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CITY PLANNING  
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Decision Date: July 7, 2023

Richard Nagler (A)(O)  
2389 Silver Lake, LLC  
124 14<sup>th</sup> Street  
Manhattan Beach, CA 90266

Steve Nazemi (R)  
DHS & Associates, Inc.  
275 Centennial Way, Unit #205  
Tustin, CA 92780

RE: Preliminary Parcel Map No.:  
AA-2009-3483-PMLA-M1  
Address: 2389 North Silverlake Boulevard  
Community Plan: Silver Lake – Echo Park –  
Elysian Park  
Zone: R1-1VL  
Council District: 4 – Raman  
CEQA No.: ENV-2009-3484-MND

Last day to file an appeal: July 24, 2023

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved a modification of Preliminary Parcel Map No. AA-2009-3483-PMLA-M1 for a maximum three-parcel single-family developed as shown on the map stamped-dated March 20, 2023, in the Silver Lake – Echo Park – Elysian Park Community Plan. The modification revises Condition No. 1 regarding the dedication requirement along North Silverlake Boulevard from 5 feet to 3 feet. 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. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, or (818) 374-505. 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.

The final map must be recorded within 36 months of this approval, unless the subdivider requests a time extension and it is granted before the end of such period, if applicable. Time Extensions may not always be granted

Note, the modification of Condition Nos. 11a and 15k, and the deletion of Condition Nos. 3, 11b(1) and 11b(2) are a result of the Letters of Correction that were issued by the Deputy Advisory Agency on December 3, 2010, July 21, 2015, and October 22, 2015, respectively.

Modification to Condition Nos. 1 and 11b pertain to the instant Preliminary Parcel Map Modification.

(Additions are underlined; Deletions are in ~~strikethrough~~.)

The following conditions shall apply:

### **BUREAU OF ENGINEERING**

Bureau of Engineering approvals are conducted at the Land Development Group, located at 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by called (213) 977-7097.

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, through BOE online customer service portal at <http://engpermits.lacity.org/>.

- ~~1. That a 5-foot wide strip of land be dedicated along Silver Lake Boulevard adjoining the subdivision to complete a 45-foot wide half right-of-way dedication in accordance with Secondary Highway Standards.~~

That along Silver Lake Boulevard adjoining the subdivision, a 3-foot wide strip of land be dedicated to complete a 43-foot wide half right-of-way dedication in accordance with Avenue II standards of the LA Mobility Plan.

2. That all the proposed parcel map boundary lines be properly established in accordance with Section 17.07-D of the Los Angeles Municipal Code (LAMC) prior to the recordation of the final map satisfactory of the City Engineer.
3. ~~That the final map not show the 3-foot sidewalk easement delineated along private street on the preliminary parcel map.~~
4. That a 24-foot wide and variable width on the approximately 37-foot of the private street as substantially shown on the revised map stamp dated July 8, 2010, be provided to serve the subdivision, including a turning area at the terminus.
5. That a sanitary sewer easement be dedicated full-width of the proposed private street.
6. That the private street easement be part of the adjoining parcels.
7. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for Ingress, egress and public facilities over the private street areas upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
8. That a Covenant and Agreement be recorded stating that the private street will be posted in a manner prescribed in Section 18.07 of the LAMC "Private Street Regulations".
9. That an appropriate name be chosen for the private street and be approved by the City Engineer.
10. That Board of Public Works approval be obtained prior to the recordation of the final map for the removal of any tree in the existing or proposed public right-of-way area associated with improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.

11. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

a. Improve the private street and turning area being provided by the construction of a 2-foot wide concrete longitudinal gutter and suitable surfacing to complete a 20-foot wide roadway with any necessary removal and reconstruction of existing improvements. The grade of the private street shall not exceed 18 percent 20 percent.

~~b. Improve Silver Lake Boulevard being dedicated and adjoining the subdivision by the construction of the following:~~

~~(1) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells and covers.~~

~~(2) Suitable surfacing to join the existing pavement and to complete a 35-foot half roadway.~~

~~(3) Any necessary removal and reconstruction of existing improvements.~~

~~(4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.~~

b. Improve Silver Lake Boulevard being dedicated and adjoining the subdivision by the construction of a new integral concrete curb and gutter; a new concrete sidewalk with a width of 3-foot plus the width of the existing sidewalk and landscaping of the parkway; including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.

