IN THE VALLEY PLANNING DISTRICT**

According to the provisions of Section 12.37 of the Los Angeles Municipal Code the attached Resolution of Acceptance is being submitted to your Department for consideration and approval as required by Section 97.6 of the Los Angeles City Charter. A map indicating the location of the subject property and dedication for which a Resolution of Acceptance is being processed accompanies the resolution. Also attached is the Irrevocable Offer to Dedicate that was filed and recorded on **March 15, 2007**, with the County of Los Angeles as Instrument No. **20070583081**.

The acceptance of the Irrevocable Offer to Dedicate made pursuant to Section 12.37 of the Los Angeles Municipal Code is categorically exempt under Article VII, Class 5 (5) of the City's Environmental Guidelines.

If the Resolution is found to be satisfactory, **stamp it approved and return it along with your planning report and other original attached documents (the County does not accept photocopies for recording)** to Wesley Tanijiri, Central District of the Bureau of Engineering, Stop 503. Please return the documents no later than **May 23, 2007**. If the document is not returned by this date, per Section 15 (D) of the Los Angeles Municipal Code, the document will be processed without a planning report.

If you have any questions, please call Irma Hinojosa-Barraza of my staff at (213) 482-7030.

WT:ah

Attachments (3)

ATTACHMENT III-14



2 copies  
to be serv

Recording Requested by CITY OF LOS ANGELES  When Recorded Mail To CITY CLERK'S MAIL BOX	
R/W No. 53000-12780R C.D. No. 5 D.M. No. 129B165 P.C. No. 05010-30000-03228 Address 1488 S Rexford Dr	Documentary Transfer Tax Not Required: Sec. 11922 Revenue and Taxation Code  Date offer filed with the REAL ESTATE SECTION, BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS

How  
to add  
on app?

**RESOLUTION**

**WHEREAS,** a certain property was offered for dedication for public street or highway purposes by that certain Irrevocable Offer to Dedicate recorded as Document No. 06-0257505 - on February 02, 2006, of Official Records, in the Office of the County Recorder of Los Angeles County; and

**WHEREAS,** such dedication is to become completed at such time as the Council of the City of Los Angeles accepts same for public street or highway purposes;

**WHEREAS,** Section 12.37 of the Municipal Code of the City of Los Angeles provides that said Irrevocable Offer to Dedicate is subject to the right of the City Council to accept or reject same within one year from date of filing said offer; and

**WHEREAS,** the acceptance of dedication and the opening of said certain property as a public street or highway at this time is necessary to the public interest and convenience;

**NOW, THEREFORE BE IT RESOLVED,** that the Council of the City of Los Angeles hereby accepts the dedication of said certain property as described in said Irrevocable Offer to Dedicate as public street or highway; and

**BE IT FURTHER RESOLVED,** that the Real Estate Section, Bureau of Engineering of the City of Los Angeles is hereby directed to record this Resolution in the Office of the County Recorder of Los Angeles County, State of California.

GARY L. MOORE, P.E.  
City Engineer

by

*Wesley Tanijiri*

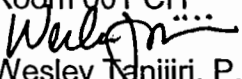
March 09, 2006

Wesley Tanijiri, P.E., Acting Civil Engineer

**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: November 09, 2007

To: City Planning, MS 395  
Attention: Nancy Scrivner  
Room 601 CH

From:   
Wesley Tanijiri, P.E., Civil Engineer  
Bureau of Engineering, Central District Office, MS 503

Subject: Approval of (6) Resolutions

No.	R/W No.	Project Address	O.R. No.	Recorded
1	53000-13250R	7459 Remmet Ave	20072483986	11/05/07
2	53000-13094R	14150 W Sayre Street	20072483988	11/05/07
3	53000-13164R	19350 W Saticoy Street	20072483992	11/05/07
4	53000-13305R	3816 W Jefferson Blvd	20072483990	11/05/07
5	60000-00195	4037 N Rogen Drive	20072483987	11/05/07
6	60000-00194	3491 N Shermoll Place	20072483989	11/05/07

