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CITY PLANNING**

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DEPUTY DIRECTOR

Decision Date: March 10, 2021

Appeal Date: March 25, 2021

Delilah Antolini (A) (O)  
The Tower Group, LLC  
3725 Military Avenue  
Los Angeles, CA 90034

Aaron Belliston (R)  
BMR Enterprises  
5250 Lankershim Boulevard,  
Suite 500  
Los Angeles, CA 91601

Case No.	AA-2018-2484-PMLA-SL
Related Cases:	ADM-2018-2487-SLD
CEQA:	ENV-2018-2485-CE
Location:	700 and 702 North Lucile Avenue
Council District:	13 – O’Farrell
Neighborhood Council:	Silver Lake
Community Plan Area:	Silver Lake – Echo Park – Elysian Valley
District Map:	141A201
Land Use Designation:	Neighborhood Commercial
Zone:	RD2-1VL
Legal Description:	Lot: 6, Block: I, Tract: Lincolnian Heights

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2018-2485-CE as the environmental clearance, and approves Preliminary Parcel Map No. AA-2018-2484-PMLA-SL, located at 700 and 702 North Lucile Avenue, for a maximum **three (3) small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on the revised map stamp-dated November 20, 2020, in the Silver Lake – Echo Park – Elysian Valley Community Plan. This unit density is based on the RD2-1VL 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**

*Contact Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or at (213) 808-8917.*

1. That a 3-foot wide strip of land be dedicated along Lucile Avenue adjoining the subdivision to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of the LA Mobility Plan.
2. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this 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.*

9. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.*

10. 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main

structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Show street dedication 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 dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after all dedications.
- c. Building Envelope Data Chart is not complete. Either complete chart with proposed parameters to comply with the Zoning requirements or remove it from the map.
- d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress, utilities, and drainage in the final map.

Notes:

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.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

## DEPARTMENT OF TRANSPORTATION

- 11. 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 call (213) 482-6543. You should advise any consultant representing you of this requirement as well.*

- 12. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Small Lot subdivision.
  - 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.
- 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. 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.
- f. 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.
- g. Site plans shall include all overhead utility lines adjacent to the site.
- h. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- i. 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.
- j. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- k. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

#### **DEPARTMENT OF WATER AND POWER**

- 13. 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 SANITATION**

- 14. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject parcel map and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated March 6, 2020. 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**

15. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto: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) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org) for any questions or comments, at your convenience.*

16. 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**

17. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

#### **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](http://planning.lacity.org).*

18. 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 development to a maximum of three (3) small lots.
  - b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. 2018-2484-PMLA-SL shall not be issued until after the final map has been recorded.
  - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
  - d. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor

deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C.27:

- (i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front (West)	Rear (East)	Side (North)	Side (South)
A	15'-0"	16'-3"	6'-0"	13'-0"
B	3'-9"	16'-0"	6'-0"	13'-0"
C	5'-10"	12'-6"	6'-0"	6'-0"

- (ii) The Common Access Driveway may have a minimum width of 10 feet clear-to-sky.
- e. That prior to issuance of a certificate of occupancy, a minimum 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.
- f. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2018-2487-SLD. In the event the Advisory Agency modifies Parcel Map No. 2018-2484-PMLA-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit.
- g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- h. 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.
- i. 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.

- j. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the parcel map file.
- k. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the parcel map file.

### **Tenant Relocation Conditions**

- 19. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
- 20. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

### **DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS**

- SL-1. That approval of this parcel map constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this parcel map approval, the following conditions shall apply:
  - 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  - 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

**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 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.
- (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 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 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 parcel map be dedicated for public use by the 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 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 parcel map as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting.
  - (1) No street lighting requirements.

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 condition S-3 (i), 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) If necessary, after submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public/or private drainage facilities within the easements may be required satisfactory to the Central District Engineering.
  - (2) Improve Lucile Avenue being dedicated and adjoining the subdivision by the removal of the existing curb and existing sidewalk; construction of a new integral concrete curb and gutter, a new concrete sidewalk at the existing location and the dedicated area, and landscaping of the remainder sidewalk areas; or a new full width concrete sidewalk with tree wells; including any necessary removal and reconstruction of existing improvements.
  - (3) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

#### NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However, the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this parcel map conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

### **FINDINGS OF FACT (CEQA)**

Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303 (Class 3(a)-New Construction of Small Structures) and 15332 (Class 32-Infill Development Projects), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Class 32 consists of projects characterized as in-fill development, which meet the conditions described:

- (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.*

The project site is located within the Silver Lake – Echo Park – Elysian Valley Community Plan with a Low Medium II Residential land use designation and RD2-1VL zone. The proposed subdivision of one (1) lot into three (3) small lots is a use allowed by the General Plan and the corresponding RD2 zone. As shown in the case file, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations.

