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<http://planning.lacity.org>

September 27, 2018

David Snider (O)
730 Arcady Road
Santa Barbara, Ca 93108

RE:

AA-2013-460-PMLA-SL
Address: 2001 & 2005 W. Bellevue
Avenue

Stacey Flinn (R)
Pacific Crest Consultants, Inc.
23622 Calabasas Road #100 Calabasas, CA 91302

Community Plan: Silver Lake-Echo
Park-Elysian Valley
Council District: 13

EXTENSION OF TIME

On December 20, 2013 the Deputy Advisory Agency conditionally approved AA-2013-460-PMLA-SL, composed of four single-family lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354. On September 14, 2017 a two year Extension of Time for Parcel Map No. AA-2013-460-PMLA-SL was approved pursuant to AB 116. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants an additional 6 year extension, totaling 8 years from the decision date for the recording of the final map.

Therefore, the new expiration date for Parcel Map No. AA-2013-460-PMLA-SL is **December 20, 2024** and no further extension of time can be granted.

Vincent P. Bertoni
Director of Planning

Jose Carlos Romero-Navarro
City Planner
JCR:dj

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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INFORMATION
www.planning.lacity.org

July 9, 2014

Todd Wexman (A)(O)
4Site
1619 Temple Street
Los Angeles, CA 90026

Re: AA-2013-460-PMLA-SL
Council District No. 13

LETTER OF CLARIFICATION

On December 20, 2013, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency conditionally approved Parcel Map AA-2013-460-PMLA-SL, located at 2001 and 2005 West Bellevue Avenue.

It has been discovered that Condition No. 7. c. needs to be clarified. Condition No. 7. c. states "Resubmit the map to provide and maintain a minimum 20 ft. common access strip all the way to the public street for frontage and access purposes for Parcels C and D. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning to allow Parcels C and D to front an alley instead of a required 20 ft. wide access strip to the public street."

Per LAMC Section 12.03, under the definition of a "Lot", in an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development. In approving the Parcel Map the Advisory Agency allowed Parcels C and D to alley. Therefore, Condition No. 12. c. should be changed to read as follows:

Correct Condition No. 12. c. to read:

Note of City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variation from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Approved Variation as follows:

Parcels C and D are allowed to front an alley instead of a required 20-foot wide access strip to the public street.

All other conditions remain unchanged.

Michael J. LoGrande
Advisory Agency

A handwritten signature in black ink, appearing to read 'M. LoGrande', with a stylized flourish at the end.

JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

**DEPARTMENT OF
CITY PLANNING**

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

AND

6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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INFORMATION

www.planning.lacity.org

Decision Date: December 20, 2013

Appeal End Date: January 6, 2013

Todd Wexman (A)(R)
LA Land Fund I, LLC
926 Tularosa Drive
Los Angeles, CA 90026

RE: Case No. AA-2013-460-PMLA-SL
Related Case: None
2001 & 2005 W. Bellevue Avenue
Silver Lake-Echo Park-Elysian Valley
Planning Area
Zone : RD2-1VL
D. M. : 138A207
C. D. : 13
CEQA: ENV-2013-461-MND
Legal Description: Tract Subdivision of
parts of Lots 5 and 6 Block 40 City
Donation Lots, Block 3, Lots 20 & 21

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Mitigated Negative Declaration ENV-2013-461-MND as the environmental clearance and Parcel Map AA-2013-460-PMLA-SL composed of four single-family lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated October 8, 2013. This unit density is based on the RD2 Zone and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

NOTES 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. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

The approved Small Lot Subdivision is not vested to the provisions of Section 12.22-C.27 until a final map is recorded. Building permit applications prior to the recordation of a final map must comply with all of the provisions of the LAMC including but not limited to setbacks, access width, open space, and passageway unless the Planning Department has granted approval of deviations from the provisions of said LAMC Section.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 202-3492.

1. That, if necessary for street address purposes and if this parcel map is approved as "Small Lot Subdivision", then all the common access to the subdivision be named on the final map.
2. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176,354".
3. That the necessary public sanitary sewer easement with sufficient width be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
4. That if necessary, and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
5. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Bellevue Avenue adjoining the subdivision by repairing and replacing any bad order curb and gutter, sidewalk, and roadway pavement and plant trees with root barriers.
 - b. Improve the alley adjoining the subdivision by the construction of a 2-foot longitudinal concrete gutter and suitable surfacing together with any necessary removal and reconstruction of the existing improvements.
 - c. Construct the necessary mainline sewer within provided sewer easement and house connections to serve each parcel and evaluate the efficiency of the existing house connection.