**ATTACHMENT III-16**

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 9, 2006

TO: MARK WINOGROND, Director *change d*  
Department of City Planning

FROM: GARY LEE MOORE, P.E., City Engineer  
Bureau of Engineering

BY: *Wesley Tanijiri*  
Wesley Tanijiri, P.E., Civil Engineer *removal Pa CO*  
Bureau of Engineering, Central District

SUBJECT: APPROVAL OF RESOLUTION FOR IRREVOCABLE OFFER TO DEDICATE  
ALONG 1488 S REXFORD DRIVE IN THE WEST LOS ANGELES PLANNING  
DISTRICT

According to the provisions of Section 12.37 of the Los Angeles Municipal Code the attached Resolution of Acceptance is being submitted to your Department for consideration and approval as required by Section 97.6 of the Los Angeles City Charter. A map indicating the location of the subject property and dedication for which a Resolution of Acceptance is being processed accompanies the resolution. Also attached is the Irrevocable Offer to Dedicate that was filed and recorded on February 2, 2006, with the County of Los Angeles as Instrument No. 06-0257505.

The acceptance of the Irrevocable Offer to Dedicate made pursuant to Section 12.37 of the Los Angeles Municipal Code is categorically exempt under Article III, Class 5 (5) of the City's Environmental Guidelines.

If the Resolution is found to be satisfactory, **stamp it approved and return it along with your planning report and other original attached documents (the County does not accept photocopies for recording)** to Wesley Tanijiri, Central District of the Bureau of Engineering, Stop 503. Please return the documents no later than April 28, 2006. If the document is not returned by this date, per Section 15 (D) of the Los Angeles Municipal Code, the document will be processed without a planning report.

If you have any questions, please call Armenia Hernandez of my staff at (213) 482-7030.

WT:ah

Attachments (3)

*50  
calen  
day  
from  
above  
"DATE*

**COPY**

SAMPLE

FEB 02 2006

**COPY** of Document Recorded  
 .....**06 0257505**.....  
 Has not been compared with original.  
 Original will be returned when  
 processing has been completed.  
 LOS ANGELES COUNTY REGISTRAR - RECORDER

Recording Requested by:  
CITY OF LOS ANGELES

When Recorded Mail To:  
CITY CLERK'S MAIL BOX

R/W No 53000-12780R

C.D. No. 5

D.M. No. 129B165

REF. No. 2005-00170

Address 1488 S. REXFORD DRIVE

Documentary Transfer Tax Not Required:  
 Sec. 11922 Revenue and Taxation Code  
 Date offer filed with the  
**REAL ESTATE DIVISION,  
 BUREAU OF ENGINEERING  
 DEPARTMENT OF PUBLIC WORKS**  
 JAN 19 2006 *Cheryl Davis*

**IRREVOCABLE OFFER TO DEDICATE**

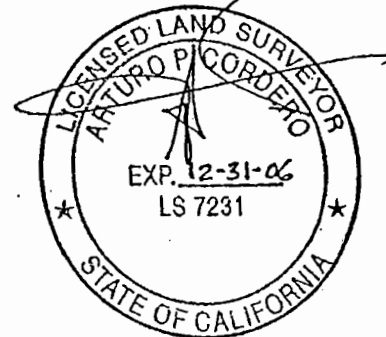
The undersigned hereby certifies that I/we am/are the legal owner of or are parties having an interest in the hereinafter described real property, and the undersigned, for themselves, their heirs, successors and assigns, do hereby designate and set aside for future street, and irrevocably offer to dedicate to The City of Los Angeles, an easement for public street purposes, in, over, along, upon and across the hereinafter described real property located in The City of Los Angeles, County of Los Angeles, State of California, described as follows, to wit:

THAT PORTION OF THE SOUTH 52 FEET OF LOT 42 OF TRACT NO. 7580, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89 PAGES 13 AND 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 42 WITH THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 42;

THENCE, WESTERLY ALONG SAID NORTHERLY LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AND BEING TANGENT AT ITS POINT OF ENDING TO THE WESTERLY LINE OF SAID LOT 42;

THENCE, NORTHWESTERLY ALONG SAID CURVE TO THE WESTERLY LINE OF SAID LOT 42.