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.168 acres (7,350 square feet of lot area after the 3-foot street dedication). Lots adjacent to the subject site are developed with the following urban uses: single-family dwellings, multi-family dwellings, retail stores, vacant stores, a restaurant, a yoga studio, a Department of Water and Power facility, and the Bellevue Recreation Center and Park. The surrounding multi-family residential uses include a variety of residential types and scales like duplexes, triplexes, fourplexes, bungalow courtyards, small apartment buildings and a large apartment building that has 107 residential units. The single-family and multi-family residential structures range in height from one- to four-stories.

- (c) *The project site has no value as habitat for endangered, rare or threatened species.*

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the site, as identified in the Tree Report prepared by Brandon Linz, Arborist #WE-8719A, of Brandon's Landscapes, dated August 28, 2019. However, the Tree Report identifies two (2) street trees in the parkway and 16 non-protected trees on-site. The applicant proposes to retain the two (2) street trees in the parkway and to remove the 16 non-protected trees on-site.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- (e) *The site can be adequately served by all required utilities and public services.*

The project site will be adequately served by all public utilities and services given that the construction of three (3) single-family dwellings will be on a site, which has been previously developed and is consistent with the General Plan. Therefore, the project meets all the Criteria for the Class 32.

The City has further considered whether the proposed project is subject to any of the six (6) exception that would prohibit the use of any of a categorical exemption as set forth in State CEQA Guidelines Section 15300.0. None of the exceptions apply for the following reasons:

- (a) *Location. Classes 3, 4, 5, 6 and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

While the subject site is located within a Special Grading Area, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading **Manual** guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the

location of the project will not result in a significant impact based on its location.

- (b) *Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

On Lucile Avenue between Marathon Street and Hoover Street, there are two small lot subdivision projects. On December 12, 2013, the Deputy Advisory Agency approved VTT-72383-SL for seven (7) small lots located at 720 – 726 ½ N. Lucile Avenue. These small lots are currently developed and contain residents. On April 4, 2017, the Deputy Advisory Agency approved AA-2016-4276-PMLA-SL for three (3) small lots located at 716 N. Lucile Avenue. These small lots are currently under construction. There are 17 properties on this block of Lucile Avenue between Marathon Street and Hoover Street and the development of 2 properties and the proposed project as small lot subdivisions does not create a cumulative impact of a succession of known projects of the same type and in the same place as the subject project.

- (c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project proposes the demolition of a residential structure with two (2) dwelling units and the construction of three (3) single-family dwellings in an area zoned and designated for such development. All adjacent lots within 500 feet are developed with single-family dwellings, multi-family dwellings, retail stores, vacant stores, a restaurant, a yoga studio, a Department of Water and Power facility, and the Bellevue Recreation Center and Park. The surrounding multi-family residential uses include a wide range of residential types, building scales and densities such as duplexes, triplexes, fourplexes, bungalow courtyards, small apartment buildings and a large apartment building that has 107 residential units. The single-family and multi-family residential structures range in height from one- to four-stories. The surrounding commercial uses are low-scale, one-story structures. The Bellevue Recreation Center provides sports programs for youth and adults, other programs (afterschool club, arts and crafts, dance, drama, summer camp, tutoring, and parenting classes), an auditorium, barbeque pits, baseball diamond, basketball courts, children's play area, picnic tables, indoor gym, and community room.

The subject site is of a similar size and slope to nearby properties as the project includes single-family dwellings that are a maximum of three-stories and 35 feet 10 inches. The project proposes a Floor Area Ratio (FAR) of 0.93:1 (6,842 square feet of floor area / 7,350 net square feet of lot area) on a site that is permitted to have a maximum FAR of 3:1. The project proposes three (3) residential dwelling units on a site that is permitted to have 3.6 dwelling units (7,350 net square feet of lot area / 2,000 square feet minimum area per dwelling unit). The new single-family dwellings are three-stories, 35 feet 10 inches in building height and contain floor area that ranges from 2,273 square feet to 2,296 square-feet. The project's size and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential structures in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 24 miles southwest of the project site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

- (e) *Hazardous Waste Site. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site within 1,000 feet of the project site.