Note: Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

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

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

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only- **contact Laura Duong at (213) 482-0434** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Show all street/alley dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street/alley dedications. Front yard requirements shall be required to comply with current code as measured from new property lines after all dedications.
 - b. The submitted Map does not comply with the minimum 15 ft. front yard setback along Bellevue Avenue and a minimum 15 ft. rear yard setback from the center line of the alley as required for the RD2.1-VL Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip all the way to the public street for frontage and access purposes for Parcels C and D. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City

Planning to allow Parcels C and D to front an alley instead of a required 20 ft. wide access strip to the public street.

NOTES:

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete.

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

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Parking backup spaces and garage door width on the site have not been checked for and shall comply with Zoning Code requirements at the time of plan check.

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

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

8. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.

FIRE DEPARTMENT

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street. 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) 482-6509. You should advise any consultant representing you of this requirement as well.

9. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01
 - c. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - Boxed-in eaves.
 - Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - Non-wood siding.
 - Exposed wooden members shall be two inches nominal thickness.
 - Noncombustible finishes.
 - d. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
 - e. All homes shall have noncombustible roofs. (Non-wood)
 - f. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the Homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
 - g. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off and building plans or building permit application.
 - h. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - i. 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.
 - j. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- k. Submit plot plans indicating access road and turning area for Fire Department approval.
- l. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- m. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. Site plans shall include all overhead utility lines adjacent to the site.
- p. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.
- q. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 1200 West 7th Street, Suite 700, Los Angeles

10. That the Quimby fee be based on the RD2 Zone.

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 6.

11. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

DEPARTMENT OF CITY PLANNING –SITE SPECIFIC CONDITIONS

Clearances conducted at 201 North Figueroa Street, Fourth Floor, unless otherwise indicated.

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. Use. Limit the proposed development to a maximum of four single-family lots.
- b. Parking. That a minimum of two (2) parking spaces per dwelling unit shall be provided, for a minimum of eight (8) on-site parking spaces. All exterior parking area lighting shall be shielded and directed onto the site.
- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Approved Variations as follows:

N/A.

- d. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
- ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- e. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Silver Lake-Echo Park-Elysian Valley Community Plan.
- f. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except

in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.

- g. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- h. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- i. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- j. **Indemnification.** Upon the effective date of this conditional approval, the applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
- k. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The subdivider shall submit a copy of this Agreement to the Planning Department for placement in the tract file.
- l. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- m. **Small Lot Matrix.** The project shall comply with the setbacks as indicated in the table below.

SETBACK INFORMATION				
Parcel	Front Yard	West Side	East Side	Rear Yard
A	7 feet	5 feet	2 inches	18 feet
B	7 feet	2 inches	5 feet	18 feet
C	18 feet	5 feet	2 inches	2 feet
D	18 feet	2 inches	5 feet	2 feet

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

13. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by **Condition Nos. 14 and 15** of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
14. Prior to the recordation of the final map, the subdivider will 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:
 - MM-1. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
 - MM-2. Grading shall be kept to a minimum.
 - MM-3. Natural features, such as prominent knolls or ridge lines, shall be preserved.
 - MM-4. The project shall comply with the City's Hillside Development Guidelines.
 - MM-5. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
 - MM-6. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
 - MM-7. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
 - MM-8. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
 - MM-9. Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

- MM-10. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- MM-11. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads
 - Drip/microspray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - Use of landscape contouring to minimize precipitation runoff
 - A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
- MM-12. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- MM-13. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- MM-14. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- MM-15. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- MM-16. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- MM-17. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

- MM-18. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- MM-19. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- MM-20. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- MM-21. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
15. **Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or 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:
- CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
 - Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-5. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-6. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. Trucks having no current hauling activity shall not idle but be turned off.
- CM-9. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- CM-10. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.

- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

CM-11. The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.

