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Decision Date: **September 28, 2022**

Appeal End Date: October 13, 2022

Tamir Nadborny (A)(O)
6064 Saturn LLC
3015 Earlmart Drive
Los Angeles, CA 90064

Stephen Kia (R)
Urban Concepts
3731 Wilshire Boulevard
Los Angeles, CA 90010

Case No.: AA-2022-2133-PMLA-CC
Address: 6064-6066 West Saturn Street
Planning Area: Wilshire
Zone: RD1.5-1-O
D.M.: 129B173
C.D.: 10 – Hutt
CEQA: ENV-2022-2134-CE
Legal Description: Lot 48, TR7887 Tract

In accordance with provisions of Section 17.51, 17.53, and 12.95.D.1 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15315, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Parcel Map No. AA-2022-2133-PMLA-CC composed of one (1) lot, located at 6064-6066 West Saturn Street for a maximum of **two (2) residential condominium conversion** (pursuant to LAMC Section 12.95.2. D.1), as shown on map updated map stamp-dated July 26, 2022. This unit density is based on the RD1.5-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be

directed to Ms. Julia Li by calling (213) 808-8917.

1. That all the existing easements within the subdivision be clearly designated on the final map.
2. That the subdivider makes a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Preliminary Parcel Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

3. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval July 12, 2019, Log No. 108847 and attached to the case file for Parcel Map No. AA-2022-2133-PMLA-CC.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only - contact Eric Wong at (213) 482-6876 to schedule an appointment.

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located in a Liquefaction Zone.

This property is located in a Methane Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A 4 (a) based on number of habitable rooms in

each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

5. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please email lafdhydrants@lacity.org or call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

6. That prior to the recordation of the final map, submit plot plans for Fire Department review and approval, and a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

- e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- h. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- i. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- j. Site plans shall include all overhead utility lines adjacent to the site.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- m. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.
- n. Entrance to the main lobby shall be located off the address side of the building.
- o. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- p. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by

the Los Angeles Fire Department.

- q. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- r. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- s. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

- 8. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

- 9. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject Preliminary Parcel Map and found potential problems to their structure or potential maintenance problem, as stated in the memo dated August 30, 2022. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This

condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

11. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed condominium conversion to a maximum of two (2) residential condominium units.

- b. Provide a minimum of 2 off-street parking spaces per dwelling unit, one (1) covered and one (1) uncovered, for a total of four (4) parking spaces onsite.
- In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.
- c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- d. That prior to issuance of a certificate of occupancy, a minimum six (6)-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures. The applicant shall install and maintain a "No Parking" sign in a visible location along the alley located to the east of the project site.
- f. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does

- not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONVERSION CONDITIONS

CC-1 The subdivider shall acknowledge that the City Engineer will certify the map as

being correct only with respect to the areas shown on the tentative map. The City Engineer will not certify as to the accuracy or compliance with local ordinances of any division of air space, which may be shown on additional sheets of the final map. (City Engineer 201 N. Figueroa Street, 2nd Floor)

- CC-2 That a Building Inspection Report be submitted prior to recordation of the final map. Said report shall be prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect. As necessary, the inspection shall be conducted by a team of experts certified by the International Conference of Building Officials, with specialty in mechanical, electrical, plumbing and structural engineering. Said report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code for existing commercial buildings, taking into account nonconforming rights. In addition, prior to inspecting the building, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs which in their opinion exist on the site and the common areas, unit or structure. CP-6711 will not be prepared unless a tenant's list of defects are submitted. The Advisory Agency has guidelines available at 201 N. Figueroa Street, 4th Floor for the preparation of Building Inspection reports.

The report shall indicate the condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems. Prior to recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Advisory Agency that said corrections have been made. A certified parking plan shall be required as a part of this condition and all spaces shall be in place prior to recordation.

