

DEPARTMENT OF
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DEPUTY DIRECTOR

Decision Date: May 23, 2024

Shlomi Numa (A)(O)
1363 Meadow Brook LLC
1363 Meadowbrook Avenue, Unit #4
Los Angeles, CA 90019

Camille Zeitouny (R)
Zeitouny & Associates, Inc.
18243 Senteno Street
Rowland Heights, CA 91748

RE: Preliminary Parcel Map No.: AA-2023-2791-
PMLA-CC-M1
Address: 1363 - 1365 South Meadowbrook
Avenue
Community Plan: Wilshire
Zone: R2-1-O
Council District: 10 - Heather Hutt
CEQA No.: ENV-2023-2792-CE

Last Day to File an Appeal: June 7, 2024

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 13B.7.5.H, the Advisory Agency approves the **MODIFICATION** of Parcel Map No. AA-2023-2791-PMLA-CC, located at 1363 - 1365 South Meadowbrook Avenue to permit the subdivision of one (1) lot for the conversion of an existing four-unit residential apartment building into a four-unit residential condominium development, as shown on the map stamp-dated June 1, 2023, in the Wilshire Community Plan. This subdivision is based on the existing R2-1-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. The Advisory Agency's approval is subject to the following modified condition:

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.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

(Deletions are in ~~strike through~~; Additions are underlined)

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 Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

5. Prior to the recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:
 - a. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication(s). "Area" requirements shall be re-checked as per net lot area after street dedication(s). Maintain a minimum ~~of 7 feet side yard setback and~~ of 7 feet for the northerly side yard and 4.5 feet for the southerly side yard (adjacent to the alley), and a minimum of prevailing front yard setback measured from the new property lines after required dedications are taken.

Notes:

This property is located in a Methane Buffer Zone.

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

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

FINDINGS OF FACT (CEQA)

The Deputy Advisory determined, on August 25, 2024, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303 (Class 3), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2023-2791-PMLA-CC-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 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 subject site is approximately 8,592 square feet in size. The project site is located within the Wilshire Community Plan with a land use designation of Low Medium I Residential corresponding to the R2-1-O Zone. The property is zoned R2-1-O and is therefore consistent with the existing land use designation.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Medium I Residential and R2-1-O zoning of the site. The proposed use is permitted in the R2-1-O Zone. The existing structure is built in conformance with the development standards of the underlying zone, including height and area regulations.

The project proposes the conversion of an existing four-unit residential apartment building into a four-unit residential condominium development. The R2-1-O Zone applying to the subject site permits a minimum residential density of one (1) dwelling unit per 2,500 square feet of lot area. With a lot area of 8,592 square feet, as such, a maximum of three (3) residential units would be allowed on the project site. There are four (4) existing residential units on the project site. The project is proposing to convert the existing four (4) apartment units into residential condominium units.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B, 17.50 and 17.53 of the Los Angeles Municipal Code.

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.

The applicant is requesting a modification to the approved Preliminary Parcel Map AA-2023-2791-PMLA-CC for the conversion of an existing four-unit residential apartment building into a four-unit residential condominium development. 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, Fire Department, and Bureau of Street Services, and Bureau of Engineering) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. As

proposed the design and improvement of the proposed subdivision and the modification are consistent with the general plan.

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

The subject property is comprised of one (1) parcel of land measuring approximately 8,592 square feet with a frontage of 45 feet along Meadowbrook Avenue and a 142-foot frontage along the public alley. The site is zoned R2-1-O with a land use designation of Low Medium I Residential within the Wilshire Community Plan area. The subject site is currently developed with a four-unit apartment building.

The applicant is requesting a modification to the approved Preliminary Parcel Map No. AA-2023-2791-PMLA-CC to make a change to the Building and Safety condition.

The modification will result in the development of the proposed project which is consistent with existing development and urban character of the surrounding community. Surrounding properties are within the RD2-1-O, R2-1-O and C4-1-O zones and are developed with residential and commercial structures. The abutting property to the north is zoned R2-1-O and is developed with a multi-family residential structure. The property to the east across Meadowbrook Avenue is zoned R2-1-O and is developed with a multi-family residential building. The property to the south across the alley is zoned C4-1-O and is developed with a commercial shopping center. The abutting properties to the west are zoned RD2-1-O and are improved with multi-family residential structures.