Note: This modification is to modify the BOE condition No. 1 and No.11b for the approved map stamped-dated July 8, 2010. Revised map stamp-dated March 2, 2023 is not validated by this modification.

12. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.

a. No street lighting improvements if no street widening on Silver Lake Boulevard. Otherwise relocate and upgrade one light on Silver Lake Boulevard.

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) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

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

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on 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.*

13. The applicant shall 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 the Laura Duong at (213) 482-0434 to schedule an appointment.*

14. Show all 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 dedication.

**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.

**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.*

15. Comply with any requirements of the Fire Department for recordation of the final map and issuance of any permit.
  - 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. 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.
  - d. Fire Lane Requirements:
    - 1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - 3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - 4) Submit plot plans indicating access road and turning area for Fire Department approval.
  - 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - 6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
  - 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- f. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
  - g. 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.
  - h. 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.
  - i. Site plans shall include all overhead utility lines adjacent to the site.
  - j. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
  - k. Construction of public or private roadway in the proposed development shall not exceed 20 percent in grade.

- l. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- m. Standard cut-corners will be used on all turns.
- n. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2020 City of Los Angeles Fire Code.
- o. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
  - a. Boxed-in eaves.
  - b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
  - c. Non-wood siding.
  - d. Exposed wooden members shall be two inches nominal thickness.
  - e. Noncombustible finishes.
- p. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- q. 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.
- r. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

#### **BUREAU OF STREET LIGHTING**

- 16. 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.

#### **DEPARTMENT OF RECREATION AND PARKS**

*Please contact RAP at (213) 202-2682 for any questions regarding the following:*

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

#### **BUREAU OF SANITATION**

- 18. The office of LA Sanitation/CWCD - Clean Water North Conveyance Division has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to its structures and/or potential maintenance issues.

This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering.

## URBAN FORESTRY

### 18. Street Trees

- a. 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.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. 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.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. 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

19. 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. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2009-3483-PMLA-M1 shall not be issued until after the final map has been recorded.
  - b. Parking shall be provided in conformance with LAMC Section 12.21 A.4.
  - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

- f. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
20. **Tenant Relocation.** If applicable, 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 provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 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.
21. **Tenant Relocation.** If applicable, 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 LAMC.
22. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
23. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
  - a. Defend 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.
  - b. 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 judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
  - c. 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 (b).
  - d. 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 (b).

- e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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 that 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. Actions include 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.

#### **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 tract in conformance with Section 64.11.2 of the 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-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 tract 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 tract 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 tract be dedicated for public use by the tract, 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 2010
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) 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.
  - (b) 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.
  - (c) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - (d) All grading done on private property outside the tract 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.

- (e) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (f) Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Silver Lake Bl.

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 at all feasible planning 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 subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.
- (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 Americans with Disabilities Act (ADA) of 2010.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However, the existing or proposed zoning may not permit this density.

Approval from the Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through the Bureau of Street Services, Urban Forestry Division.

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 LAMC Section 17.05N.

The final map must record 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 tract 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)**

The City of Los Angeles determined after consideration of the whole administrative record, that the project was assessed in Mitigated Negative Declaration (ENV-2009-3484-MND), adopted on March 31, 2010; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project.

The Advisory Agency adopted Condition Nos. 21, 22, and 23, as conditions of approval for the approved Parcel Map AA-2009-3483-PMLA adopted on September 30, 2010 and determined the project would not have a significant impact upon the environment.

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

In connection with the approval of Preliminary Parcel Map AA-2009-3483-PMLA-M1 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/is consistent with applicable general and specific plans.**

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The applicant requests a modification to the previously approved Preliminary Parcel Map for the revision of the Bureau of Engineering's (BOE) condition regarding the required dedication requirement along North Silver Lake Boulevard from 5 feet to 3 feet (Condition No. 1). Due to standard changes to the Los Angeles Mobility Plan 2035, the applicant requests that the dedication requirement be reduced from 5 feet to 3 feet to complete a

43-foot wide half right-of-way dedication in accordance to Avenue II standards. The Preliminary Parcel Map will result in a three-parcel single-family development.