- (f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. However, based on the age of the structures on the site that were built in 1922 (700 N. Lucile Avenue) and 1927 (702 N. Lucile Avenue), a Phase I Historic Resource Assessment (HRA) was prepared by Sapphos Environmental, Inc., dated July 24, 2019. The Office of Historic Resources (OHR) accepts the Phase I HRA findings and recommendation that the properties are not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines and the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

## **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Parcel Map No. AA-2018-2484-PMLA-SL 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 project site is not located within the boundaries of a Specific Plan.

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 Silver Lake – Echo Park – Elysian Valley 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 Zone as the corresponding zones. The project site is zoned RD2-1VL, which is consistent with the land use designation. The project site totals approximately 7,350 net square feet in lot area, which would permit a maximum of three (3) dwelling units. As shown on the revised preliminary parcel map stamp dated November 20, 2020, the project proposes to subdivide the project site into three (3) small lots, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the parcel map. 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. Preliminary Parcel Map No. AA-2018-2484-PMLA-SL was prepared by Mo Sahebi, a registered civil engineer No. 33508. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 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 design and 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. As the project site is zoned RD2-1VL, the zone would permit a maximum of three (3) lots/dwellings on the approximately 7,350 net square-foot site. As the map is proposed for a three (3) small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

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 dedication and improvements to the public right-of-way along Lucile Avenue, 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 has recommended no street lighting requirement. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan. The subject site is not located within the boundary of a Specific Plan.

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

The subject site is a level, rectangular shaped lot consisting of 7,500 gross square feet and 7,350 net square feet of lot area (after the three-foot street dedication). The subject site is currently developed with two (2) residential structures that each contain one (1) dwelling unit, 16 non-protected trees on-site, and two (2) street trees in the parkway. The proposed project would demolish the existing structures and remove 16 non-protected trees on-site for the subdivision of one (1) lot into three (3) small lots and the construction, use and maintenance of three (3) single-family dwellings each with a maximum height of 35 feet 10 inches and two (2) covered parking spaces.

The project site is located within the 1.21 km (0.13 miles) from the Upper Elysian Park Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. However, the site is located within the Special BOE Grading Area and will be required to comply with all applicable regulations as it pertains to development within a Special BOE Grading Area. 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 not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flood hazard. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The 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. On March 9, 2020, the Department of Building and Safety, Grading Division provided correspondence regarding the review of Preliminary Parcel Map No. AA-2018-2484-PMLA-SL, which states that geology/soils reports are not required prior to Planning approval of the parcel map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, although, it is located within a City of Los Angeles Hillside Area does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. As conditioned, the project is required to comply with any requirements with Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit. Therefore, the site will be physically suitable for the proposed type of development.

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

The properties to the north have a land use designation of Neighborhood Commercial, Low Medium II Residential, and Open Space and are zoned RD2-1VL and OS-1XL. The properties to the north are developed with single-family dwellings, multi-family dwellings, and the Bellevue Recreation Center and Park. The properties to the east have a land use designation of Low Medium II Residential and are zoned RD2-1VL. The properties to the east are developed with single-family dwellings and multi-family dwellings. The properties to the west have a land use designation of Neighborhood Commercial and Low Medium II Residential and are zoned C1.5-1VL and RD2-1VL. The properties to the west, across Lucile Avenue, are developed with a restaurant, yoga studio, and multi-family dwellings. The properties to the south have a land use designation of Neighborhood Commercial and Public Facilities and are zoned C1.5-1VL and PF-1XL. The properties to the south are developed with a vacant parcel, retail and vacant stores, and a Department of Water and Power facility. The surrounding multi-family residential uses include a wide range of residential types, building scales and densities such as duplexes, triplexes, fourplexes, bungalow courtyards, small apartment buildings and a large apartment building that has 107 residential units. The single-family and multi-family residential structures range in height from one- to four-stories. The surrounding commercial uses are low-scale, one-story structures. The Bellevue Recreation Center provides sports programs for youth and adults, other programs, and park amenities. The project site, which is comprised of one (1) lot, consists of approximately 7,350 net square feet of land and is developed with two (2) residential structures that each contain one (1) dwelling unit and 16 non-protected trees on-site. The project proposes to construct three (3) small lot homes, which would be three stories with a maximum height of 35 feet 10 inches. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of three (3) dwelling units and a height of 45 feet.