This irrevocable offer to dedicate is made pursuant to and subject to all of the provisions of Section No. 12.37 of the Los Angeles Municipal Code and shall continue in full force and effect until the City Council accepts or rejects such offer, or until one year from the date shown on the face of this instrument, being the date when the offer was filed with the Bureau of Engineering, Development Services Division for processing, whichever occurs first.

RESERVING, however, unto the undersigned, their heirs, successors and assigns any and all present lawful uses of said land except the erection or construction of buildings 18 square feet or larger thereon, until such time as the City Engineer of the City of Los Angeles gives written notice that said land will be improved for public street purposes, and it is also hereby understood and agreed by the undersigned, their heirs, successors and assigns, that any improvements hereinafter placed by them in or upon the above-described property shall be removed without cost or expense to the City of Los Angeles. Until such notice is given by the City Engineer, the undersigned, and their heirs successors or assigns agree to assume full responsibility for and to hold the City and its officers, agents and employees harmless from any and all responsibility or liability for any injury or damage to any person or property on said land or arising out of its use or occupancy by them. It is also hereby understood that all work to be done in or upon the above-described property shall be done under a permit and done in accordance with plans to be furnished by the Principal and approved by the City Engineer of the City of Los Angeles, and in accordance with the specifications of the Board of Public Works of the City of Los Angeles.

If the irrevocable offer to dedicate is rejected by the City Council, or not processed for acceptance within the said one year period referred to in the preceding paragraph, the Bureau of Engineering's Real Estate Office shall issue a release from such offer which shall be recorded in the office of the County Recorder of Los Angeles County.

The dedication of the land described hereinbefore for public street or highway purposes shall be deemed to be completed upon acceptance of the offer to dedicate by the City Council of The City of Los Angeles, and shall thereby become a part of the public street or highway system of The City

Dated 1.17.2006

The Mevorakh Family  
Revocable Trust

By: *Iradj Mevorakh*  
Iradj Mevorakh, Trustee

By: *Ahuva Mevorakh*  
Ahuva Mevorakh, Trustee

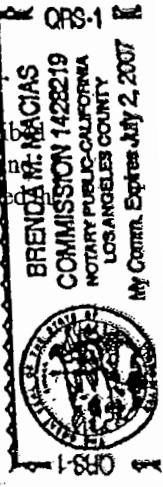
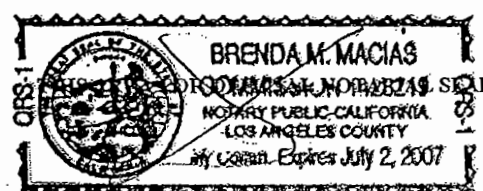
STATE OF CALIFORNIA } SS  
COUNTY OF LOS ANGELES }

On January 17, 2006 before me, Brenda M. Macias, a notary public

personally appeared IRADJ MEVORAKH and AHUVA MEVORAKH  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

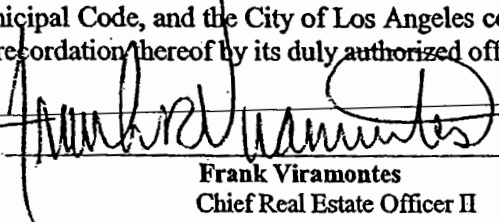
Signature *Brenda M. Macias*  
My commission expires July 02, 2006