The proposed development is an allowable use under the proposed R2-1-O Zone and will be consistent with the regulations of the underlying zone. In addition, the site is not located within an Alquist-Priolo Fault Zone, however it is located Outside a Flood Zone, and in a Methane Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations. 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 site is zoned R2-1-O with a land use designation of Low Medium I Residential within the Wilshire Community Plan. The zoning and land use designation of the project site permits a maximum residential density of one (1) dwelling unit per 2,500 square feet of lot area in areas designated for Low Medium I Residential Land Uses. As such, a maximum of three (3) residential units would be allowed on the project site. There are four (4) existing residential units on the project site. The project is proposing to convert the existing four (4) apartment units into residential condominium units.

Surrounding properties are within the RD2-1-O, R2-1-O and C4-1-O zones and are developed with residential and commercial structures. The abutting property to the north is zoned R2-1-O and is developed with a multi-family residential structure. The property to the east across Meadowbrook Avenue is zoned R2-1-O and is developed with a multi-family residential building. The property to the south across the alley is zoned C4-1-O and is developed with a

commercial shopping center. The abutting properties to the west are zoned RD2-1-O and are improved with multi-family residential structures.

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.**

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed area of the City of Los Angeles and therefore, 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 is not located over a hazardous materials site, flood hazard area and is not located on 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.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 15 for a subdivision creating four parcels or less. 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.

- 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 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 officially recognized public recreation area. Necessary public access for 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.

h. The modifications may be granted where it is impractical to conform to the strict application of the requirements of this article for one or more of the following reasons relating to the property: (1) its size or shape; (2) title limitations of record; (3) topographical location or conditions, or subsurface conditions; (4) the specific intended use; or (5) the application of provisions of Article 1 of this Chapter.

Subsequent to the approval of the Preliminary Parcel Map No. AA-2023-2791-PMLA-CC on August 25, 2023, the Applicant requested a modification to the southerly side yard setback requirement to facilitate the conversion of an existing four-unit residential apartment building into a four-unit residential condominium development. The Department of Building and Safety's Zoning Division had required that the Applicant maintain a minimum of 7 feet side yard setback after required dedications are taken, as conditioned in Condition No. 5a. While the approved Preliminary Parcel Map stamp-dated June 1, 2023 was consistent with the 7 feet side yard setbacks, it did not account for the 2.5-foot wide dedication required by the Bureau of Engineering as conditioned in Condition No. 1. Therefore, the Applicant requests a modification to the Preliminary Parcel Map to reduce the southern side yard setback to 4.5 feet in lieu of 7 feet to accommodate the dedication requirement and to facilitate the condominium conversion.

Compliance with 7-foot side yard setback requirement along the southern portion of the project site would result in a property size and shape that is impractical for the subject project. Strict application to the side yard setback requirement would hinder the conversion of an existing four-unit residential apartment building into a four-unit residential condominium development as much of the buildings structures are already constructed.

All other conditions and findings of Preliminary Parcel Map No. AA-2023-2791-PMLA-CC shall remain as originally written. These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2023-2791-PMLA-CC-M1.

Vincent P. Bertoni, AICP
Advisory Agency



Heather Bleemers
Deputy Advisory Agency

HB:EA:DW: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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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: August 25, 2023

Appeal Period Ends: September 11, 2023

Shlomi Numa (A)(O)
Numa Brothers Construction, Inc.
4037 Montclair Street
Los Angeles, CA 90018

Nathan Sewell (R)
NCA
1245 East Walnut Street, STE 112
Pasadena, CA 91106

RE: Preliminary Parcel Map No.: AA-2023-2791-
PMLA-CC
Address: 1363 - 1365 South Meadowbrook
Avenue
Community Plan: Wilshire
Zone: R2-1-O
Council District: 10 - Heather Hutt
CEQA No.: ENV-2023-2792-CE

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Section 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2023-2791-PMLA-CC, located at 1363 - 1365 South Meadowbrook Avenue to permit the subdivision of one (1) lot for the conversion of an existing four-unit residential apartment building into a four-unit residential condominium development, as shown on the map stamp-dated June 1, 2023, in the Wilshire Community Plan. This subdivision is based on the existing R2-1-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, (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 N. Figueroa Street, Suite 290, or calling (213) 808-8971.

1. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the subdivision to complete a 10-foot wide half alley right-of-way dedication.

2. That the subdivider makes a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

3. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Parcel Map recorded with the County Recorder shall contain the following statement; "The approval of this Parcel 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."
4. 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

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 Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

5. Prior to the recordation of the final map, a clearance letter will be issued by the Department of Building and Safety, Zoning Division stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:
 - a. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication(s). "Area" requirements shall be re-checked as per net lot area after street dedication(s). Maintain a minimum of 7 feet side yard setback and a minimum of prevailing front yard setback measured from the new property lines after required dedications are taken.

Notes:

This property is located in a Methane Buffer Zone.

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

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

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.*

6. Access for Fire Department apparatus and personnel to and into all structures shall be required.
7. 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.
8. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
9. 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.
10. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
11. 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.
12. Site plans shall include all overhead utility lines adjacent to the site.
13. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
14. 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.
15. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
16. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
17. 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.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved

fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

BUREAU OF SANITATION

18. 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.

BUREAU OF STREET LIGHTING

19. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall 50' of existing conduit behind new curb and gutter along Meadowbrook Ave.

DEPARTMENT OF RECREATION AND PARKS

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

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

21. 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. 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 of street trees requires approval from 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 tree removal permit information.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

22. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of four (4) residential condominium units.
- 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, unless individual receptacles are provided in each home.
- f. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

23. **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.

24. **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.

25. **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.

DEPARTMENT OF CITY PLANNING STANDARD CONDOMINIUM CONVERSION CONDITIONS

- CC-1. That prior to issuance of a condo conversion permit the applicant shall establish the existing legal number of units of the apartment to be the same as the number of units

approved under Case No. AA-2023-2791-PMLA-CC to the satisfaction of the Department of Building and Safety Plan Check Section.

- CC-2. Prior to the issuance of Certificate of Occupancy for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use.
- CC-3. Prior to the issuance of Certificate of Occupancy for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use for sound attenuation.
- CC-4. Prior to issuance of any building permit proof shall be submitted to the Advisory Agency that written notification of the condominium conversion within 30 days after final map recordation was given to each tenant of the proposed condominium conversion project.

NOTES:

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

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 Section 17.05-N of the LAMC.

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.

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-site sewers to be provided by the City.
 - e. That drainage matters be taken care of satisfactory to the City Engineer.
 - f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the 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 shall 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. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting:
 - (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall 50' of existing conduit behind new curb and gutter along Meadowbrook Ave.
- Note: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.
- Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.
- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
 - 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.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Meadowbrook Avenue adjoining the subdivision by the construction of the following:
 - i. An integral concrete curb and gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - ii. Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements.

Note: Street trees exist along the Meadowbrook Avenue and denial of their removal could impact the ability to widen the roadway. In the event that the Bureau of Street Services, Urban Forestry Division deny the removal of street trees, then improve the Meadowbrook Avenue by the construction of the following:

Improve Meadowbrook Avenue adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements, satisfactory to the City Engineer.

- b. Improve the alley being dedicated and adjoining the subdivision by the removal and reconstruction of the existing improvements to provide a new alley with 2-foot wide longitudinal concrete gutter including the alley intersection with Meadowbrook Avenue, satisfactory to the Valley District Engineering Office.

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 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-2023-2791-PMLA-CC, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

a. The proposed map will be/is consistent with applicable general and specific plans.

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 subject site is approximately 8,592 square feet in size. The project site is located within the Wilshire Community Plan with a land use designation of Low Medium I Residential corresponding to the R2-1-O Zone. The property is zoned R2-1-O and is therefore consistent with the existing land use designation.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Medium I Residential and R2-1-O zoning of the site. The proposed use is permitted in the R2-1-O Zone. The existing structure is built in conformance with the development standards of the underlying zone, including height and area regulations.

The project proposes the conversion of an existing four-unit residential apartment building into a four-unit residential condominium development. The R2-1-O Zone applying to the subject site permits a minimum residential density of one (1) dwelling unit per 2,500 square feet of lot area. With a lot area of 8,592 square feet, as such, a maximum of three (3) residential units would be allowed on the project site. There are four (4) existing residential units on the project site. The project is proposing to convert the existing four (4) apartment units into residential condominium units.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05-C, 17.06-B, 17.50 and 17.53 of the Los Angeles Municipal Code.

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.

