

**DEPARTMENT OF
CITY PLANNING**

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Decision Date: August 22, 2023

Appeal Period Ends: September 6, 2023

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Los Angeles, CA 90025

RE: Preliminary Parcel Map No.: AA-2023-1996-
PMLA
Address: 10700-10738 West Pico Boulevard &
17359 West Ayres Avenue
Community Plan: West Los Angeles
Zone: MU(EC)-O
Council District: 5 – Yaroslavsky
CEQA No.: ENV-2023-1998-CE

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 17.50, the Advisory Agency approves Preliminary Parcel Map No. AA-2023-1996-PMLA, located at 10700-1738 West Pico Boulevard & 17359 West Ayres Avenue, allowing for the subdivision of a 5.98-acre site into one (1) master ground lot and three (3) airspace lots, as shown on the map stamp-dated March 22, 2023, in the West Los Angeles Community Plan. This subdivision is based on the existing MU(EC)-O Zone. 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.

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

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 the proposed parcels be labeled with letters on the final map.
2. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
3. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots; and, they will maintain the private easements free and clear of obstructions, and in safe conditions, for use at all times.
4. That no portion of the proposed development shall encroach within the public right-of-way, inclusive of any encroachments above or below the grade.
5. That any existing public easement(s) within the subdivision be delineated on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th 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.

6. 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

7. Provide a copy of affidavit AFF-56392, AFF-56393, AFF-56760, OB-12401 and PKG-5206. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
8. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

This property is located in a Methane Buffer Zone.

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

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

DEPARTMENT OF WATER AND POWER

9. 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

10. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. 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).).

DEPARTMENT OF RECREATION AND PARKS

Please contact RAP at (213) 202-2682 or rap.parkfees@lacity.org, for any questions regarding the following:

11. The proposed project has no anticipated recreation and park impacts, therefore RAP has no recommendations regarding this project.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

12. 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. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- b. 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.
 - c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - d. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
13. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
14. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. 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.
- 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 cost 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.
- 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. (b)
- e. If the City determines it necessary to protect the City's interests, execute an 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 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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 the 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 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. That any required slope easements be dedicated by the final map.
 - c. 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.
 - d. 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.
 - e. That no public street grade exceeds 15%.
 - f. That any necessary additional street dedications be provided to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- 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. 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.
 - c. 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.
 - d. 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 shall be suitably guaranteed:
- a. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - b. Construct access ramps for the handicapped as required by the City Engineer.
 - c. Close any unused driveways satisfactory to the City Engineer.
 - d. Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
 - e. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1. Improve Pico Boulevard, Overland Avenue, and Ayres Avenue, adjoining the subdivision, by the repair and replace any damaged or off-grade concrete curb, gutter, sidewalk (reconstruct the existing sidewalks if necessary) and AC pavement; including any necessary removal and reconstruction of existing improvements; satisfactory to the City Engineer.
 - 2. Reconstruct the existing curb ramps at the intersection of Pico Boulevard and Overland Avenue, and Overland Avenue and Ayres Avenue, adjoining the subdivision, per City Standards.

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 number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through 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 17.05-N.

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 based on the whole of the administrative record that the project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and provides data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from the environmental review pursuant to Article 19, Class 15 of the CEQA Guidelines.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2023-1996-PMLA, 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.

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 the 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 proposed Preliminary Parcel Map is to allow for the subdivision of a 5.98-acre site into one (1) master ground lot and three (3) airspace lots.