The 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. On March 9, 2020, the Department of Building and Safety, Grading Division provided correspondence regarding the review of Preliminary Parcel Map No. AA-2018-2484-PMLA-SL, which states that geology/soils reports are not required prior to Planning approval of the parcel map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, although, it is located within a City of Los Angeles Hillside Area does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. 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 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 subject site is currently developed with two (2) residential structures that each contain one (1) dwelling unit, 16 non-protected trees on-site, and two (2) street trees in the parkway. There are no protected trees on the site, as identified in the Tree Report prepared by Brandon Linz, Arborist #WE-8719A, of Brandon's Landscapes, dated August 28, 2019. However, the Tree Report identifies two (2) street trees in the parkway and 16 non-protected trees on-site. The 12 non-protected trees on the site are proposed to be removed and the two (2) street trees in the parkway will remain. The surrounding area is presently developed with single- and multi-family residential structures. Neither the project

site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements 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 Lucille Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 6 and Block I of Tract Lincolnian Heights and is identified by the Assessor Parcel Map No. 5401-002-023. 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. While the project will provide a private easement for common/vehicular access purposes within the subdivision, 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.

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.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2018-2484-PMLA-SL.

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:

<b>Figueroa Plaza</b>	<b>Marvin Braude San Fernando</b>	<b>West Los Angeles</b>
Development Services Center	Valley Constituent Service Center	Development Services Center
201 North Figueroa Street,	6262 Van Nuys Boulevard,	1828 Sawtelle Boulevard,
4th Floor	Room 251	2nd Floor
Los Angeles, CA 90012	Van Nuys, CA 91401	Los Angeles, CA 90025
(213) 482-7077	(818) 374-5050	(310) 231-2912

**\*Appeal forms are available on-line at <http://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

*Debbie Lawrence*

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DEBBIE LAWRENCE, AICP  
Deputy Advisory Agency

DL:DK:GG:MA

PRELIMINARY PARCEL MAP NO. 2018-2484-PMLA-SL  
FOR SMALL LOT SUBDIVISION PURPOSES  
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

NOV 20 2020

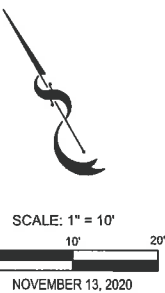
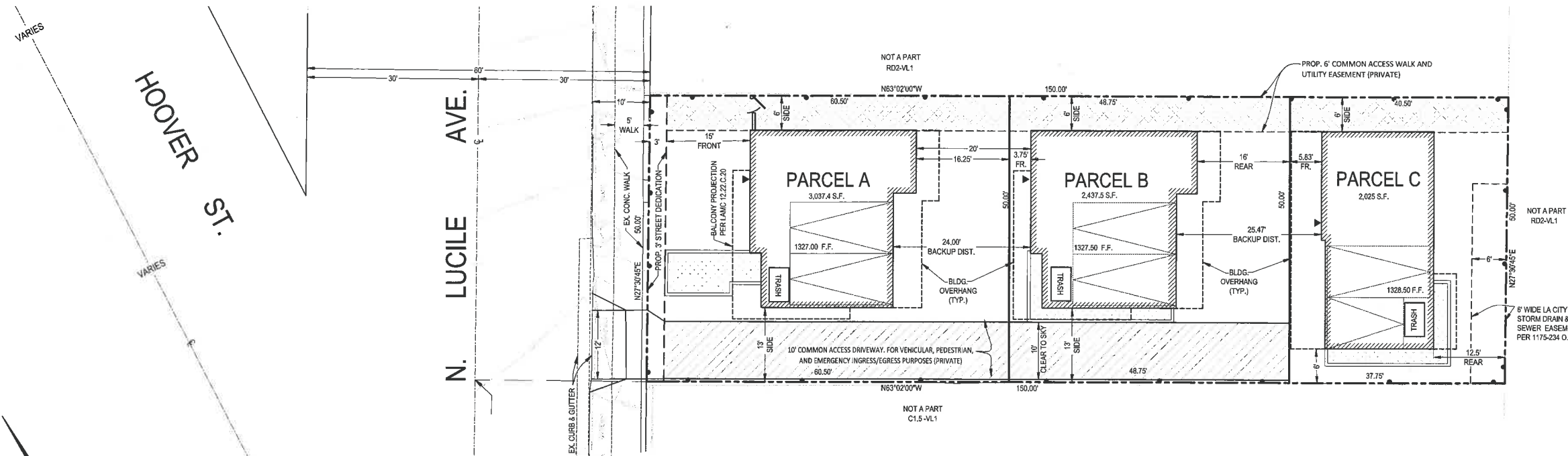
☒ REVISED MAP ☐ EXTENSION OF TIME  
☐ FINAL MAP UNIT ☐ MODIFIED  
DEPUTY ADVISORY AGENCY