The applicant is requesting Preliminary Parcel Map AA-2023-2791-PMLA-CC the conversion of an existing four-unit residential apartment building into a four-unit residential condominium development. 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, Fire Department, and Bureau of Street Services, and Bureau of Engineering) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. As proposed the design and improvement of the proposed subdivision are consistent with the general plan.

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

The subject property is comprised of one (1) parcel of land measuring approximately 8,592 square feet with a frontage of 45 feet along Meadowbrook Avenue and a 142-foot frontage along the public alley. The site is zoned R2-1-O with a land use designation of Low Medium I Residential within the Wilshire Community Plan area. The subject site is currently developed with a four-unit apartment building.

The applicant is requesting a Preliminary Parcel Map No. AA-2023-2791-PMLA-CC to permit the conversion of an existing four-unit residential apartment building not a four-unit residential condominium development in the R2-1-O Zone.

The development of the proposed project is consistent with existing development and urban character of the surrounding community. Surrounding properties are within the RD2-1-O, R2-1-O and C4-1-O zones and are developed with residential and commercial structures. The abutting property to the north is zoned R2-1-O and is developed with a multi-family residential structure. The property to the east across Meadowbrook Avenue is zoned R2-1-O and is developed with a multi-family residential building. The property to the south across the alley is zoned C4-1-O and is developed with a commercial shopping center. The abutting properties to the west are zoned RD2-1-O and are improved with multi-family residential structures.

The proposed development is an allowable use under the proposed R2-1-O zone and will be consistent with the regulations of the underlying zone. In addition, the site is not located within an Alquist-Priolo Fault Zone, however it is located Outside a Flood Zone, and in a Methane Zone. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations. 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 site is zoned R2-1-O with a land use designation of Low Medium I Residential within the Wilshire Community Plan. The zoning and land use designation of the project site permits a

maximum residential density of one (1) dwelling unit per 2,500 square feet of lot area in areas designated for Low Medium I Residential Land Uses. As such, a maximum of three (3) residential units would be allowed on the project site. There are four (4) existing residential units on the project site. The project is proposing to convert the existing four (4) apartment units into residential condominium units.

Surrounding properties are within the RD2-1-O, R2-1-O and C4-1-O zones and are developed with residential and commercial structures. The abutting property to the north is zoned R2-1-O and is developed with a multi-family residential structure. The property to the east across Meadowbrook Avenue is zoned R2-1-O and is developed with a multi-family residential building. The property to the south across the alley is zoned C4-1-O and is developed with a commercial shopping center. The abutting properties to the west are zoned RD2-1-O and are improved with multi-family residential structures.

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.**

The project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the subdivision and the proposed improvements are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed area of the City of Los Angeles and therefore, 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 is not located over a hazardous materials site, flood hazard area and is not located on 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.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, the project was identified as being Categorically Exempt from further CEQA review pursuant to Class 15 for a subdivision creating four parcels or less. 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.

- 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 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 officially recognized public recreation area. Necessary public access for 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.

FINDINGS OF FACT (CONDOMINIUM CONVERSION)

In connection with the approval of Parcel Map No. AA-2023-2791-PMLA-CC the Advisory Agency of the City of Los Angeles, pursuant to Sections 12.95.2 of the Los Angeles Municipal Code, makes the prescribed findings as follows:

- a. The proposed map is substantially consistent with applicable density provisions of the general plan or specific plans in effect at the time the original building permit was issued and the application for map approval is filed five years or more from the date the original certificate of occupancy for the building was issued.**

The Wilshire Community Plan designates the property for Low Medium I Residential land uses with the corresponding zones of R2, RD3, RD4, RZ3, RZ4, RW1, and RU Zones. The project site is zoned R2-1-O, which is consistent with the land use designation. The zoning and land use designation of the project site permits a maximum residential density of one (1) dwelling unit per 2,500 square feet of lot area in areas designated for Low Medium I Residential Land Uses. As such, a maximum of three (3) residential units would be allowed on the project site. There are four (4) existing residential units on the project site. The project is proposing to convert the existing four (4) apartment units into residential condominium units allowable under the current adopted zone and the land use designation.

A Certificate of Occupancy was issued for the building on the subject site on April 3, 2023, for the construction of a new four-unit three (3)-story townhome. The C of O for the new building was issued less than five years ago but the Los Angeles Municipal Code Section 12.95.2 F.2 reads:

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

application for map approval is filed less than five years from the date the original certificate of occupancy for the building was issued."

