

**DEPARTMENT OF
CITY PLANNING**
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(213) 978-1300

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DEPUTY DIRECTOR

March 11, 2024

Owner/ Applicant

Justin DeWitt
LA Ventures, LLC
312 West 5th Street, Unit #1111
Los Angeles, CA 90013

RE: Parcel Map No.: AA-2019-143-PMLA-SL
Address: 1501 South Fairfax Ave., (5866-5868
West Saturn Street)
Community Plan: Wilshire
Council District: : 10 - Heather Hutt
CEQA: ENV-2018-2150-CE

EXTENSION OF TIME

On December 26, 2019, the Advisory Agency approved Parcel Map AA-2019-143-PMLA-SL, located at 1501 South Fairfax Avenue, for a maximum of four (4) small lots, pursuant to the LAMC Section 12.22 C.27, as shown on revised map stamp-dated October 9, 2019 in the Wilshire Community Plan.

Pursuant to Los Angeles Municipal Code (LAMC) 13B.7.3.F.2, the initial life of the map approval is three years. Absent an allowable extension of time or tolling, the subdivider shall record the final map within this period, or in this instance, by December 26, 2022.

On March 4, 2024, the Subdivider Justin DeWitt, provided electronic correspondence to City Planning, along with documentation regarding the map's eligibility for tolling under the development moratorium provisions of the Subdivision Map Act pursuant to Government Code Sections 66463.5(d)(1)-(2). Specifically, these correspondences cite evidence of public agency delay to the LADWP conditions found within the Bureau of Engineering standard condition S-1 (c) and Condition 13 causing delays from August 24, 2020, through March 4, 2024, a **1,288** day delay (See Exhibit A). These delays were based on required clearances associated with the Project's water and power systems needed for the final map so that the requirements found within the Bureau of Engineering S-1 (c) standard condition and Condition 13 can be satisfied.

Based on the DAA's careful review of the documentation and evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium tolling applies to the map entitlement, approved under AA-2019-143-PMLA-SL, specifically the provisions set forth in Government Code Sections 66463.5(d)(1)-(2), related to the BOE S-1 (c) standard LADWP condition and Condition 13. The subdivider has demonstrated continued communication with LADWP but the delays were unforeseen by the subdivider resulting in the Map expiring. Based on the foregoing, the Parcel Map approval shall be tolled for **1,288 days** (the period from August 24, 2020 to March 4, 2024).

Pursuant to LAMC 13B.7.3.F.2, the final map must be recorded within three years of the approval. In accordance with the provisions of Government Code Section 66452.6(e), Article 2, Chapter 3.

The subdivider has the option to extend this Map beyond the date of this new extension by filing a Chapter 1 Map Extension pursuant to LAMC Section 17.07 A.2 to grant an additional six (6) years beyond what is now being granted herein. The extension must be filed while the Map is alive and not yet expired to qualify. Failure to do so will result in the filing of a new Parcel Map.

Therefore the new expiration date for this map is **July 6, 2026**.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR

cc: Councilmember – Heather Hutt

Encls.: Exhibit A – LADWP delay correspondence

**DEPARTMENT OF
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CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: December 14, 2022

Appeal End Date: December 29, 2022

Attn.: Justin Dewitt (O)(A)
LA Ventures, LLC, a Wisconsin
Limited Liability Company
312 W. 5th Street Unit 1111
Los Angeles, CA 90013

RE: Parcel Map No. AA-2019-143-PMLA-SL-M1
Site Address: 1501 S. Fairfax Avenue
(5866-5868 West Saturn Street)
Related Case: ADM-2019-142-SLD
Wilshire Planning Area
Zone : [Q] R3-1-O
D.M. : 129B173
C.D. : 10- Hutt
CEQA : ENV-2018-2150-CE
Legal Description: Lot 143, Tract TR4448

LETTER OF MODIFICATION

On December 2, 2019 and in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Parcel Map Case Number AA-2019-143-PMLA-SL located at 1501 South Fairfax for a maximum of four (4) small lots, pursuant to LAMC Section 12.22 C.27, as shown on revised map stamp dated October 9, 2019. On June 21, 2022, the applicant filed for a Parcel Map Modification, Case No. AA-2019-143-PMLA-SL-M1, requesting that the Advisory Agency modify Bureau of Engineering Condition S-3 (subsection (i) and (ii)), pertaining to street widening and improvements on Saturn Street.