The project site is comprised of a single, sloped triangular-shaped lot with a lot area of 21,785 square feet. Access to the project site will be provided by through North Silver Lake Boulevard and a private street off the corridor in the Silver Lake neighborhood. The site is zoned R1-1VL and is located within the Silver Lake – Echo Park – Elysian Park Community Plan with a Low Residential land use designation. The project site is also located within an Urban Agriculture Incentive Zone, Special Grading Area, and is within 0.77 kilometers from the nearest known fault (Upper Elysian Park Fault). The project is subject to Modifications to Single Family Zones and Single Family Zone Hillside Area Regulations (ZI-2462), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498), and the Housing Element Inventory of Sites (ZI-2512). The project proposes the subdivision of a single parcel into three parcels for the construction of a single-family development at each parcel, as approved in the previously approved parcel map (Preliminary Parcel Map No. AA-2009-3483-PMLA).

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Residential and the R1-1VL zoning of the site. The R1-1VL Zone permits a minimum density of one dwelling unit per 5,000 square feet of lot area. The subject property encompasses an 21,785 square feet of lot area and thereby allows a maximum density of four units. The project proposes the subdivision of a single lot into three parcels for the construction of a three-parcel single-family development. As such, the project is consistent with the Los Angeles Municipal Code (LAMC) which implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

LAMC Section 17.05 C enumerates design standards for subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. The map provides the required components of a parcel map. The design and improvement of the proposed subdivision are consistent with the Silver Lake – Echo Park – Elysian Valley Community Plan. For the purposes of approving the proposed map, the “design” of the parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contain the components, dimensions, areas, notes, legal description, ownership, applicant, and address information as required by the LAMC. The project was reviewed by various city agencies that have the authority to make improvement recommendations. BOE has reviewed the applicant’s request to modify the conditions of approval involving the required dedication and improvements along North Silver Lake Boulevard. In a letter dated April 17, 2023, BOE recommends approval of the modification with the modified engineering conditions listed above.

Therefore, the Preliminary Parcel Map is consistent with the applicable General Plan affecting the project site and demonstrates compliance with LAMC Sections 17.01, 17.05 C, 17.06 B, 17.50, and 17.53.

**(b) The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.**

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects." Section 17.05 C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05 C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Preliminary Parcel Map. The site is not located within a Liquefaction Zone or Flood Zone. The site is, however, located in a Hillside Area, Very High Fire Hazard Severity Zone, Special Grading Area, and Landslide Area and thus will be subject to any applicable additional requirements.

The design and layout of the Preliminary Parcel Map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including the Department of Building and Safety, Bureau of Engineering, and Los Angeles Fire Department) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The Bureau of Engineering has reviewed the applicant's request to modify the conditions of approval involving the required dedication and improvements along North Silver Lake Boulevard and recommends approval of the modification with the modified engineering conditions listed above. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General and Specific Plans.

**(c) The site is physically suitable for the proposed type of development.**

The project site is comprised of a single, sloped triangular-shaped lot with a lot area of 21,785 square feet. Access to the project site will be provided by through North Silver Lake Boulevard and a private street off the corridor in the Silver Lake neighborhood. The property is currently vacant. The project site is zoned R1-1VL and is located within the Silver Lake – Echo Park – Elysian Park Community Plan with a Low Residential land use designation. The project site is also located within an Urban Agriculture Incentive Zone, Special Grading Area, and is within 0.77 kilometers from the nearest known fault (Upper Elysian Park Fault). The project is subject to Modifications to Single Family Zones and Single Family Zone Hillside Area Regulations (ZI-2462), Local Emergency Temporary Regulations – Time Limits and Parking Relief (ZI-2498), and the Housing Element Inventory of Sites (ZI-2512).

The construction of a three-parcel single-family development will be consistent with the regulations of the underlying R1-1VL Zone. Various public agencies including the Bureau of Engineering (BOE), the Department of Building and Safety, the Department of Transportation, the Los Angeles Fire Department, and the Bureau of Street Lighting have reviewed the map and the requested modification and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. With the applicant's instant request for a modification to the previously approved Preliminary Parcel Map No. AA-2009-3483-PMLA to revise Condition Nos. 1, 11b(1), and 11b(2) regarding the dedication and improvement requirements along North Silver Lake Boulevard, BOE has recommended approval of the modification with modified engineering conditions for Condition Nos. 1 and 11b (Note, Condition Nos. 11b(1) and 11b(2) regarding improvement requirements along Silver Lake Boulevard were removed following a letter of correction dated December 3, 2010, which was issued by the Deputy Advisory Agency, as such the request to modify Condition Nos. 11b(1) and 11b(2) are dismissed with the instant request). Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

The development of the proposed project is consistent with the existing development and urban character of the surrounding community. The project will construct a three-parcel single-family development in a predominantly residential neighborhood with commercial business established along North Glendale Boulevard. Surrounding uses within close proximity of the project site includes single- and multi-family residential structures, retail stores, restaurants, banks, and a public library. Therefore, the project will be compatible with the site and surrounding area.