The project site is a level, irregular-shaped, corner lot, encompassing a total lot area of 260,554 square feet (approximately 5.98 acres). The property has street frontages of 332 feet along the southeast side of Pico Boulevard, 533 feet along the southwesterly side of Overland Avenue, and 600 feet along the northwest side of Ayres Street. The subject property is zoned

MU(EC)-O and is located within the West Los Angeles Community Plan area. The subject property's MU(EC)-O zoning designation is a mixed-use commercial/residential zone that is intended to allow neighborhood and community commercial uses and institutional uses, either alone or in combination with multifamily residential uses. This zone activates commercial corridors with a variety of uses that serve the local community while also providing housing. The Community Plan designates the subject property for Community Commercial land uses, corresponding to the CR, C2, C4, RAS3, RAS4, and P zones. The subject property falls within a Transit Priority Area in the City of Los Angeles (ZI-2452), the Exposition Corridor/Livable Boulevards Streetscape Plan (ZI-2486), the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI-2192), the Exposition Corridor Transit Neighborhood Plan (ZI-2490), an Urban Agriculture Incentive Zone, and a Tier 3 Transit Oriented Communities (TOC) area. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Community Commercial and the zoning of the site. The proposed Preliminary Parcel Map will allow for the subdivision of the 5.98-acre site into one (1) master ground lot and three (3) airspace lots. The purpose of the subdivision is to allow for separate financing of the existing and proposed buildings and structures on the subject site. No new development is being proposed as part of the requested subdivision. As such, the Los Angeles Municipal Code (LAMC) 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.

Therefore, the proposed map is substantially 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 the 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." Sections 17.05-C of the LAMC enumerates the 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 design and layout of the Preliminary Parcel Map are 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, Building and Safety, Bureau of Engineering, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The applicant is requesting a Preliminary Parcel Map will allow for the subdivision of the 5.98-acre site into one (1) master ground lot and three (3) airspace lots. The purpose of the subdivision is to allow for separate financing of the existing and proposed buildings and structures on the subject site. No new development is being proposed as part of the requested subdivision.

Therefore, the design and improvement of the proposed Preliminary Parcel Map is consistent with the intent and purpose of the applicable General Plan.

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

The project site is a level, irregular-shaped, corner lot, encompassing a total lot area of 260,554 square feet (approximately 5.98 acres). The property has street frontages of 332 feet along the southeast side of Pico Boulevard, 533 feet along the southwesterly side of Overland Avenue, and 600 feet along the northwest side of Ayres Street. The project site is developed with the former Westside Pavilion Macy's department store, which has been converted to office use. The previously existing parking garage has been demolished and is being replaced by a new mixed-use residential building that is currently under construction. A new parking structure has been completed at the western portion of the subject property.

The applicant is requesting a Preliminary Parcel Map to allow for the subdivision of the 5.98-acre site into one (1) master ground lot and three (3) airspace lots. The purpose of the subdivision is to allow for separate financing of the existing and proposed buildings and structures on the subject site. No new development is being proposed as part of the requested subdivision.

The subject property is zoned MU(EC)-O and is located within the West Los Angeles Community Plan area. The subject property's MU(EC)-O zoning designation is a mixed-use commercial/residential zone that is intended to allow neighborhood and community commercial uses and institutional uses, either alone or in combination with multifamily residential. This zone activates commercial corridors with a variety of uses that serve the local community while also providing housing. The Community Plan designates the subject property for Community Commercial land uses, corresponding to the CR, C2, C4, RAS3, RAS4, and P zones. The subject property falls within a Transit Priority Area in the City of Los Angeles (ZI-2452), the Exposition Corridor/Livable Boulevards Streetscape Plan (ZI-2486), the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI-2192), the Exposition Corridor Transit Neighborhood Plan (ZI-2490), an Urban Agriculture Incentive Zone, and a Tier 3 Transit Oriented Communities (TOC) area. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance.

Properties within the vicinity of the project site are zoned MU(EC)-O, NMU(EC)-POD, C2-1VL-O-POD, and R1-1-O, are designated for Community Commercial, Neighborhood Office Commercial, and Low Residential land uses, and are improved with a variety of commercial and residential buildings ranging from one to five stories in height. Properties to the northwest, across Pico Boulevard, are zoned NMU(EC)-O-POD and are developed with a Bank of America and Chase Bank with surface parking lots. Abutting the subject site to the northeast, is a C2-1VL-O-POD zoned property improved with a 76 gas station. Abutting the subject site

to the east, across Overland Avenue, are C2-1VL-O-POD zoned parcels improved with a Citi Bank and surface parking lot, a barber shop, hair salon, tailor, retail store, dental office, and medical offices. Abutting the subject site to the south, across Ayres Avenue, is single-family residential neighborhood made up of R1-1 zoned parcels. Adjoining the subject site to the west are MU(EC)-O zoned lots improved with a Google campus that is currently under construction.