The Mobility Plan 2035, adopted on August 11, 2015, designates Saturn Street as a Local Street. Based on the Local Street Standards, this designation calls for a 60-foot right-of-way width and a 36-foot roadway width (18-foot wide half roadway). The existing half roadway width of Saturn Avenue is 15 feet. Therefore, in order to comply with Local Street Standards, a 3-foot street widening is required for Saturn Street. Condition S-3, listed in the Advisory Agency's December 2, 2019 Letter of Determination, requires dedication and improvement to complete an 18 foot half roadway along Saturn Street.

As part of the modification case the applicant is requesting that Condition S-3 (i) and (ii)

be waived. Condition S-3 is a Bureau of Engineering condition which would require a three (3) foot widening of Saturn Street in order to complete an 18 foot wide half roadway.

The applicant's written request states that waving the widening of Saturn Street would be consistent with previous Advisory Agency actions along Saturn Street. The applicant also claims the widening of Saturn Street would create a dangerous situation for drivers due to inconsistent width along Saturn Street. Additionally, since widening of Saturn Street would require the removal and relocation of an existing Los Angeles Department of Water and Power (LADWP) electrical pole and a Bureau of Street Services streetlight, the applicant states that this would create a hardship due to the delays in construction.

A revised parcel map stamped dated July 14, 2022, was distributed to City Departments for review and comment. Department comments were received from the following City Departments; Los Angeles Fire Department (LAFD), Los Angeles Department of Building and Safety (LADBS), Bureau of Engineering (BOE) and Bureau of Street Services-Urban Forestry Division (Urban Forestry). LADBS, LAFD, LADBS, and Urban Forestry submitted new and modified conditions. BOE reviewed the revised parcel map and proposed modifications, however did not submit any new or modified conditions. In an email to Department of City Planning (DCP) staff dated September 7, 2022, BOE confirmed that their original recommended conditions have not changed and remain as listed in BOE memo to the Advisory Agency, dated July 1, 2019. As part of this Modification case, the DAA considered the applicant's request to modify BOE's condition, S-3 (i), (ii).

After careful review of this modification request, the Advisory Agency finds that modification of the original Parcel Map Condition S-3 (i), (ii) is adequate and is in compliance with the Los Angeles Municipal Code and the California Subdivision Map Act. The waiver of the dedication and improvement allows for street width cohesion in the surrounding street pattern. The Advisory Agency is also modifying additional conditions in order to incorporate the new and updated conditions submitted by LADBS, LAFD, LADBS, and Urban Forestry. Therefore, pursuant to Section 17.03 and 17.11 of the LAMC, the Advisory Agency hereby approves **Revised Map stamp-dated July 14, 2022** and approves the subject **MODIFICATION** request as follows:

(Note: Conditions have been updated as listed below. Text that is **underlined and in bold** indicates the new language added to the condition. Text that is crossed out indicates text that has been deleted from the condition).

BUREAU OF ENGINEERING

MODIFY CONDITION NO. S-3 to read as follow:

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

- (a) Construct on-site sewers to serve the 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 relocate and upgrade street lights; one (1) on Saturn Street and one (1) on Fairfax Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (1) Improve Saturn Street adjoining the subdivision by the construction of the following:
 - i. An integral concrete curb and gutter; and a 5-foot wide concrete sidewalk and landscaping of the parkway, or a full width concrete sidewalk with tree wells.
 - ii. Suitable surfacing to join the existing pavements and to ~~complete an 18-foot wide half roadway~~ **maintain the existing 15-foot wide half roadway.**
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements.

MODIFY CONDITION NO.10 to read as follow:

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

10. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - ~~a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.~~
 - b.a. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - ~~c. Parcel A do not comply with the minimum 15 ft. front yard setback along Saturn Street and Parcel B do not comply with the minimum 15 ft. front yard setback along Fairfax Avenue after required street dedication is taken as required for the [Q]R3-1-O Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.~~

- d. ~~Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.~~

Notes:

Owners are to record a Maintenance Agreement that runs with the land for the purpose of reciprocal private easements maintenance program to all common areas and shared facilities such as trees, landscaping, drainage, trash, parking, community driveway (ground floor width and width clear to sky above the ground floor level), including walkways as shown on the approved Small Lot Subdivision Map.

There is a 25 ft. Building Line along Fairfax Avenue on this Subdivision.