**(d) The site is physically suitable for the proposed density of development.**

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth expected to occur. The Silver Lake – Echo Park – Elysian Valley Community Plan designates the site for Low Residential land uses. The site is zoned R1-1VL and is consistent with the range of zones under the corresponding land use designation.

The proposed project consists of the construction of a three-parcel single-family development. The site is currently vacant, as such, the project will result in a net increase of three additional dwelling units. The project will comply with the R1-1VL Zone development standards which regulate the maximum allowable density, height, floor area ratio, setbacks, and parking.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site. There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as a result of the project's proposed density. Therefore, the site is physically suitable for the proposed density of development.

**(e) The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project site is located in an urbanized and developed area in the City of Los Angeles. The site is currently vacant, and the surrounding area is developed with residential and commercial uses. The City of Los Angeles determined after consideration of the whole administrative record, that the project was assessed in Mitigated Negative Declaration (ENV-2009-3484-MND), adopted on March 31, 2010; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project. The design of the subdivision and the proposed improvements were found to have an impact on biological resources, however these impacts would be reduced to less than significant impacts with the implementation of mitigation measures. As such, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

**(f) The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

As conditioned, the project will comply with the required conditions related a sanitary sewer easement along the site's private street and the necessary sewer and house connections in the private street to serve each parcel. The Bureau of Engineering had previously reported that the existing sanitary sewer is available under Sliver Lake Boulevard adjoining the subdivision where sewage will be directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, the City of Los Angeles determined after consideration of the whole administrative record, that the project was assessed in Mitigated Negative Declaration (ENV-2009-3484-MND) and no subsequent EIR, negative declaration, or addendum is required for the approval of the project. Mitigation measures were adopted to ensure that the project will have a less than significant impact on the environment, including public health. Therefore, the design of the subdivision and the proposed improvements will not contribute to any serious public health and safety problems.

**(g) The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access or services. The project site is surrounded by single-family and multi-family residences and commercial businesses that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area.

The project site does not adjoin or provide access to natural habitat, public park, or any officially recognized public recreational area. Necessary public access for roads and 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.

These findings shall apply to both the tentative and final maps for Preliminary Parcel Map No. AA-2009-3483-PMLA-M1.

VINCENT P. BERTONI, AICP  
Advisory Agency



HEATHER BLEEMERS  
Deputy Advisory Agency

HB:MC:DW:ss

### **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC  
(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012  
[planning.figcounter@lacity.org](mailto:planning.figcounter@lacity.org)

Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401  
[planning.mbc2@lacity.org](mailto:planning.mbc2@lacity.org)

West Los Angeles DSC  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025  
[planning.westla@lacity.org](mailto:planning.westla@lacity.org)

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](http://BuildLA) portal ([appointments.lacity.org](http://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment Portal  
for Condition Clearance

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

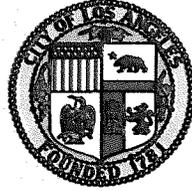
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October 22, 2015

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Case No. AA-2009-3483-PMLA  
Related Case: ZA-2009-3943-ZAA  
2389 North Silver Lake Boulevard  
Silver Lake-Echo Park-Elysian Valley  
Planning Area  
Zone : R1-1VL  
D. M. : 148.5A209  
C. D. : 4  
CEQA: ENV-2009-3484-MND  
Legal Description: Portion of Lot 46,  
Tract 6053 and Tract 4180

**LETTER OF CORRECTION**

On September 30, 2010, In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2009-3484-MND as the environmental clearance and approved Parcel Map AA-2009-3483-PMLA, for a maximum three-parcel single-family development, as shown on map stamp-dated July 8, 2010. Subsequently, on December 3, 2010, the Advisory Agency approved a letter of correction deleting some conditions and adding language to Condition No. 11.a. to allow the private street to have a maximum grade of 18% percent, consistent with Fire Department Condition No. 16.e., which permits a grade not to exceed 18%.