CM-12. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

CM-13. Prior to the issuance of a grading or building permit, the applicant shall submit a Construction Staging and Parking Plan to the Department of Building and Safety and the Fire Department for review and approval. The plan shall identify where all construction materials, equipment, and vehicles will be stored through the construction phase of the project, as well as where contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site. The Construction Staging and Parking Plan shall include, but not be limited to, the following:

- No construction equipment or material shall be permitted to be stored within the public right-of-way.
- If the property fronts on a designated Red Flag Street, on noticed "Red Flag" days, all the workers shall be shuttled from an off-site area, located on a non-Red Flag Street, to and from the site in order to keep roads open on Red Flag days.
- During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time. The drivers shall be required to follow the designated travel plan or approved Haul Route.
- Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays or Sundays.
- All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.

- A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.
 - During all phases of construction, all construction vehicle parking and queuing related to the project shall be as required to the satisfaction of the Department of Building and Safety, and in substantial compliance with the Construction Staging and Parking Plan, except as may be modified by the Department of Building and Safety or the Fire Department.
- CM-14. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- CM-15. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-16. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- CM-17. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-18. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-19. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-20. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-21. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-22. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-23. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract

for waste disposal services with a company that recycles demolition and/or construction-related wastes.

CM-24. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

FINDINGS OF FACT (CEQA)

The Environmental Review Section of the Planning Department issued Mitigated Negative Declaration No. ENV-2013-461-MND on May 6, 2013. The Department found that potential negative impact from the project's implementation could occur to:

- Aesthetics (landscaping, hillside site design);
- Air Quality (construction);
- Geology (Seismic, construction);
- Noise (construction);
- Public Services (schools);
- Recreation (parks);
- Hydrology/Water Quality;
- Utilities (solid waste);

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 14 and 15**, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not *mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.)* which are specifically intended to mitigate such impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in **Condition No. 13**.

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2013-460-PMLA-SL, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

- (a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Silver Lake-Echo Park-Elysian Valley Community Plan designates the subject property for Low Medium II Residential land use with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The subject site contains 0.19 net acres (8,404 net square feet) and is presently zoned RD2-1VL. The proposed parcel map is consistent with the Silver Lake-Echo Park-Elysian Valley Community Plan. The subject property is not located in a Specific Plan.

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

The proposed project consists of new single-family dwellings under the Small Lot Ordinance. Lot sizes will range from 2,010 square feet to 2,190 square feet, thereby meeting the minimum 600 square-foot lot size of the Small Lot Ordinance. The site plan indicates that lot widths will be 30 feet, thereby meeting the minimum lot width requirement of 16 feet. As required by the Ordinance, the proposed project is consistent with the density requirements of the RD2 Zone.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make improvements on Bellevue Avenue and the adjoining alley in order to meet current street standards.

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

The subject property is currently vacant. Surrounding properties are developed with single-family and multifamily dwellings. The proposed project is consistent with the existing pattern of development in the area.

The subject site is located in a hillside area and is slightly sloping. The project is located less than a mile from a fault zone. As will all properties in the seismically active Southern California region, the project is susceptible to ground shaking during a seismic event. Per the Los Angeles Municipal Code, the design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

The parcel map was circulated to various City departments and agencies for their review and recommendations. Their comments are incorporated into the conditions of approval for the project. Therefore, as conditioned, the site is physically suitable for a small lot subdivision.

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

The subject property is currently vacant. The site is designated for Low Medium II Residential land uses in the Silver Lake-Echo Park-Elysian Valley Community

Plan and is currently zoned RD2-1VL. Adjacent land uses include a mix of single-family and multifamily dwellings. The 8,404 net square-foot site is sufficient in size for a 4-lot small lot subdivision. The site is therefore physically suitable for the proposed density of development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Advisory Agency certified that Mitigated Negative Declaration No. ENV-2013-461-MND reflected the independent judgment of the lead agency, and determined that this project, as mitigated, would not have a significant effect upon the environment. To mitigate the identified environmental impacts, the Advisory Agency is requiring **Condition Nos. 14 and 15**, as conditions of approval for the Parcel Map. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such impacts on all projects.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There are no apparent health problems that might be caused by the design or construction of the proposed condominium units. The Bureau of Engineering has reported that an existing sanitary sewer is available under Bellevue Avenue adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

- (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

No such easements are known to exist. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

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

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

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the East Los Angeles Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on January 6, 2013* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
(818) 374-5050

*Please note the cashiers at the public counters close at 3:30 PM.
Appeal forms are available on-line at www.lacity.org/pln.

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

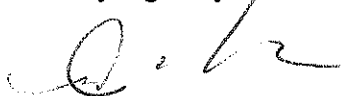
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. December 20, 2016.