This property is located in a Methane Zone.

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. Plan check will be required before any construction, occupancy or change of use.

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.

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

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

MODIFY CONDITION NO. 12 to read as follow:

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) 482-6509. You should advise any consultant representing you of this requirement as well.

12. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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 # 75).
 - d. 505.1 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.
 - e. 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.
 - f. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - g. **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.**
 - h. **Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the**

main entrance of individual units.

- i. **The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.**
- j. **Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.**
- k. **Site plans shall include all overhead utility lines adjacent to the site.**
- l. **Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.**
- m. **Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.**
- n. **Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.**
- o. **Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.**
- p. **Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.**
- q. **Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.**
- r. **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.**

MODIFY CONDITION NO.18 to read as follow:**URBAN FORESTRY DIVISION**

18.

- 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.

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

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

MODIFY FINDING OF FACT (b) as follows:

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition

to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the Project Site is zoned [Q]R3-1-O, the zone, would permit a maximum of eight (8) lots on the approximately 6,441 net square-foot site. As the map is proposed for a maximum of four (4) small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. **In a memo dated** July 1, 2019, the Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Fairfax Avenue and Saturn Street, consistent with the standards of the Mobility Element. **On December 26, 2019 the Advisory Agency approved Parcel Map stamped-dated October 9, 2019 (Case No. AA-2019-143-PMLA-SL) with conditions of approval. In approving the proposed Parcel map, the Advisory Agency included all BOE recommended conditions in the determination letter. An appeal was not filed, therefore the Advisory Agency decision was final on January 11, 2020.**

On June 21, 2022 the applicant filed a case requesting a modification (AA-2019-143-PMLA-SL-M1) to BOE Standard Condition S-3(i)(1)ii. requiring "Suitable surfacing to join the existing pavement to complete an 18 foot wide half roadway". The segment of Saturn Street immediately adjacent to the subject project site currently has a 15-foot wide half roadway and therefore the Subdivider would be required to widen Saturn Street by three (3) feet. The Advisory Agency has considered the request by the applicant to modify Condition S-3(I) (1)ii to waive the requirement to widen Saturn Street from 15 to 18 feet. A three (3) foot widening along Saturn Street would also require the removal and relocation of an existing electrical pole, and street light, as they are in the area where the widening would occur. Saturn Street is

generally consistent in width of 60 feet of right of way width, with 30 feet of roadway (15 feet half right-of-way).

The development pattern fronting Saturn Street to the west and east of the subject site has remained consistent with structures ranging from one (1) to three (3) stories in height. New construction along this segment of Saturn Street has been limited. Previous developments in the immediate vicinity have not been required to widen Saturn Street. On March 29, 2012, the Advisory Agency issued an approval for a Vesting Tentative Tract Map (Case No. VTT-71760-SL-located at 5093-5907 W. Saturn Street) allowing for the new construction of eleven (11) three (3) story small lots. The project site is located on the northern side of Saturn Street bounded by Hi Point Street on the west, and Hayworth Avenue on the west. This site has a combined street frontage of approximately 300 feet is located only one block away for the subject site. The applicant in this case requested a waiver of street widening along Saturn Street. The Advisory Agency approved the request to waive improvements requirements along Saturn Street in order to maintain neighborhood street pattern consistency, as demonstrated in recent similar waivers given in projects in the immediate vicinity. As such, the half right of way of Saturn Street shall remains 15 feet in width.

The applicant's request to waive the widening of Saturn Street is in line with the development and street pattern of the broader context of Saturn Street. The Advisory Agency, in considering this case determined that maintaining the current width of Saturn Street is consistent with previous Advisory Agency decisions in the area and is needed to maintain consistency and street width cohesion in the surrounding street pattern.

In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommended that no street lighting improvements are required if no street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights; one (1) on Saturn Street and one (1) on Fairfax Avenue. **Therefore, for reasons stated above,** the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

All other conditions and findings of Parcel Map No. AA-2019-143-PMLA-SL shall remain as originally written.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahan
DEBORAH KAHEN, AICP
Deputy Advisory Agency

VPB:DK:GG

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa
Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

West Los Angeles
Development Services
Center
1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

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.