On July 17, 2015, the Advisory Agency received communication from Fire Inspector II John Dallas, indicating that the subject project's "...fire lane was approved at a steeper grade than is normally allowed. The customer in good faith paid for a fire hydrant and has provided a suitable turnaround area." The applicant submitted a letter from URIU & ASSOCIATES to John Dallas, Fire Inspector II, establishing, among other items, that the subject project "access driveway shall have a 20% maximum gradient with 10% transitions of 10'-0 at top and bottom."

DEPARTMENT OF  
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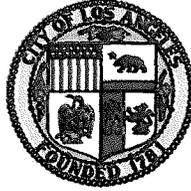
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July 21, 2015

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Case No. AA-2009-3483-PMLA  
Related Case: ZA-2009-3943-ZAA  
2389 North Silver Lake Boulevard  
Silver Lake-Echo Park-Elysian Valley  
Planning Area  
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On July 17, 2015, the Advisory Agency received communication from Fire Inspector II John Dallas, indicating that the subject project's "...fire lane was approved at a steeper grade than is normally allowed. The customer in good faith paid for a fire hydrant and has provided a suitable turnaround area." The applicant submitted a letter from URIU & ASSOCIATES to John Dallas, Fire Inspector II, establishing, among other items, that the subject project "access driveway shall have a 20% maximum gradient with 10% transitions of 10'-0 at top and bottom."

Therefore, Conditions No. 11.a. and 16.e. are hereby corrected to read:

**Condition 11.a.**

Improve the private street and turning area being provided by the construction of a 2-foot wide concrete longitudinal gutter and suitable surfacing to complete a 20-foot wide roadway with any necessary removal and reconstruction of existing improvements. The grade of the private street shall not exceed ~~48 percent~~ 20 percent.

**Condition 16.e.**

Construction of a public or private roadway in the proposed development shall not exceed ~~48 percent~~ 20 percent in grade.

All other conditions remain unchanged.

Michael J. LoGrande  
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO  
Deputy Advisory Agency

MJL:JCRN:th

**DEPARTMENT OF  
CITY PLANNING**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

**AND**  
6262 VAN NUYS BLVD., SUITE 351  
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December 8, 2014

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Pauline Amond & Associates  
11030 Belmar Avenue  
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RE: AA-2009-3483-PMLA  
2389 North Silver Lake Boulevard  
Community Plan: Silver Lake – Echo Park  
Elysian Valley  
C.D. : 4  
CEQA : ENV-2009-3484  
Zone : R1-1VL  
DM: 14-58A209  
Legal: Tract 6053, Lot FR46

**EXTENSION OF TIME**

On September 30, 2010, the Deputy Advisory Agency conditionally approved AA-2009-3483-PMLA for a maximum of 3 parcel. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, and hereby grants a ten-year extension from the decision date for the for the recording of the final map for AA-2009-3483-PMLA at 2389 N. Silver Lake Boulevard in the Silver Lake – Echo Park – Elysian Valley Community Plan.

Pursuant to AB 208, all maps are automatically granted an additional two years as long as those maps were still valid on July 15, 2011 and will expire before January 1, 2014.

Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps were approved after January 1, 2000 and has not expired on or before July 11, 2013.

Therefore, the new expiration date for the subject map is **September 30, 2023**, and no further extension of time to record a final map can be granted.

MICHAEL J. LOGRANDE  
Director of Planning

NOTE: IF THERE IS A RELATED CASE WITH  
YOUR TRACT / PARCEL, THIS EXTENSION WILL  
NOT EXTEND THE RELATED CASE APPROVAL.

DAVID WEINTRAUB  
Deputy Advisory Agency  
MJL:DW:HLA:amv  
cc: Councilman Tom LaBonge  
Fourth Council District

DEPARTMENT OF  
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200 N. SPRING STREET, ROOM 525  
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AND  
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VAN NUYS, CA 91401

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December 3, 2010

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Rob Amond (R)  
Pauline Amond & Associates  
P.O. Box 7626  
Northridge, CA 91327

Case No. AA-2009-3483-PMLA  
Related Case: ZA-2009-3943-ZAA  
2389 North Silver Lake Boulevard  
Silver Lake-Echo Park-Elysian Valley  
Plan Area  
Zone : R1-1VL  
D. M. : 148.5A209  
C. D. : 4  
CEQA: ENV-2009-3484-MND  
Legal Description: Portion of Lot 46,  
Tract 6053 and Tract 4180

**LETTER OF CORRECTION**

On September 30, 2010, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Preliminary Parcel Map AA-2009-3483-PMLA-SL.