**SUMMARY:**  
PROPOSED NUMBER OF PARCELS: 3  
NUMBER OF RESIDENCE PARKING REQUIRED: 6 (PARKING RATIO: 2 PER UNIT)  
NUMBER OF RESIDENCE PARKING PROVIDED: 6  
EXISTING NUMBER OF UNITS TO BE REMOVED: 2  
EXISTING NUMBER OF STRUCTURES TO BE REMOVED: 2  
MAXIMUM BUILDING HEIGHT: 45 FT.  
APN: 5401-002-023

SITE GROSS AREA = 9,000 S.F.  
SITE NET AREA (AFTER DEDICATION) = 7,350 S.F.

EXISTING AND PROPOSED ZONING: RD2-1VL  
EXISTING AND PROPOSED LAND USE: NEIGHBORHOOD COMMERCIAL

**LEGAL DESCRIPTION:**  
LOT 6 IN BLOCK 1 OF LINCOLNIAN HEIGHTS TRACT, IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
18 PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



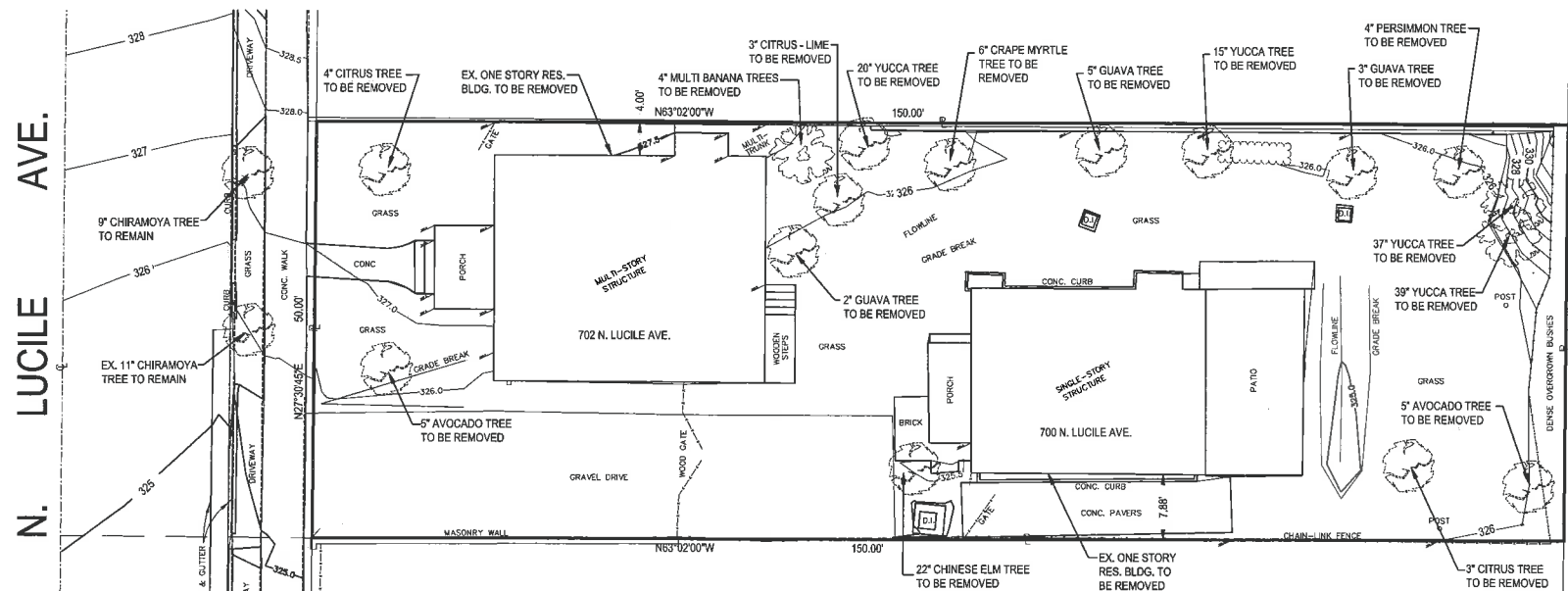
**LEGEND:**

INDICATES THE BOUNDARY OF THE  
LAND BEING SUBDIVIDED BY THIS MAP

► BUILDING ENTRANCE  
BLDG. BUILDING  
E.L. ELEVATION  
E.P. EDGE OF PAVEMENT  
EX. EXISTING  
F.F. FINISHED FLOOR  
F.S. FINISHED SURFACE  
G.B. GRADE BREAK  
TYP. TYPICAL  
PROP. PROPOSED  
PRVT. PRIVATE  
RES. RESIDENTIAL



VICINITY MAP



EXISTING SITE PLAN  
SCALE 1" = 10'

**NOTES:**

1. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1VL ZONE, PURSUANT TO ORDINANCE NO. 185,462.
2. THERE ARE NO WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
3. CITY SEWER IS AVAILABLE.