**CERTIFICATE OF ACCEPTANCE**

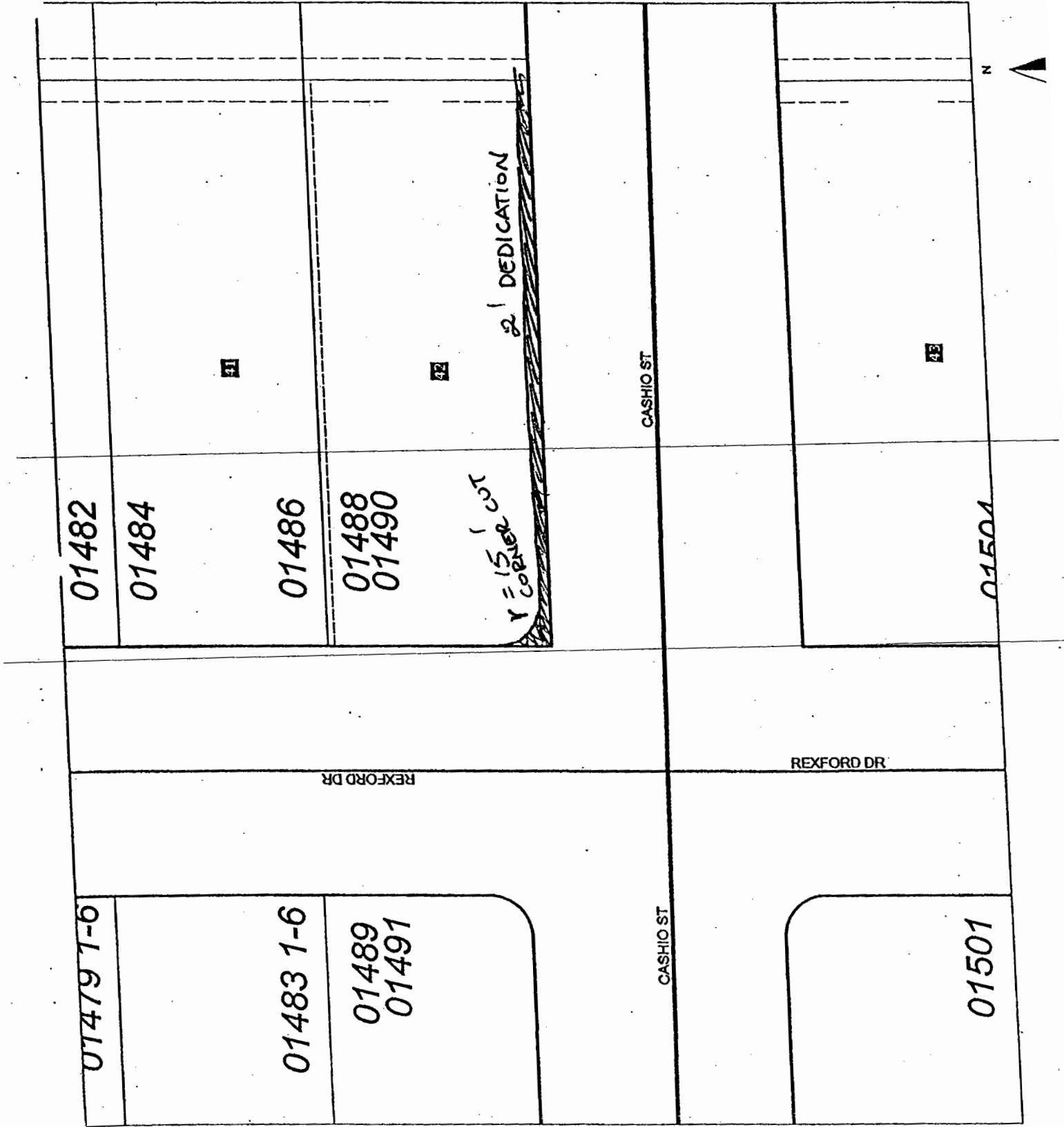
This is to certify that the within Offer to Dedicate to The City of Los Angeles is hereby accepted for recordation pursuant to the provisions of Section 12.37 and/or Sections 17.50 to 17.60, inclusive of the Los Angeles Municipal Code, and the City of Los Angeles consents to the recordation thereof by its duly authorized officer