OR

The Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for the proposed use.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the Preliminary Parcel Map in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and

the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

There are easements contained within the property. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

- (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the Preliminary Parcel Map and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the Preliminary Parcel Map complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the Preliminary Parcel Map be dedicated for public use by the Preliminary Parcel Map, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the

setting of boundary monuments requires that other procedures be followed.

- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the Preliminary Parcel Map boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the Preliminary Parcel Map as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting:
 - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall 50 feet of existing conduit behind new curb and gutter on Saturn St.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the

Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Saturn Street adjoining the subdivision by the construction of the following:
 - 1) An integral concrete curb and gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - 2) Any necessary removal and reconstruction of existing improvements.
 - 3) The necessary transitions to join the existing improvements.

Note:

Street trees exists along Saturn Street and denial of the street tree removal could impact the ability to widen the roadway. Should the street tree removal be denied by the Bureau of Street Services, Urban Forestry Division, then improve the Saturn Street by the construction of the following:

Improve Saturn street by the construction of a new integral concrete curb and gutter; and a new 5-foot wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvements.

- b) Improve the alley adjoining the subdivision by the repair and replacing damaged and/or off-grade existing pavements; and constructing a new alley intersection with Saturn Street all satisfactory to the Central District Engineering Office.

FINDINGS OF FACT (CEQA)

The Planning Department determined that based on the whole of the administrative record, the project is exempt from the California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315, Class 15, and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2022-2133-PMLA-CC the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Wilshire Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 Zones as a corresponding zone. The project site is zoned RD1.5-1-O, which is consistent with the land use designation. The project site has approximately 6,001.5 square feet of lot area and would permit a maximum of four (4) residential units.

The parcel map was prepared by Christopher M. Jones, Registered Professional Surveyor (License No. 8193). The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections

17.05 C and 17.06 B and is consistent with the applicable General Plan.

- (b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the Parcel Map be designed in conformance with the zoning regulations of the project site. The project site is zoned RD1.5-1-O; the zone would permit a lot area of 1,500 square-feet per dwelling unit, for a maximum of four (4) residential units on the approximately 6,001.5 square-foot site. As the map is proposed for a two (2)-unit residential condominium conversion, it is consistent with the minimum lot area per unit required by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Saturn Street and the alley, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting recommended no street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall 50 feet of existing conduit behind new curb and gutter on Saturn Street. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The subject site is a level, rectangular-shaped lot, consisting of 6,001.5 square feet of lot area. The site is located within the Wilshire Community Plan area, with a land use designation of Low Medium II Residential and is zoned RD1.5-1-O. The RD1.5-1-O Zone would permit a maximum of four (4) residential units. The site is located along the south side of Saturn Street with a frontage of approximately 50 feet.

The site was developed with a three (3)-story, duplex. The proposed project is seeking to convert the existing duplex into condominiums. The project site is located within the 1.19 km from the Newport - Inglewood Fault Zone, but is not located within the Alquist-Priolo Fault Zone. The site is within the Urban Agriculture Incentive Zone and a Liquefaction Area. The site is not located within a Flood Zone, Landslide, or Tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is located within a Methane Zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone.

The Preliminary Parcel Map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Grading Division of the Department of Building and Safety concluded on July 12, 2019, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. Therefore, the site will be physically suitable for the proposed type of development. Moreover, the site is developed with existing structures, has existing Certificates of Occupancy, and is physically suitable for the conversion.

(d) **THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.**

The surrounding area is generally characterized by single and multi-family residential uses, designated Low Medium II Residential, and zoned RD1.5-1-O. The properties to the north across Saturn Street and west are developed with single and multi-story multi-family dwellings. The properties to the east across alley are developed with one-story single-family dwellings. The properties to the south are developed with one-story single-family dwelling and multi-story multi-family dwellings.

The project site, which is comprised of one parcel, consists of approximately 6,001.5 square feet of land and is developed with a three (3)-story duplex. As proposed, the density is consistent with the zone and land use designation, which would permit a maximum of four (4) dwelling units and a height of 45 feet. The Preliminary Parcel Map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Grading Division of the Department of Building and Safety concluded on July 12, 2018, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed Preliminary Parcel Map is physically suitable for the proposed density of the development.