Subsequently, three issues have arisen which require changes to the conditions of approval for AA-2009-3483-PMLA-SL:

1. Condition 3, which requires that the final map not show the three foot wide sidewalk easement along the private street, should be deleted because the easement is no longer on the Parcel Map, making Condition 3 redundant and unnecessary.
2. Additional language should be added to Engineering Condition 11.a to allow the private street to have a maximum grade of 18%, to be consistent with Fire Department Condition 16.e which permits a grade not to exceed 18%.
3. Condition 11.b(1&2) should be deleted because Silver Lake Boulevard to the east was not widened by the condominium project and cannot be widened to the west

# REVISION PRELIMINARY PARCEL MAP NO. 2009-3483-M1

IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR SUBDIVISION PURPOSES

### LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

**(A)** INDICATES A VARIABLE WIDTH EASEMENT TO THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES, AS BEING DEDICATED HEREON.

### OWNER:

2389 SILVER LAKE BLVD, LLC  
124 14TH ST  
MANHATTAN BEACH, CA 90268

### ENGINEER:

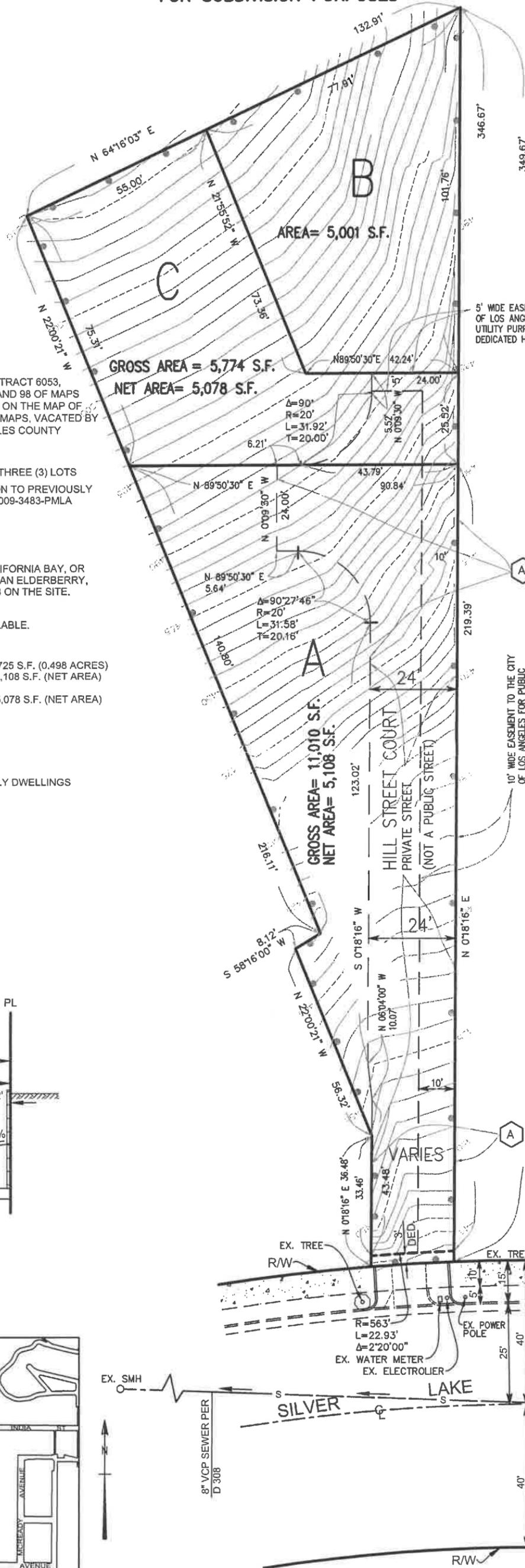
DHS & ASSOCIATES INC.  
275 CENTENNIAL WAY, SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 665-6569