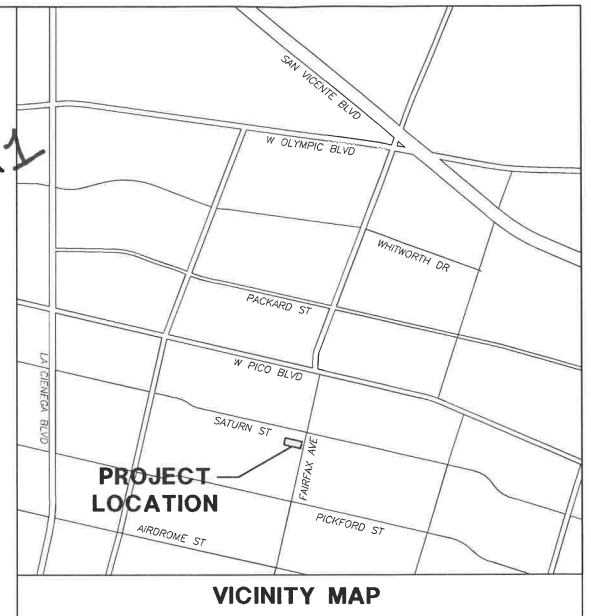
Forms are also available on-line at <http://cityplanning.lacity.org>

PRELIMINARY PARCEL MAP LA NO.
FOR SMALL LOT SUBDIVISION PURPOSES
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES

AA-2019-143-PM LA-SL-M1

TENTATIVE APPROVAL

NO: PPM
Approved without conditions
BY: [Signature] 05/26/22
Department of Building & Safety
Grading Division



VICINITY MAP

PROJECT INFORMATION:

APPLICANT/OWNER/REPRESENTATIVE	LA VENTURES, LLC 5375 MARINERS COVE DR. #112 MADISON, WI 53704 (310) 936-7355
CIVIL ENGINEER	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA 91360 (805) 497-1244 (818) 991-7148
SURVEYOR	M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 CYNTHIA DE LEON, RCE 31604 (310) 659-0871
PROJECT ADDRESS	1501 SOUTH FAIRFAX AVENUE LOS ANGELES, CA 90019

LAND USE DATA:

EXISTING	
LOT AREA:	13,185 SF / 0.30 AC
GROSS AREA:	6,441 SF / 0.15 AC
NET AREA:	
A.P.N. #	5068-021-024
ZONING:	
EXISTING:	[Q]R3-1-0
PROPOSED:	[Q]R3-1-0
LAND USE:	
EXISTING:	MEDIUM RESIDENTIAL
PROPOSED:	MEDIUM RESIDENTIAL
STREET INTERSECTION:	SATURN ST & FAIRFAX AVE
DISTANCE TO INTERSECTION:	0 FT
PROVIDED PARKING:	8 GARAGE SPACES

TREE SUMMARY:

COMMON NAME:	
1	14" FICUS
2	18" FICUS
REFER TO TREE REPORT PREPARED BY TREE CASE MANAGEMENT FOR TREE SIZES AND DETAILS.	

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
[Stamp] PARCEL MAP

JUL 14 2022

[Stamp] REVISED MAP [Stamp] EXTENSION OF TIME
[Stamp] FINAL MAP UNIT [Stamp] MODIFIED
DEPUTY ADVISORY AGENCY

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
LOT 146 OF TRACT NO. 4448 AS PER MAP RECORDED IN BOOK 49 PAGE 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