With the approval of the request the Map will be consistent with the applicable density provisions of the general plan or specific plans in effect at the time the original building permit was issued and the application for map approval is filed five years or more from the date the original certificate of occupancy for the building was issued.

- b. The proposed map is consistent with any applicable general plan or specific plan provision which contains a definite statement of policies and objectives explicitly applicable to condominium conversion projects.**

The Wilshire Community Plan designates the subject property for Low Medium I Residential land uses with the corresponding zone of R2-1-O. The land use designation lists the R2, RD3, RD4, RZ3, RZ4, RW1, and RU as the corresponding zones. The R2-1-O zone requires at least 2,500 square feet of lot area per dwelling unit. The subject site is approximately 8,592 square feet and is permitted a maximum density of three (3) dwelling units. There are four (4) existing residential units on the project site. The project is proposing to convert the existing four (4) apartment units into residential condominium units allowable under the current adopted zone and the land use designation.

Additionally, there are no applicable general or specific plans that contain a definite statement of policies and objectives applicable to condominium conversion projects. Therefore, as conditioned, the proposed subdivision map is substantially consistent with the applicable general and specific plans.

- c. The proposed condominium conversion does not contain any violations of Chapter IX of the Los Angeles Municipal Code (LAMC) that have not been corrected or an adequate plan to correct such violations has been developed or accomplished. For purposes of this provision, Chapter IX of the LAMC means the Code in effect when the building permit was issued, and other subsequently enacted regulations explicitly made applicable to existing structures.**

The parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The Department of Building and Safety has reviewed the subject Parcel Map No. AA-2023-2791-PMLA-CC and have required to show all street/alley improvement(s) as required by Bureau of Engineering. Front and side yard requirements shall be required to comply with current code. As conditioned, no violations of Chapter IX of the Los Angeles Municipal Code will exist.

- d. The building proposed for conversion is not of unreinforced masonry for which the building permit was issued prior to October 1, 1933, nor is it more than three stories in height without an elevator.**

The Certificate of Occupancy for the subject building was issued on April 3, 2023, and as such, the existing structure is not unreinforced masonry structures constructed prior to 1933, nor are they structures greater than three (3) stories in height constructed without elevators.

- e. The vacancy rate of the planning area in which the property is located is less than 5 percent. as conditioned, the proposed conversion project will not have a significant**

cumulative effect on the rental housing market in the planning area in which the proposed project is located.

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

Consistent with the requirements of Los Angeles Municipal Code (LAMC) Section 12.95.2-F,6, the Advisory Agency considered the criteria enumerated in this subsection. The Department of Water and Power provides reports regarding the vacancy rate of the Wilshire Community Plan. The Advisory Agency hereby determines that adequate tenant protections have been and will be provided consistent with established law. Those protections include advanced notice of intent to convert, guaranteed periods of continued tenancy, monetary payments to offset moving expenses and potentially higher rent and assistance in finding replacement housing as specifically enumerated in the California State Subdivision Map Act, the Ellis Act, Rent Stabilization Ordinance and LAMC Sections 12.95.2 and 47.06. These established state and local regulations assure compliance with the criteria required to permit the condominium conversion.

The Advisory Agency has determined that it cannot make the findings set forth in Section 12.95.2-F,6, and therefore, the condominium conversion may be approved.

f. The off-street resident parking spaces and guest parking spaces required for the proposed condominium conversion are reasonable and feasible and substantially consistent with the purposes of the LAMC.

The parking provided for resident parking spaces of two (2) spaces per unit conforms to the Advisory Agency’s Parking Requirements of two resident parking spaces per dwelling unit for projects more than five years from the issuance of a Certificate of Occupancy.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2023-2791-PMLA-CC.

Vincent P. Bertoni, AICP
Advisory Agency



Heather Bleemers
Deputy Advisory Agency

HB:SK: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	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
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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



	LANDSCAPING - EXISTING TO REMAIN
	PERMEABLE PAVING (INCIDENTAL RAINFALL)
	PERMEABLE PAVING WITH SUB-BASE
	CONCRETE - SEE KEYNOTE #1

sheet number:
AS1.0

Department of Building & Safety
Grading Division