No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call Parcel Maps staff at (213) 978-1364.

Michael J. LoGrande
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

MJL:JCRN:JV

CC:

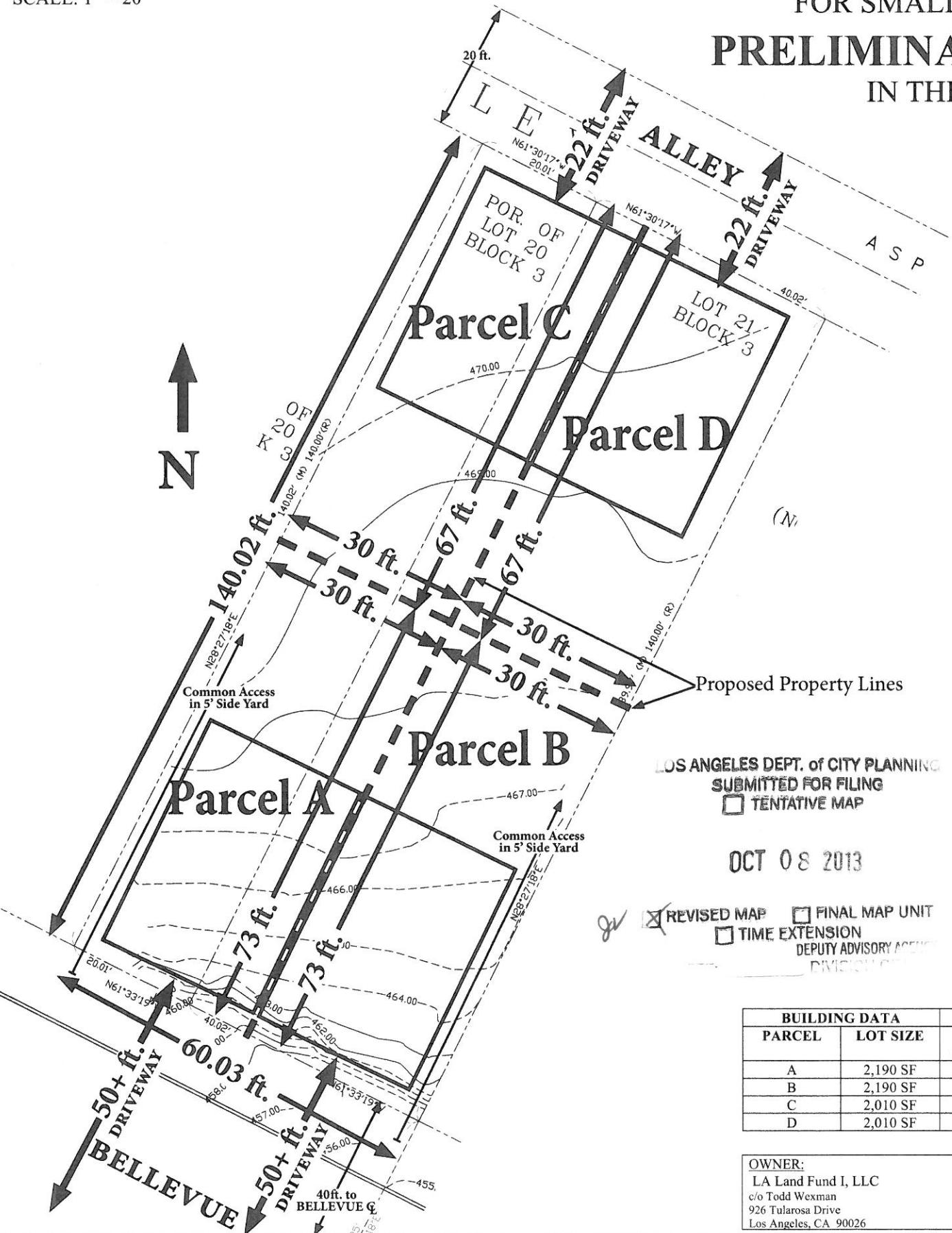
Bureau of Engineering – 4
Community Planning Bureau
Planning Office & 1 Map
D.M. 138A207
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

SCALE: 1" = 20'

FOR SMALL LOT DEVELOPMENT PURPOSES: ORDINANCE 176354
PRELIMINARY PARCEL MAP NO. 2013-460 PMLA SL
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
DATE: 10/6/2013 (REVISED)