The project site is located within approximately 1.54 kilometers of the nearest fault (Santa Monica Fault). The project site does not fall within an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Area, a Flood Zone, a Landslide Area, a Tsunami Inundation Zone, Liquefaction Area, or Very High Fire Hazard Severity Zone. The project site is located within a Methane Buffer Zone and BOE Special Grading Area. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. Therefore, material evidence supports that 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 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 are expected to occur.

The subject property is zoned MU(EC)-O with a land use designation of Community Commercial within the West Los Angeles Community Plan area. The subject property falls within a Transit Priority Area in the City of Los Angeles (ZI-2452), the Exposition Corridor/Livable Boulevards Streetscape Plan (ZI-2486), the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI-2192), the Exposition Corridor Transit Neighborhood Plan (ZI-2490), an Urban Agriculture Incentive Zone, and a Tier 3 Transit Oriented Communities (TOC) area. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The project site is developed with the former Westside Pavilion Macy's department store, which has been converted to office use. The previously existing parking garage has been demolished and is being replaced by a new mixed-use residential building that is currently under construction. A new parking structure has been completed at the western portion of the subject property.

The applicant is requesting a Preliminary Parcel Map to allow for the subdivision of the 5.98-acre site into one (1) master ground lot and three (3) airspace lots. The purpose of the subdivision is to allow for separate financing of the existing and proposed buildings and structures on the subject site. No new development is being proposed as part of the requested subdivision.

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 project is located. 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 environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 15 for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The applicant is requesting a Preliminary Parcel Map to allow for the subdivision of the 5.98-acre site into one (1) master ground lot and three (3) airspace lots. The purpose of the subdivision is to allow for separate financing of the existing and proposed buildings and structures on the subject site. No new development is being proposed as part of the requested subdivision. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

Therefore, as the subject site is located in a developed area of the City of Los Angeles, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or 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 mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

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. Additionally, the Bureau of Engineering has reported that the proposed subdivision will does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The area surrounding the property is fully developed with active commercial and residential uses indicating that sewers and other services are available. Additionally, an environmental assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2023-1998-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment and is therefore exempt from further CEQA review. Therefore, the design of the subdivision and the proposed improvements will not cause serious public health 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. The project site contains a legally recorded lot identified by the Assessor Parcel Number: 4255-028-008. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area.

The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such roads and utilities will be acquired by the City prior to recordation of the proposed 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 property within the proposed subdivision.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2023-1996-PMLA.

VINCENT P. BERTONI, AICP
Advisory Agency



HEATHER BLEEMERS
Deputy Advisory Agency

HB:TM:nm

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

Van Nuys DSC
(818) 374-5050
6262 Van Nuys
Boulevard
Van Nuys, CA 91401
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

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 portal (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*



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A 3D perspective view of a rectangular prism. The prism is divided into three colored regions: a green top face labeled "AREA OF FACE 1", a blue front face labeled "AREA OF FACE 2", and an orange side face labeled "AREA OF FACE 3". The prism is oriented such that its edges are parallel to the axes. Dimensions are indicated by arrows and text: "U.E. = INFINITY" is shown on the top and front faces, "L.E. = -500.00'" is shown on the bottom and side faces, and "AREA OF FACE 1", "AREA OF FACE 2", and "AREA OF FACE 3" are shown on the respective faces. The prism is labeled "PRISM" on the top face and "AREA OF FACE 1" on the front face.

ABBREVIATION LEGEND
L.E. = LOWER ELEVATION
U.E. = UPPER ELEVATION

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

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