BY: \_\_\_\_\_



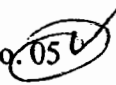
**Frank Viramontes**  
Chief Real Estate Officer II  
Bureau of Engineering  
Real Estate Division

Date: JAN 19 2006



**ACCELERATED REVIEW - C**

To the Honorable Council  
of City of Los Angeles

C.D. No. 05 

Honorable Members:

**SUBJECT:**

Resolution of Acceptance of Irrevocable Offers to Dedicate in accordance with the provisions of Section 12.37 of the Los Angeles Municipal Code (Highway Dedication Ordinance) for 1488 S. Rexford Dr.

**RECOMMENDATIONS:**

- A. That the attached draft of Resolution of Acceptance of Irrevocable Offers of Dedication of land, located along 1488 S. Rexford Dr. for public street purposes be adopted in accordance with the provisions of Section 12.37 of the Los Angeles Municipal Code.
- B. That the Real Estate Group of the Bureau of Engineering, Department of Public Works be authorized to record the Resolution with the Los Angeles County Recorder.
- C. That in conformance with Section 96.5(5), 97.6 and 97.8 of the City Charter, the City Council finds this acceptance of offer of dedication of the subject property as a public street or highway is in substantial conformance with the purposes, intent and provisions of the City's General Plan.
- D. That the City Council makes a finding that this acceptance of offer of dedication of the subject property as public street or highway is categorically exempt under Article III, Class 5 (5) of the City's Environmental Guidelines.
- E. That the Council file to be assigned to this project be forwarded to the Real Estate Group of the Bureau of Engineering, Department of Public Works for processing.

**TRANSMITTAL:**

1. Draft of Resolution of Acceptance, in duplicate, with exhibit.

**DISCUSSION:**

**MUNICIPAL CODE REQUIREMENTS:** Section 12.37 of the Los Angeles Municipal Code requires that an Irrevocable Offer to Dedicate be recorded with certain exceptions; before a building permit is granted on property lying in R3 or less restrictive zones and adjoining substandard major or secondary highways or collector streets. This section of the code also requires that the City Council accepts or rejects each offer



COUNCIL FILE NO. \_\_\_\_\_

COUNCIL DISTRICT NO. 05

**APPROVAL FOR ACCELERATED PROCESSING DIRECT TO CITY COUNCIL**

The attached Council File may be processed directly to Council pursuant to the procedure approved June 26, 1990, (CF 83-1075-S1) without being referred to the Public Works Committee because the action on the file checked below is deemed to be routine and/or administrative in nature:

- } A. Future Street Acceptance.
- } B. Quitclaim of Easement(s).
- } C. Dedication of Easement(s).
- } D. Release of Restriction(s).
- } E. Request for Star in Hollywood Walk of Fame.
- } F. Brass Plaque(s) in San Pedro Sport Walk.
- } G. Resolution to Vacate or Ordinance submitted in response to Council action.
- } H. Approval of plans/specifications submitted by Los Angeles County Flood Control District.

**APPROVAL/DISAPPROVAL FOR ACCELERATED PROCESSING:**

- |    |          |              |                                    |
|----|----------|--------------|------------------------------------|
|    | APPROVED | DISAPPROVED* |                                    |
| 1. | _____    | _____        | Council Office of the District     |
| 2. | _____    | _____        | Public Works Committee Chairperson |

**\*DISAPPROVED FILES WILL BE REFERRED TO THE PUBLIC WORKS COMMITTEE.**

Please return to Council Index Section, Room 615 City Hall

City Clerk Processing:

Date \_\_\_\_\_ notice and report copy mailed to interested parties advising of Council date for item.

Date \_\_\_\_\_ scheduled in Council.