BM ID: 13-03851 (NAVD 1988)
FOUND SPK S CURB SATURN ST; 20' W/O BCR FAIRFAX AVE.
ELEV. = 137.091 FT



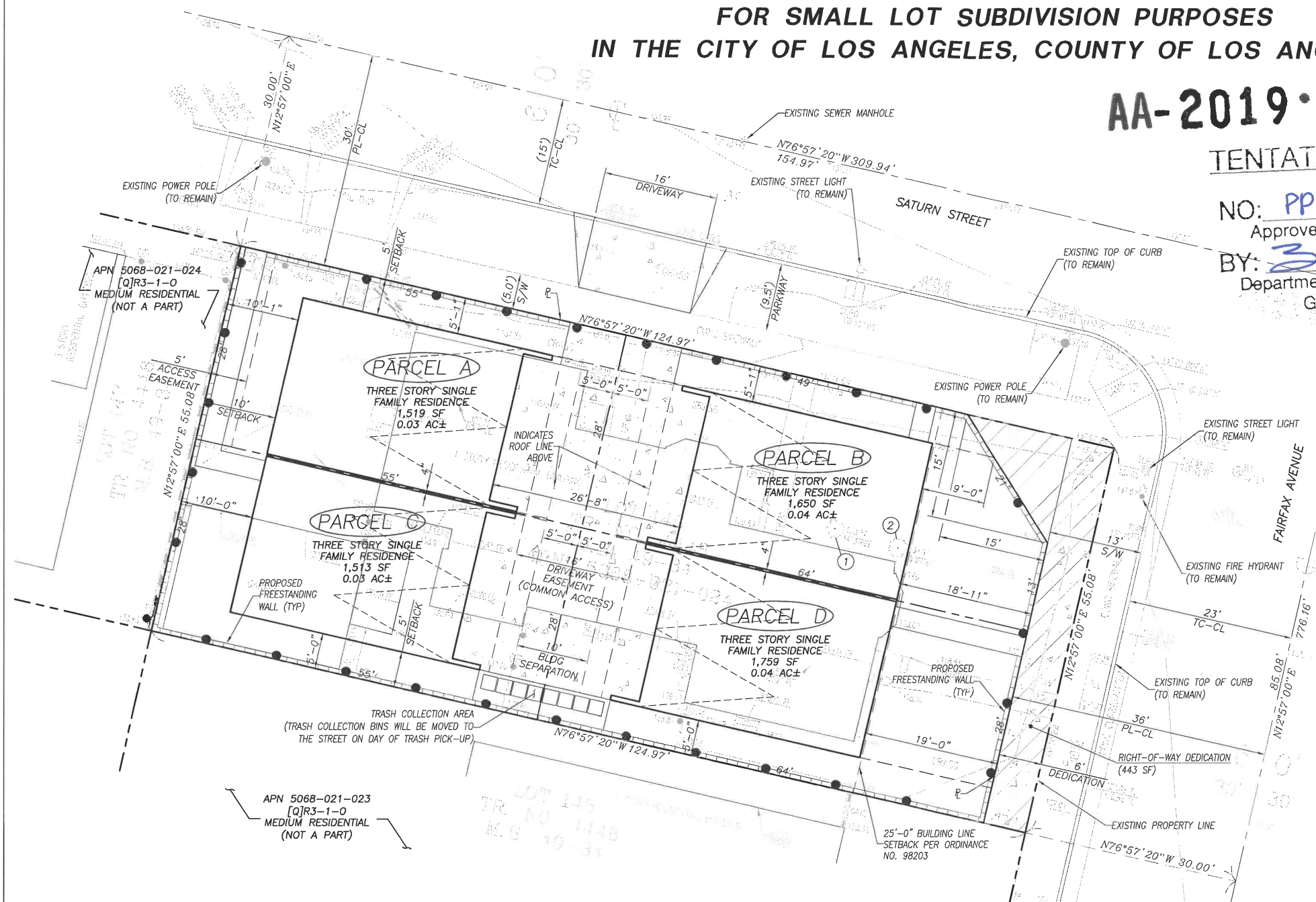
SCALE: 1"=8'

DATE: 3/3/22

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 PIERCE COURT, SUITE 101, THOUSAND OAKS, CALIFORNIA 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • info@lcegroupinc.com

REGISTERED ENGINEER NO. 93123 DATE

SHEET
1
OF 1



SITE PLAN
1"=8'

NOTES:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE [Q]R3-1-0 ZONE, PURSUANT TO ORDINANCE NO. 185,462.
- THERE ARE NO EXISTING EASEMENTS ON THE SUBJECT PROPERTY.
- COMMUNITY PLAN AREA: WILSHIRE
- HILLSIDE AREA NOTES: THIS PROPERTY IS NOT IN A DESIGNATED HILLSIDE AREA.
- NOT WITHIN THE VICINITY OF MULHOLLAND SCENIC PARKWAY
- PROPOSED BUILDING HEIGHT: 35 FT
- OAK TREES: NONE
- TREES TO BE REMOVED: 2
- FLOOD ZONE: ZONE X PER FEMA FIRM PANEL 06037C1615F DATED SEPTEMBER 26, 2008
- T.G. PAGE: 633 GRID A4
- DISTRICT MAP: 129B173
- COUNCIL DISTRICT: CD-10
- VERY HIGH FIRE HAZARD SEVERITY ZONE: NO
- TRASH RECEPTACLES TO BE STORED AT THE SOUTH END OF THE COMMON ACCESS DRIVEWAY.
- PROPOSED PUBLIC EASEMENTS: NONE
- PROPOSED PRIVATE EASEMENTS: COMMON ACCESS, DRIVEWAY ACCESS, PRIVATE UTILITY
- EXISTING SINGLE FAMILY DWELLING UNIT WILL BE DEMOLISHED PER LAMC PRIOR TO CONSTRUCTION.
- CONNECTIONS TO THE EXISTING SEWER WILL BE PROPOSED ON SATURN STREET.
- STREET DEDICATIONS: FAIRFAX AVENUE = 6 FT
- STREET WIDENING: NONE (REQUESTING WAIVER FROM STREET WIDENING REQUIREMENTS ON SATURN STREET)