(e) **THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR**

SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The site was developed with two (2) three (3)-story, single-family residence dwellings. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Saturn Street, which is a public street. The project site consists of a parcel identified as Lot 48 of TR 7887 Tract and is identified by the Assessor Parcel Map No. 5068-004-030. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map. The construction of mainline and house connection sewers within suitable easement may be required to serve the parcel.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in

the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

FINDINGS OF FACT (CONDOMINIUM CONVERSION)

In connection with the approval of Parcel Map No. AA-2022-2133-PMLA-CC the Advisory Agency of the City of Los Angeles, pursuant to Sections 12.95.2 of the Los Angeles Municipal Code, makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS SUBSTANTIALLY CONSISTENT WITH APPLICABLE DENSITY PROVISIONS OF THE GENERAL PLAN OR SPECIFIC PLANS IN EFFECT AT THE TIME THE ORIGINAL BUILDING PERMIT WAS ISSUED AND THE APPLICATION FOR MAP APPROVAL IS FILED FIVE YEARS OR MORE FROM THE DATE THE ORIGINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING WAS ISSUED.

The Parcel Map, as extensively detailed in the Subdivision Map Act findings, is consistent with the density provisions of the General Plan.

The Wilshire Community Plan designates the property for Low Medium II Residential Land Uses use with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5 Zones. The project site is zoned RD1.5-1-O, which is consistent with the land use designation. The Low Medium II Residential Land Use Designation and the RD1.5-1 Zone permit condominium development subject to lot areas comprised of a minimum of 5,000 square feet, and a minimum of 1,500 square feet per dwelling unit (Section 12.10 LAMC). The proposed subdivision for two (2) condominium units is allowable under the current adopted zone and the land use designation.

A Certificate of Occupancy was issued for the original building on the subject site

on August 14, 2021, for the construction of a three (3)-story duplex. The C of O for the new building was issued less than five years ago but the Los Angeles Municipal Code Section 12.95.2 F.2 reads:

"The Advisory Agency shall disapprove a tentative map or preliminary parcel map for a residential or residential to commercial/industrial conversion project, if it finds (a) that the map is not substantially consistent with the applicable density provisions of the General Plan or specific plans in effect at the time the original building permit was issued, **and** (b) the application for map approval is filed less than five years from the date the original certificate of occupancy for the building was issued."

The "and" requires that both provisions be met in order for the Advisory Agency to disapprove the Map. Because the Map is consistent with the density requirements it cannot be disapproved on this finding.

- (b) THE PROPOSED MAP IS CONSISTENT WITH ANY APPLICABLE GENERAL PLAN OR SPECIFIC PLAN PROVISION WHICH CONTAINS A DEFINITE STATEMENT OF POLICIES AND OBJECTIVES EXPLICITLY APPLICABLE TO CONDOMINIUM CONVERSION PROJECTS.

The adopted Wilshire Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zone of RD1.5-1-O. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 as the corresponding zones. The RD1.5 zone requires at least 1,500 square feet of lot area per dwelling unit. The subject site is approximately 6,001.5 square feet and is permitted a maximum density of four (4) dwelling units. The proposed project proposes to subdivide two (2) condominiums units on one (1) lot which is consistent with the allowable density for the zone. Additionally, there are no applicable general or specific plans that contain a definite statement of policies and objectives applicable to condominium conversion projects. Therefore, as conditioned, the proposed subdivision map is substantially consistent with the applicable general and specific plans.