**AFTER COUNCIL ACTION:**

- } Send copy of adopted report to the Real Estate Section, Development Services Division, Bureau of Engineering (Mail Stop No. 515) for further processing.
- } Other: Send file to Real Estate Section, Development Services Division, Bureau of Engineering (Mail Stop No. 515).

**PLEASE DO NOT DETACH THIS APPROVAL SHEET FROM THE COUNCIL FILE**

ATTACHMENT III-20

# Bureau of Engineering

# Special Order

August 17, 2004

Special Order No. 005-0804

To All: Senior Managers  
Division/District Managers  
Division Heads  
Group Managers

Subject: **BUREAU OF ENGINEERING (BOE) POLICIES AND PROCEDURES FOR ESTABLISHING REQUIREMENTS AND RECOMMENDATIONS FOR HIGHWAY DEDICATIONS AND PUBLIC IMPROVEMENTS UNDER THE R3 ORDINANCE AND DISCRETIONARY ACTION LAND DEVELOPMENT CASES**

The following list of Administrative Processes reflects the BOE interpretation of its obligations and authority under the Los Angeles Municipal Code (LAMC) for establishing requirements and recommendations for street dedication and public improvements in building permits, discretionary and other land development cases and projects. The purpose of this policy is to ensure consistency and equal treatment of all applicants in applying the provisions of the LAMC at all of the various District Offices and the Land Development Offices of the BOE. It is also intended to avoid any appearance of favoritism or special treatment of any applicant.

The LAMC gives the BOE limited authority to modify or waive these requirements where extreme hardship would result due to engineering infeasibility or physical restraints of topography. Monetary considerations alone do not constitute extreme hardship under BOE policy, and must be considered separately in public hearing by the decision makers specified in the LAMC, including the City Council and the Planning Commission. Similarly, reduction of developable land area and reduction of economic benefit to a development do not constitute extreme hardship under BOE policy, and must be considered separately.

The LAMC names the Street Standards Committee, consisting of the Director of Planning, the City Engineer and the General Manager of the Department of Transportation as the determining body for establishing street standards. Two documents adopted by this Committee are key to City Engineer policy; "Standard Street Dimensions" (City Engineer Standard Plan S-470-0), and "Guidelines for Reduction or Waiver of Street Dedication" prepared pursuant to LAMC Section 12.37-A.5. Both of these documents are available in the Bureau's "Technical Document Center" website. The first of these establishes minimum street dimensions by street designation in the Transportation Element of the General Plan. The second limits waiver or reduction of dedication, also by street designation. BOE interpretation of the LAMC is that waiver of dedication and public improvements not consistent with these two documents must be considered separately in public hearing by the decision makers specified in the LAMC, including the City Council and the Planning Commission.

Following are the requirements of the LAMC and the Bureau's administrative process for various types of applications.

## **1. Type of Application: Building Permit (Highway Dedication)**

Ministerial Process: The project site may be developed by right without any discretionary City approval.

**Limitation Criteria:** These requirements are only applicable to projects sited in R3 or less restrictive zones, or on RD1.5, RD2 and RD3 zones, where the project site abuts a major highway, secondary highway or Collector Street.

**Public Street Dedication Requirements:** If the existing half street dedication width of the adjoining public street is less than the standard half street dedication width of the street based on the City's Street Standard Dimensions, additional street dedication to bring the half street dedication width to City Standards will be required with this application. Dedication of public alley is not required under this application. Under LAMC Section 12.37 the City also established limitations on the amount of street dedication under this process. These limitations are: 1. The maximum area of land to be dedicated shall not exceed 25 percent of the lot area; 2. The street dedication shall not reduce the lot below a width of 50 feet or an area of 5,000 square feet; 3. Street dedication shall not be taken over an existing building or structure; and 4. The additional street dedication is not necessary to meet the mobility needs for the next twenty years.