4. SITE DRAINAGE WILL BE CONDUCTED TO N. LUCILE AVENUE.
5. THERE ARE NO WELLS ON THE PROPERTY.
6. THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS ON THIS SITE.
7. PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
8. THE SITE IS LOCATED IN BOE SPECIAL GRADING AREA
9. ALL TRASH PICK UP WILL BE CONDUCTED ON SITE, INDIVIDUALLY AT EACH UNIT.

SETBACK MATRIX				
PARCEL	FRONT (WEST)	REAR (EAST)	SIDE 1 (NORTH)	SIDE 2 (SOUTH)
A	15'-0"	18'-3"	6'-0"	13'-0"
B	3'-9"	16'-0"	6'-0"	13'-0"
C	5'-10"	12'-6"	6'-0"	6'-0"

BUILDING ENVELOPE DATA				
PARCEL	HEIGHT	FLOOR AREA	FAR	LOT COVERAGE
A	35'-10"	2,273 S.F.	0.75:1	28.55%
B	35'-10"	2,273 S.F.	0.93:1	32.82%
C	35'-10"	2,296 S.F.	1.2:1	38.66%

OWNER / SUBDIVIDER  
THE TOWER GROUP, LLC  
1436 EDGECLIFFE DRIVE  
LOS ANGELES CA, 90026  
TEL.: (323) 839-4623

CIVIL ENGINEER  
MO SAHEBI, PE 33508  
PLANEX ASSOCIATES INC.  
1330 OLYMPIC BLVD.,  
SANTA MONICA, CA 90404  
TEL.: (310) 684-9311

PRELIMINARY PARCEL MAP		700 AND 702 N. LUCILE AVENUE, LOS ANGELES, CA 90026	
NO.	REVISION	PREPARED BY:	PLANEX Associates
			1330 OLYMPIC BLVD. SANTA MONICA, CA 90404 TEL. (310) 684-9311 FAX. (310) 450-4742
			SHEET 1 OF 1 PFN: 1803-460
			11/13/2020

PRELIMINARY PARCEL MAP NO. 2018-2484-PMLA-SL  
FOR SMALL LOT SUBDIVISION PURPOSES  
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