- (c) THE PROPOSED CONDOMINIUM CONVERSION DOES NOT CONTAIN ANY VIOLATIONS OF CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE (LAMC) THAT HAVE NOT BEEN CORRECTED OR AN ADEQUATE PLAN TO CORRECT SUCH VIOLATIONS HAS BEEN DEVELOPED OR ACCOMPLISHED. FOR PURPOSES OF THIS PROVISION, CHAPTER IX OF THE LAMC MEANS THE CODE IN EFFECT WHEN THE BUILDING PERMIT WAS ISSUED AND OTHER SUBSEQUENTLY ENACTED REGULATIONS EXPLICITLY MADE APPLICABLE TO EXISTING STRUCTURES.

The parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The Department of Building and Safety has

reviewed the subject Parcel Map No. AA-2022-2133-PMLA-CC and have required to show all street/alley improvement(s) as required by Bureau of Engineering. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s). As conditioned, no violations of Chapter IX of the Los Angeles Municipal Code will exist.

- (d) THE BUILDING PROPOSED FOR CONVERSION IS NOT OF UNREINFORCED MASONRY FOR WHICH THE BUILDING PERMIT WAS ISSUED PRIOR TO OCTOBER 1, 1933, NOR IS IT MORE THAN THREE STORIES IN HEIGHT WITHOUT AN ELEVATOR.

The Certificate of Occupancy for the duplex was issued on August 14, 2021, and as such, the existing structure is not unreinforced masonry structures constructed prior to 1933, nor are they structures greater than three (3) stories in height constructed without elevators.

- (e) THE VACANCY RATE OF THE PLANNING AREA IN WHICH THE PROPERTY IS LOCATED IS LESS THAN 5 PERCENT. AS CONDITIONED, THE PROPOSED CONVERSION PROJECT WILL NOT HAVE A SIGNIFICANT CUMULATIVE EFFECT ON THE RENTAL HOUSING MARKET IN THE PLANNING AREA IN WHICH THE PROPOSED PROJECT IS LOCATED.

Section 12.95.2-F.6 of the LAMC reads in pertinent part: "After considering the following criteria, the Advisory Agency may approve a tentative map or preliminary parcel map for a residential conversion project, unless it makes both of the following findings: (1) the vacancy rate of the planning area in which the property is located is five percent or less, and (2) the cumulative effect on the rental housing market in the planning area of successive residential...conversion projects (past, present and future) is significant." In determining whether there is a significant cumulative effect, the section requires the Advisory Agency to consider the following criteria: (a) the number of tenants who are willing and able to purchase a unit in the building; (b) the number of units in the existing building prior to conversion; (c) the number of units which will be eliminated in case conversion occurred in order to satisfy Municipal Code parking requirements; (d) the adequacy of the relocation assistance plan proposed by the subdivider; and (e) any other factors pertinent to the determination.

Consistent with the requirements of LAMC Section 12.95.2-F.6, the Advisory Agency considered the criteria enumerated in this subsection. The Department of City Planning Demographics Research Unit reports that, the multi-family rental vacancy rate of the Wilshire Community Plan is 5.10 percent. The vacancy rate was calculated using the 2019 American Community Survey data. This vacancy rate of 5.10 percent is greater than the quoted 5 percent, however, it is not anticipated that the project will negatively impact any tenants or the rental housing market in the area. The site was previously developed with a duplex, which was subsequently demolished and redeveloped with a duplex. The duplex's units were

subject to the Rent Stabilization Ordinance (RSO) but were removed from the rental market (Ellis) in 2019. A Certificate of Occupancy 19010-10000-02655 for the new duplex was issued on August 14, 2021, which is within 5 years of the date that the original units were withdrawn. Therefore, the two (2) units are subject to all the provisions of the RSO. The existing units are vacant, as they were recently constructed, and as such, there are no existing tenants on site to be affected by this action.

Additionally, there are no pending or approved condominium conversion applications in the surrounding area located within a 500-foot radius of the subject site, not including this project. The latest subdivision case was approved on April 20, 2007, for a four (4) Unit condominium conversion development located at 504 North Sweetzer Avenue. The property was vacant since the Certificate of Occupancy is issued on August 14, 2021.