**Public Street Improvement Requirements:** If the adjoining public street is improved with concrete curb, gutter, sidewalk and roadway, the public street improvement requirements for this application will be limited to repair or reconstruction of existing improvements. If any of the adjoining public street is not improved with curb, gutter, sidewalk and roadway, the construction of new public improvements to City Standards will be required with this application. Improvement of public alley is not required under this application. The relocation or reconstruction of existing facilities such as power poles and traffic signals may be required in conjunction with the construction of new public improvement.

**BOE Role:** Sign off on building permit application and enforce the requirements of LAMC Section 12.37.

**Code Authority:** Section LAMC 12.37.

## **2. Type of Application: Subdivision Tract Map and Parcel Map**

Discretionary action.

These requirements are applicable to any site over which a subdivision map application is filed.

**Public Street/Alley/Public Easement Dedication Requirements:** If the existing half street dedication width of any adjoining public street is less than the standard half street width, additional street dedication to bring the half street dedication width to City Standards will be required under this application. Dedication of new public streets and alleys, if applicable, will be required to serve the proposed development or surrounding sites. Additional public easements, such as alley, walk, sidewalk, sewer, drainage, water or public utility may also be required under this application to serve the proposed development or surrounding sites.

**Public Street/Alley/Public Infrastructure Construction Requirements:** If the existing half roadway width of any adjoining public street is less than the standard half roadway width, construction of roadway widening to bring the half roadway width to City Standards will be required under this application. Where the existing half street was previously fully improved in accordance with Standard Plan D-22549 (superseded by Standard Plan S-470-0 on

November 10, 1999). Engineering staff may exercise appropriate engineering judgement in not requiring the roadway widening to full half roadway standards if the existing half roadway width is within 2 feet of the standard half roadway widths for Local and Collector Streets, and within 3 feet of the standard half roadway width for Secondary Highways. The construction of additional new public roadway to serve the development, together with appropriate roadway to provide adequate roadway access to the development may also be required under this application. The construction of other necessary public infrastructure such as alley, walk, sewer, storm drain, waterline, street light, fire hydrant, traffic signal will also be required under this application. The relocation of existing facilities such as power poles and traffic signals may be required in conjunction with the required public street construction.

BOE Role: Provide recommendations to the Planning Department Office of Zoning Administration on public infrastructure requirements in conjunction with this application.

Code Authority: LAMC Section 17.

### **3. Type of Application: Planning Department Case Review**

Discretionary action.

These requirements are applicable to any site over which a City Planning Department case such as zone change, site plan review, variance, conditional use, coastal development permit and certificate of compliance is filed.

**Public Street/Alley/Public Easement Dedication Requirements:** If the existing half street dedication width of any adjoining public street is less than the standard half street width, additional street dedication to bring the half street dedication width to City Standards will be required under this application. Dedication of new public streets, if applicable, will be required to serve the proposed development or surrounding sites. Additional appropriate public easement, such as alley, walk, sidewalk, sewer, drainage, water or public utility may also be required under this application to serve the proposed development or surrounding sites.

**Public Street/Alley/Infrastructure Construction Requirements:** If the existing half roadway width of any adjoining public street is less than the standard half roadway width, construction of roadway widening to bring the half roadway width to City Standards will be required under this application. Where the existing half street was previously fully improved in accordance with Standard Plan D-22549 (superseded by Standard Plan S-470-0 on November 10, 1999). Engineering staff may exercise appropriate engineering judgments in not requiring the roadway widening to full half roadway standards if the existing half roadway width is within 2 feet of the standard half roadway widths for Local and Collector Streets, and within 3 feet of the standard half roadway width for Secondary Highways. The construction of additional new public roadway to serve the development, together with appropriate roadway to provide adequate roadway access to the development may also be required under this application. The construction of other necessary public infrastructure such as alley, walk, storm drain, sewer, waterline, street light, fire hydrant, traffic signal will also be required under this application. The relocation of existing facilities such as power poles and traffic signals may be required in conjunction with the required construction.