### LEGAL DESCRIPTION:

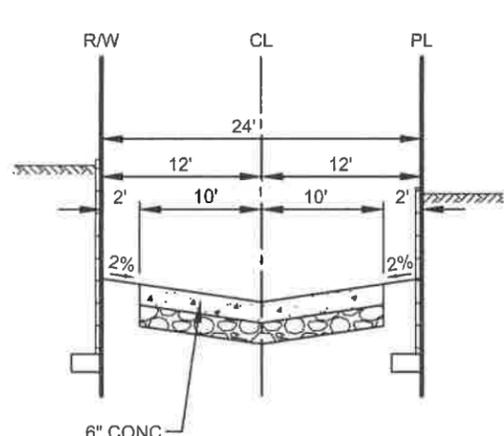
BEING A SUBDIVISION OF A PORTION OF LOT 46, TRACT 6053, AS PER MAP RECORDED IN BOOK 77, PAGES 97 AND 98 OF MAPS AND A PORTION OF PUTNAM STREET AS SHOWN ON THE MAP OF TRACT 4180 RECORDED IN BOOK 46 PAGE 27 OF MAPS, VACATED BY ORDINANCE NO. 47095, RECORDS OF LOS ANGELES COUNTY

### NOTES:

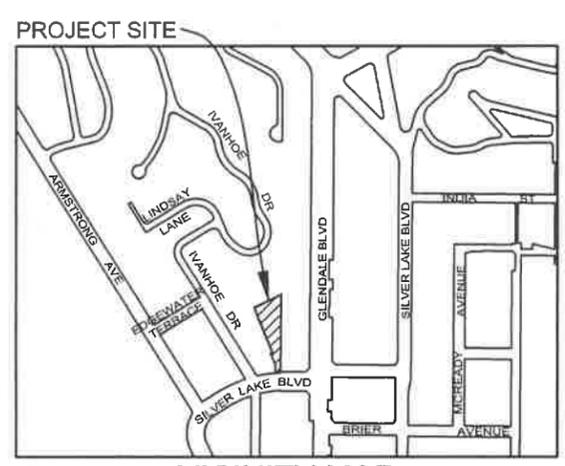
1. SITE IS A VACANT LOT, TO BE SUBDIVIDED INTO THREE (3) LOTS
2. THIS PRELIMINARY PARCEL MAP IS MODIFICATION TO PREVIOUSLY APPROVED PRELIMINARY PARCEL MAP NO. AA-2009-3483-PMLA AND REVISED MAPS
3. PROJECT ADDRESS:  
2389 N. SILVER LAKE BLVD  
LOS ANGELES, CA 90039
4. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT, MEXICAN ELDERBERRY, AND TOYON TREES PER ORDINANCE NO. 186.783 ON THE SITE.
5. THE SITE IS NOT IN THE FLOOD ZONE AREA.
6. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
7. LOT AREA(S)  
TOTAL LOT AREA = 21,785 S.F. (0.500 ACRES)  
NET LOT AREA AFTER 3' WIDE DEDICATION = 21,725 S.F. (0.498 ACRES)  
AREA PARCEL 'A' = 11,010 S.F. (GROSS AREA) & 5,108 S.F. (NET AREA)  
AREA PARCEL 'B' = 5,001 S.F.  
AREA PARCEL 'C' = 5,774 S.F. (GROSS AREA) & 5,078 S.F. (NET AREA)
8. THOMAS GUIDE: PAGE 594-E4  
DISTRICT MAP NO. 148-5A209  
CENSUS TRACT NO. 1951.00  
COUNCIL DISTRICT NO. 4
9. PROPOSED DEVELOPMENT DATA:  
THREE (3) LOT SUBDIVISION FOR 3 SINGLE FAMILY DWELLINGS  
PARKING PROVIDED FOR EACH LOT = 2  
TOTAL PARKING PROVIDED = 2 X 3 = 6
10. GRADING WORK:  
5,600 CU. YDS OF EXPORT
11. THE SITE IS IN A SPECIAL GRADING AREA  
(BOE BASIC GRID MAP A-13372)
12. EXISTING ZONING: R1-VL
13. PROPOSED ZONING: R1-VL
14. MAP REVISED ON 3-3-2023



**SCALE**  
1"=30'



**TYPICAL PRIVATE STREET SECTION**  
NTS



**VICINITY MAP**  
NTS