Therefore, as conditioned, the residential condominium conversion will not have a significant cumulative effect on the rental housing market in the plan area. As such, the Advisory Agency has determined that it cannot make the findings set forth in Section 12.95.2 F.6, and therefore, the condominium conversion may be approved.

- (f) THE OFF-STREET RESIDENT PARKING SPACES AND GUEST PARKING SPACES REQUIRED FOR THE PROPOSED CONDOMINIUM CONVERSION ARE REASONABLE AND FEASIBLE AND SUBSTANTIALLY CONSISTENT WITH THE PURPOSES OF THE LAMC.

A total of four (4) parking spaces are provided onsite. The project meets the parking requirements of the LAMC Section 12.95.2.H.1(a) and the Residential Parking Policy for Division of Land (No. AA 2000-1) both of which require a minimum of two (2) off-street parking spaces per dwelling unit having three or more habitable rooms for condominium conversion projects, and therefore, the condominium conversion may be approved.

These findings shall apply to both the tentative and final maps for Preliminary Parcel Map No. AA-2022-2133-PMLA-CC.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning

Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department’s Public Offices, located at:

<p>Figueroa Plaza 201 North Figueroa Street 4th Floor Los Angeles, CA 90012 (213) 482-7077</p>	<p>Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050</p>	<p>West Los Angeles 1828 Sawtelle Boulevard 2nd Floor Los Angeles, CA 90025 (310) 231-2901</p>
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***Please note the cashiers at the public counters close at 3:30 PM.
 Appeal forms are available on-line at www.planning.lacity.org.**

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City’s decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. **The owner is advised that the above action must record within 36 months of this approval,** unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP
 Advisory Agency

Eric Claros

Eric Claros
 Deputy Advisory Agency

EC:DK:AM

PRELIMINARY PARCEL MAP NO. AA-2022-2133 -PMLA-CC

FOR CONDOMINIUM CONVERSION PURPOSES

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE COMPANY ORDER No. 6686062 DATED AUGUST 31, 2021)
 REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 48 OF TRACT NO. 7887, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84 PAGES 76 TO 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5068-004-030

EXCEPTIONS

- (PER FIRST AMERICAN TITLE COMPANY ORDER No. 6686062 DATED AUGUST 31, 2021)
7. AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 4472 PAGE 148 OF OFFICIAL RECORDS.
 8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 4605 PAGE 203 OF OFFICIAL RECORDS.
 10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 15516 PAGE 163 OF OFFICIAL RECORDS.

8" SANITARY SEWER EASEMENT CE47-271 PER CITY OF LOS ANGELES CADASTRAL MAP 129-B173 SHOWN HERE ON.

COMMENTS

- SITE ADDRESS 6064 & 6066 WEST SATURN STREET, LOS ANGELES CA 90035
- BOUNDARY LINES WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- BASIS OF BEARINGS THE BEARING OF N77°00'55"W ALONG THE CENTERLINE OF SATURN STREET AS SHOWN ON TRACT NO. 7887, AS FILED IN MAP BOOK 84, PAGES 76 THROUGH 78, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- APN 5068-004-030
- LAND AREA TO STREET CENTERLINE (GROSS)
 9,001 SQ. FT. OR 0.207 ACRES, MORE OR LESS.
- EXISTING PROPERTY (NET & GROSS)
 6,001 SQ. FT. OR 0.138 ACRES, MORE OR LESS.
- BENCHMARK CITY OF LA BM 13-04690
 CUT SPIKE SW COR CB 3.5FT W OF W CURB LA CIENEGA BL 14FT N OF CASHIO ST.
 ELEV. = 112.516 FT; NAVD 1988 YEAR OF ADJUSTMENT 2000
- UTILITIES ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
- FLOOD INSURANCE RATE MAP ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1611G EFFECTIVE DATE DECEMBER 21, 2018.
- ZONING INFORMATION RD1.5-1-O RESTRICTED DENSITY MULTIPLE DWELLING ZONE. INFORMATION FROM ZIMAS WEBSITE PULLED ON 1/6/2022.
- ZONING SETBACKS FRONT - NOT LESS THAN 15FT IN DEPTH
 SIDE - NOT LESS THAN 5FT
 REAR - NOT LESS THAN 15FT IN DEPTH
- STREET DESIGNATIONS SATURN STREET LOCAL STREET - STANDARD (60' DESIGNATED)
 ALLEY ALLEY (20' DESIGNATED)
- INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