DEC 08 2021

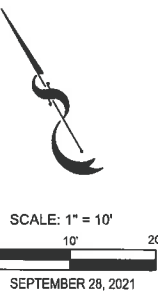
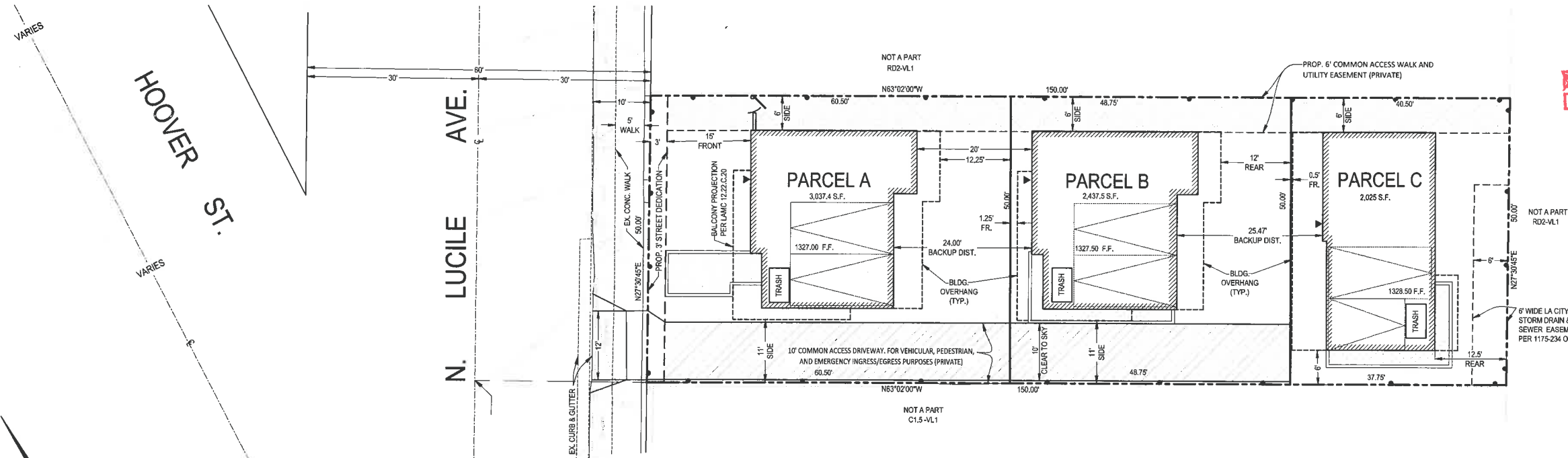
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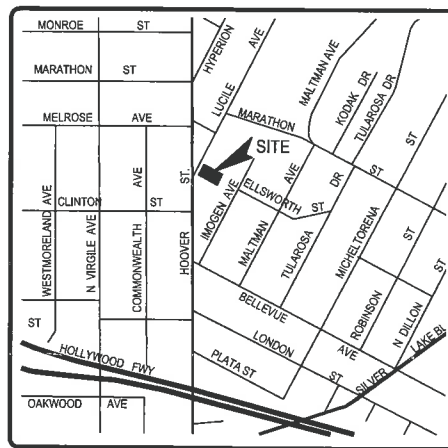
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COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
18 PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