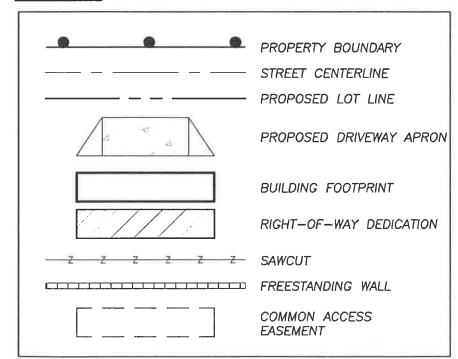
LOT COVERAGE:

PARCEL	LOT SIZE	GROUND FLOOR	LOT COVERAGE
A	1,519 SF	713 SF	47%
B	1,650 SF	713 SF	43%
C	1,513 SF	713 SF	47%
D	1,759 SF	713 SF	41%

SETBACK MATRIX:

PARCEL	FRONT	REAR	NORTH SIDE	SOUTH SIDE	BLDG LINE
A	5'-0"	10'-0"	5'-0"	0'-2"	25'-0"
B	9'-0"	5'-0"	5'-0"	0'-2"	25'-0"
C	5'-0"	10'-0"	0'-2"	5'-0"	25'-0"
D	19'-0"	5'-0"	0'-2"	5'-0"	25'-0"

LEGEND:



**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

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TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: December 26, 2019

Appeal Date: January 10, 2020

Justin DeWitt (A)(O)
LA Ventures, LLC
312 West 5th Street, Unit #1111
Los Angeles, CA 90013

RE: Parcel Map No. AA-2019-143-PMLA-SL
Address: 1501 South Fairfax Avenue (5866-
5868 West Saturn Street)
Related Case: ADM-2019-142-SLD
Community Plan: Wilshire
Zone: [Q]R3-1-O
District Map: 129B173
Council District: 10 – Wesson, Jr.
CEQA No.: ENV-2018-2150-CE
Legal Description: Lot 146 Tract TR4448

The Advisory Agency determined, based on the whole of the administrative record, Case No. ENV-2018-2150-CE, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19 Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approves Parcel Map No. AA-2018-143-PMLA-SL, located at 1501 South Fairfax Avenue, for a maximum of **four (4) small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on **revised map stamp-dated October 9, 2019**, in the Wilshire Community Plan. This unit density is based on the [Q]R3-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.)

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

Bureau of Engineering approvals are conducted at the Land Development Section, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Julia Li by calling (213) 808-8917.

1. That a 6-foot wide strip of land be dedicated along Fairfax Avenue adjoining the subdivision to complete a 36-foot wide half right-of-way in accordance with Avenue III Standards of the LA Mobility Plan. In addition, a 20-foot radius property line return or 15-foot by 15-foot cut corner be dedicated at intersection with Saturn Street adjoining the Subdivision.
2. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185,462" satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

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

10. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

- b. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- c. Parcel A do not comply with the minimum 15 ft. front yard setback along Saturn Street and Parcel B do not comply with the minimum 15 ft. front yard setback along Fairfax Avenue after required street dedication is taken as required for the [Q]R3-1-O Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- d. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

There is a 25 ft. Building Line along Fairfax Avenue on this Subdivision.

This property is located in a Methane Zone.

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. Plan check will be required before any construction, occupancy or change of use.

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.

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

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

DEPARTMENT OF TRANSPORTATION

- 11. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure

that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

12. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. 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 # 75).
 - d. 505.1 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.
 - e. The entrance of 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.
 - f. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

DEPARTMENT OF WATER AND POWER

13. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF 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 S-3. (c).

14. 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.