BOE Role: Provide recommendations to the Planning Department Office of Zoning Administration on public infrastructure requirements in conjunction with this application.

Code Authority: LAMC Sections 12.24, 12.27, and 12.32.  
State Government Code Section 66499.35.

**4. Type of Application: Vacation, Quitclaim of public easement**

Discretionary action.

These requirements are applicable to the petitioner's properties adjacent to the requested vacation or quitclaim area.

**Public Street/Alley/Public Easement Dedication Requirements:** If the existing half street dedication width of any adjoining public street is less than the standard half street width, additional street dedication to bring the half street dedication width to City Standards will be required under this application. Dedication of new street, alley or other necessary public easement to replace the street, alley or other easement being vacated or quitclaimed may also be required under this application.

**Public Street/Alley/Infrastructure Construction Requirements:** If the existing half roadway width of any adjoining public street is less than the standard half roadway width, construction of roadway widening to bring the half roadway width to City Standards may be required under this application. The relocation of existing facilities such as power poles and traffic signals may be required in conjunction with the required construction. The construction of new street, alley or other public infrastructure facilities to replace the street, alley or other facilities being vacated or quitclaimed may also be required under this application.

BOE Role: Provide recommendations to the decision maker on public infrastructure requirements in conjunction with this application.

Code Authority: California Streets and Highways Code Section 8324.  
City Charter Section 556.

Appeals of this policy may be made to the Planning Department Office of Zoning Administration, or must be approved by the City Council or other designated authority in a public hearing.

( WHH CWR )

<p>EXE/CWR/bas</p>  <p>SO No. 005-0804</p>	<p>Approved By:</p> <p><i>Gary Lee Moore</i></p> <p>Gary Lee Moore, P.E., City Engineer</p>
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# Bureau of Engineering Special Order

October 4, 2004

Special Order No. 006-1004

To All: Deputy City Engineers  
Senior Managers  
Group Managers

Subject: **HIGHWAY DEDICATION FOR RECREATION AND PARKS PROJECTS**

The following Special Order is the result of cooperation between the Bureau of Engineering (BOE) and the Department of Recreation and Parks (DRP), for routine building and/or "B" or equivalent permits to be issued when highway dedication is involved, for DRP projects. The Special Order is issued due to the fact that the only authority which can approve the dedication, or assure future dedication, of dedicated park property, is the Board of Recreation and Parks Commissioners.

1. **Dedication With Improvements**

When street Improvements are required for access to a new or existing park facility and construction is fully funded, DRP staff will recommend, by a Board Report, that the Board of Recreation and Parks Commissioners dedicate the necessary right-of-way.


2. **Dedication Without Improvements (R3 Ordinance)**

When a dedication without a requirement for street or sidewalk improvements would normally be requested by BOE, the entire park frontage may be identified by BOE on its' maps with appropriate notation that: "A required dedication will be obtained in the future. A building setback requirement of xx feet shall be applied." This means that any development of parks, including required parking, front yard setback and other building code requirements shall be designed and constructed so as not to encroach beyond the setback line. In other words, the facility shall be designed and constructed so as to be in full compliance in the future should a highway dedication be obtained from DRP and street improvements finally be constructed.

3. **Existing Street And Discretionary Actions Without Improvements**

In cases where a street is existing, and the half-street improvements are not required (2 feet or less), BOE will not require additional dedication of park land at this time, but will provide appropriate notation on its maps for a future dedication and setback line as in Item 2 above. In the case of the development of a new or expanded park facility where street improvements currently exist, but have been constructed on park property without the benefit of an actual street dedication, BOE will provide a request for an easement or dedication of the existing street, on park land, from the DRP Board. Such a request must be accompanied by a legal description and a map of the existing improvements.

( NLD WHH CWR BMS )

PPK/BMS/NLD/IJ/bas  SO No. 006-1004	Approved By:   Gary Lee Moore, P.E., City Engineer
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ATTACHMENT III-22