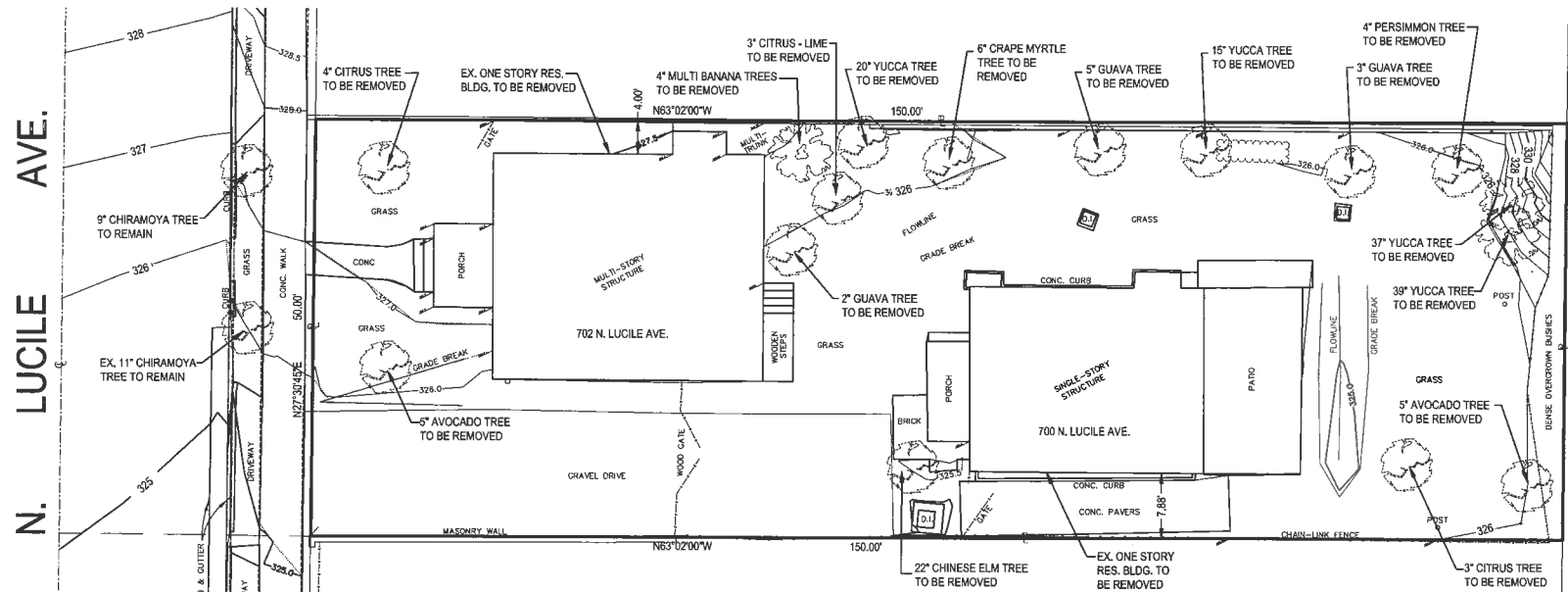


**LEGEND:**

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- BLDG. BUILDING ENTRANCE
  - E.L. ELEVATION
  - E.P. EDGE OF PAVEMENT
  - EX. EXISTING
  - F.F. FINISHED FLOOR
  - F.S. FINISHED SURFACE
  - G.B. GRADE BREAK
  - T.P. TOP OF PAVEMENT
  - TYP. TYPICAL
  - PROP. PROPOSED
  - PRVT. PRIVATE
  - RES. RESIDENTIAL



VICINITY MAP



EXISTING SITE PLAN

SCALE 1" = 10'

**NOTES:**

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1VL ZONE, PURSUANT TO ORDINANCE NO. 185,462.
- THERE ARE NO WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- CITY SEWER IS AVAILABLE.
- SITE DRAINAGE WILL BE CONDUCTED TO N. LUCILE AVENUE.
- THERE ARE NO WELLS ON THE PROPERTY.
- THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS ON THIS SITE.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
- THE SITE IS LOCATED IN BOE SPECIAL GRADING AREA
- ALL TRASH PICK UP WILL BE CONDUCTED ON SITE, INDIVIDUALLY AT EACH UNIT.

SETBACK MATRIX				
PARCEL	FRONT (WEST)	REAR (EAST)	SIDE 1 (NORTH)	SIDE 2 (SOUTH)
A	15'-0"	12'-3"	6'-0"	11'-0"
B	1'-3"	12'-0"	6'-0"	11'-0"
C	0'-6"	12'-6"	6'-0"	6'-0"

BUILDING ENVELOPE DATA				
PARCEL	HEIGHT	FLOOR AREA	FAR	LOT COVERAGE
A	35'-10"	2,273 S.F.	0.75:1	26.55%
B	35'-10"	2,273 S.F.	0.93:1	32.82%
C	35'-10"	2,296 S.F.	1.2:1	38.66%

OWNER / SUBDIVIDER  
THE TOWER GROUP, LLC  
1436 EDGECLIFFE DRIVE  
LOS ANGELES, CA, 90026  
TEL.: (323) 839-4623

CIVIL ENGINEER  
MO SAHEBI, PE 33508  
PLANEX ASSOCIATES INC.  
1330 OLYMPIC BLVD.,  
SANTA MONICA, CA 90404  
TEL.: (310) 664-9311

PRELIMINARY PARCEL MAP		700 AND 702 N. LUCILE AVENUE, LOS ANGELES, CA 90026	
NO.	REVISION	PREPARED BY:	PLANEX Associates
		REGISTERED PROFESSIONAL ENGINEER MO SAHEBI NO. 33508 CIVIL STATE OF CALIFORNIA	1330 OLYMPIC BLVD. SANTA MONICA, CA 90404 TEL. (310) 664-9311 FAX. (310) 450-4742
			SHEET 1 OF 1 PFN: 1803-460