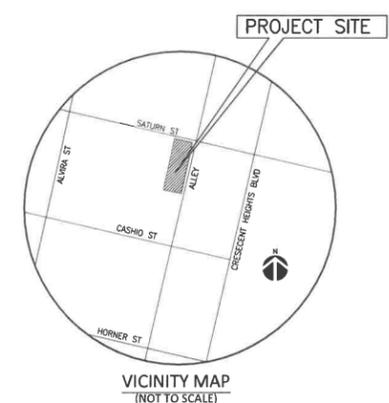
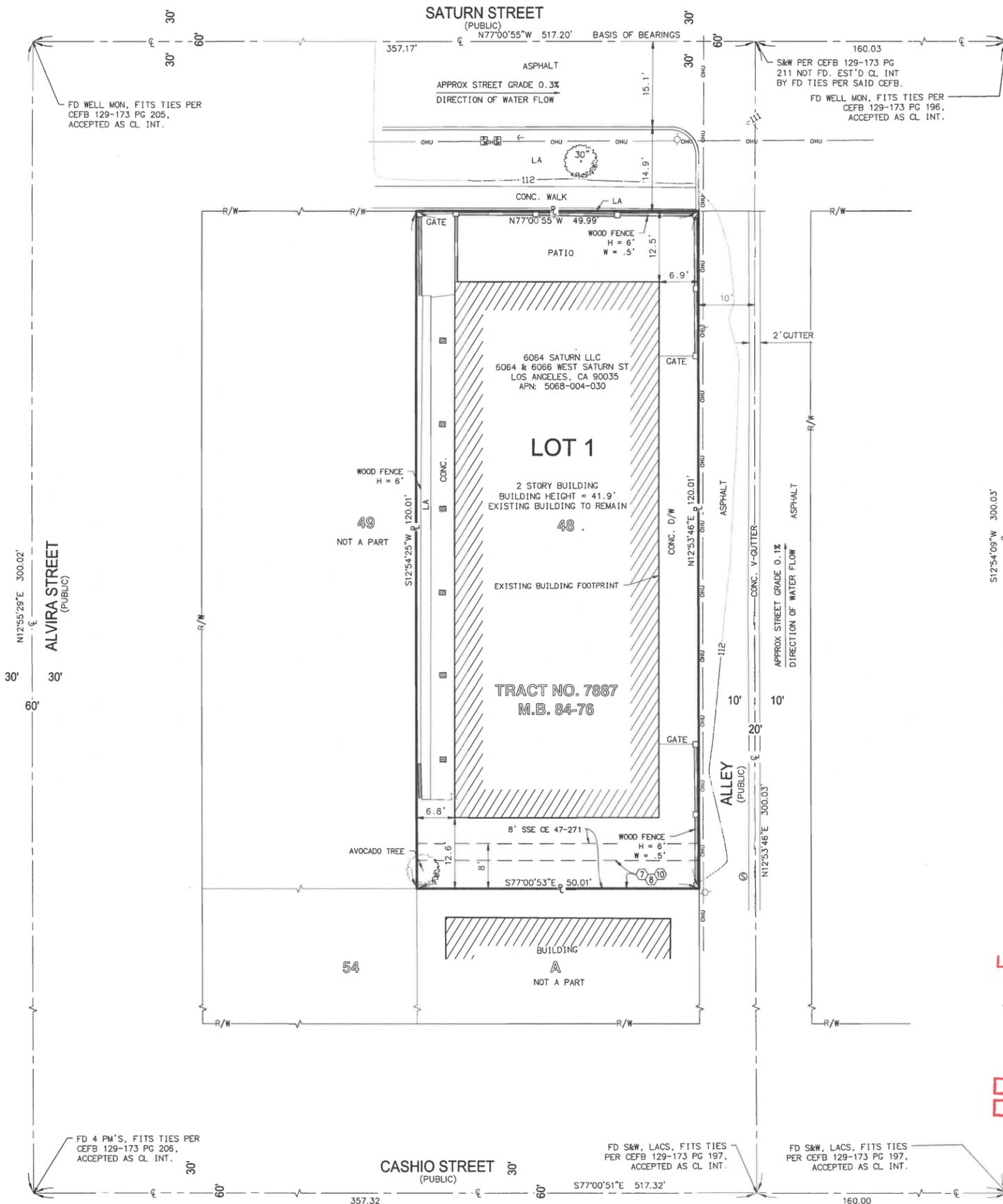
PROJECT NOTES