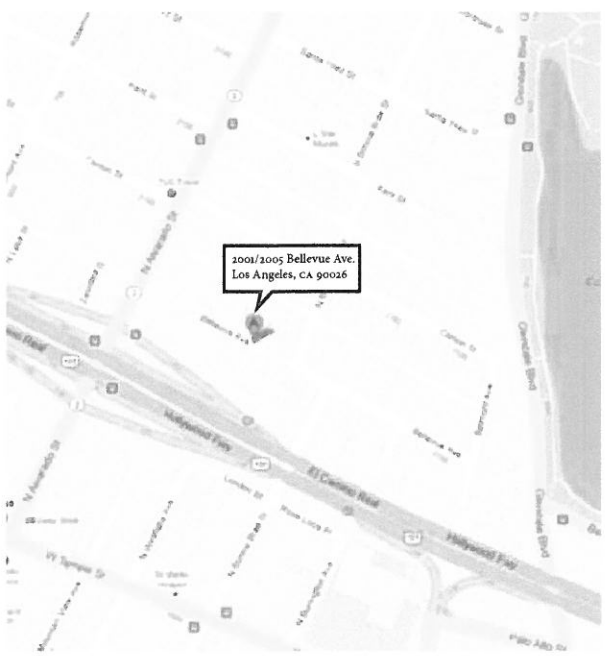
OWNER
LA Land Fund I, LLC
c/o Todd Wexman
926 Tularosa Drive
Los Angeles, CA 90026

PROJECT ADDRESS
2001 & 2005 Bellevue
Los Angeles, CA 90026

ENGINEER
M&G Engineering and Land Surveying
Reynaldo E. De Leon, P.E.
3475 S. Robertson Blvd.
Beverly Hills, CA 90211
(310)658-0871

PROJECT DATA
EXISTING ZONING: RD2-1VL
PROPOSED ZONING: RD2-1VL (no change)
EXISTING USE: Vacant Land
PROPOSED USE: 4 Small Lot Subdivision Homes
NO. OF STORIES: 2 & 3 Stories and Garage
PROVIDED PARKING: 8 garage spaces
TOTAL GROSS LOT AREA: 8,404 sf
TOTAL NET LOT AREA: 8,404 sf
STREET INTERSECTION: Bellevue Avenue & Westlake Avenue
LEGAL DESCRIPTION: Subdivision of party of Lots 5 and 6 Block 40 City Donation Lots.

- NOTES**
1. Small lot single family subdivision in the RD2-1VL zone pursuant to Ordinance 176354
 2. COMMUNITY PLAN AREA: Silver Lake-Echo Park-Elysian Valley
 3. HILLSIDE AREA NOTES: the property is a Designated Hillside Area site
 4. OAK TREES: None
 5. FLOOD ZONE: The site is not subject to Flood Hazard
 6. T.G. PAGE: 634 D1
 7. DISTRICT MAP: 138 A207
 8. COUNCIL DISTRICT NO: 13
 9. Sewer and other utilities are available
 10. Not in high fire hazard (severity zone)
 11. No public easements required, a private pedestrian and sewer easement will be required.
 12. Trash containers to be stored in garages
 13. No common driveway easements



VICINITY MAP
NOT TO SCALE

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP

OCT 08 2013

☒ REVISED MAP ☐ FINAL MAP UNIT
☐ TIME EXTENSION
DEPUTY ADVISORY AGENCY
DIVISION

BUILDING DATA		SETBACK INFORMATION			
PARCEL	LOT SIZE	FRONT (SOUTH)	WEST SIDE	EAST SIDE	REAR (NORTH)
A	2,190 SF	7 FT	5 FEET	2 INCHES	18 FT
B	2,190 SF	7 FT	2 INCHES	5 FEET	18 FT
C	2,010 SF	18 FT	5 FEET	2 INCHES	2 FT
D	2,010 SF	18 FT	2 INCHES	5 FEET	2 FT

OWNER:
LA Land Fund I, LLC
c/o Todd Wexman
926 Tularosa Drive
Los Angeles, CA 90026

SHEET NAME:
PRELIMINARY
PARCEL MAP
NO.

4Site Real Estate		
926 Tularosa Drive Los Angeles, CA 90026	Tel: 310/770-6211 E-Mail: todd@4site.us	
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: TEW
DATE: February 19, 2013		REVISED:
		Drawing Number 1