- PROJECT CONSISTS OF 1 LOT FOR TWO PROPOSED RESIDENTIAL CONDOMINIUM UNITS
- THOMAS BROTHERS GUIDE: PAGE 633 - GRID A4
- DISTRICT MAP: 129-B173
- GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL
- SPECIFIC PLAN AREA: NONE
- THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.
- PROJECT SITE IS WITHIN A LIQUEFACTION ZONE.
- PROJECT SITE IS WITHIN A METHANE ZONE.
- LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.
- WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
- PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.
- THIS PROJECT IS NOT WITHIN THE VICINITY OF THE MULHOLLAND SCENIC PARKWAY.
- WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.

PREPARED UNDER THE DIRECTION OF:


 CHRISTOPHER M. JONES
 CHRIS.JONES@KPFF.COM

07/25/2022



- #### ABBREVIATIONS
- CL CENTERLINE
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - LA LANDSCAPE AREA
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY
- #### LINETYPES
- CL CENTERLINE
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY LINE
 - EASEMENT LINE
 - BUILDING LINE
 - CONC LINE
 - CURB FACE WITH BACK OF CURB (0.5' O/S)
 - WALL
 - OHU OVERHEAD UTILITY LINE
- #### LEGEND
- AREA DRAIN (SQUARE)
 - ↓ GUY WIRE
 - UTILITY POLE
 - SEWER MANHOLE
 - TREE
 - WATER METER

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 PARCEL MAP

JUL 26 2022

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
 DEPUTY ADVISORY AGENCY

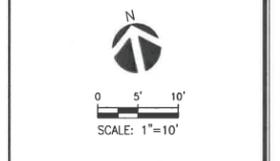
kpff
 700 FLOWER ST., Suite 2100
 Los Angeles, CA 90017
 P: 213-418-0201
 F: 213-264-5294
 www.kpff.com

GENERAL NOTES:

OWNER:
 6064 SATURN LLC
 6064 SATURN STREET
 LOS ANGELES, CA 90035
 ATTN: TAMIR NADBORNYY
 (818) 668-8326

SUBDIVIDER:
 URBAN CONCEPTS
 3731 WILSHIRE BOULEVARD, SUITE 670
 LOS ANGELES, CA 90017
 ATTN: STEPHEN KKA
 (323) 966-2610

LAND SURVEYOR:
 KPFF CONSULTING ENGINEERS, INC.
 700 FLOWER STREET, SUITE 2100
 LOS ANGELES, CA 90017
 ATTN: CHRISTOPHER JONES, PLS 8193
 (213) 418-0201



REVISIONS	
DATE	ISSUED FOR

DATE	07/21/2022
PROJECT NUMBER	2101019
DRAWN BY	NL
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION 6064 & 6066 WEST SATURN STREET LOS ANGELES, CA 90035	

SHEET NUMBER

SHEET 1 OF 1