BUREAU OF SANITATION

15. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated May 30, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

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

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 4 small lots.
 - b. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2019-142-SLD. In the event the Advisory Agency modifies Preliminary Parcel Map No. AA-2019-143-PMLA-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to

the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit.

- c. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2019-143-PMLA-SL shall not be issued until after the final map has been recorded.
- d. That the subdivider shall comply with [Q] Condition(s) per Ordinance No. 168,193.
- e. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
- f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable materials.
- g. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- h. 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.
- i. 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.
- j. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- k. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- l. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27:
 - (i) The project shall comply with the setbacks as indicated in the table below:

Setback Matrix				
Lot No.	Front	Rear	North Side	South Side
A	5'	10'	5'	0'-2"
B	9'	5'	5'	0'-2"
C	5'	10'	0'-2"	5'
D	19'	5'	0'-2"	5'

The setbacks indicated in the Setback Matrix for Parcels B and D may be considered after the dedication required pursuant to Condition No. 1, but in no event shall the setback be less than the 25-foot Building Line required prior to dedication.

- (ii) The Common Access Driveway may have a minimum width of 10 feet clear-to-sky.

20. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify

the applicant of any claim, action, or proceeding in a reasonable time, of if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Tenant Relocation Conditions

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

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the 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 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the 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.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

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

- (a) Construct on-site sewers to serve the 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 relocate and upgrade street lights; one (1) on Saturn Street and one (1) on Fairfax Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) Improve Saturn Street adjoining the subdivision by the construction of the following:
 - i. An integral concrete curb and gutter; and a 5-foot wide concrete sidewalk and landscaping of the parkway, or a full width concrete sidewalk with tree wells.
 - 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.
 - (2) Improve Fairfax Avenue being dedicated and adjoining the subdivision by the removal of the existing sidewalk and construction of a new full width concrete sidewalk with tree wells; including any necessary removal and reconstruction of existing improvements.
 - (3) Improve newly dedicated corner cut with concrete sidewalk and reconstruction of the existing curb ramp.
 - (4) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

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

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

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

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

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

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

FINDINGS OF FACT (CEQA)

The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32.

There are five (5) Exceptions that must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

Within 500 feet of the Project Site, there are no succession of known projects of the same type and in the place as the Project. As such, there is no anticipated cumulative impacts. The Project is for the subdivision of the lot into four (4) small lots for the construction of four (4) small lot homes in an area that is designated and zoned for multi-family dwellings. The surrounding lots are developed with two- to three-story multi-family buildings and are of a similar size and slope of the subject property. The development of the Project would be subject to existing regulatory requirements and conditions of approvals contained herein. The Project Site is located within the Wilshire Community Plan, within an area that has been designated and developed with multi-family development. The site is developed with a single-story triplex and there are no known unusual circumstance related to the site. A significant effect related to the development of the site is therefore not anticipated.

As it relates to development which would impact a Scenic Highway, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Topanga Canyon State Scenic Highway is about 15 miles west of the subject site. Therefore the subject site will not create any impacts within a designated as a state scenic highway. As it relates to hazardous waste, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The Project Site has not been identified as a historic resource by local or state agencies, and it has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. In a correspondence dated September 19, 2019, the Department of City Planning, Office of Historic Resources reviewed the subject property and does not choose to treat the site as a historic resource.

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The Project is for the demolition of a single-story triplex, garage and other structures on the site; and the construction of a new four (4) small lot homes each with a two (2)-car garage on each of the proposed small lots. The construction of a new four (4) small lot homes would be characterized as in-fill development and meets the criteria of a Class 32 Exemption, as further discussed below.

The Project Site is wholly within the City of Los Angeles, on a site that is approximately 0.15 acres or 6,441 net square feet of lot area. The Project Site is located within the Wilshire Community Plan area, which designates the site for Medium Residential land uses. The land use designation lists the R3 Zone as a corresponding zone. As the site is zoned [Q]R3-1-O, it is consistent with the land use designation. The Project Site is subject to the Qualified "Q" Conditions contained within Ordinance No. 168,193, which regulates height, massing, balconies, landscaping, open space, and parking. The site is approximately 6,902.6 gross square feet and would permit a maximum of eight (8) dwelling units in the R3 Zone. As the parcel map is for the subdivision of the lot into four (4) small lots for the construction of four (4) small lot homes, the proposed density is consistent with Zone.

The site was previously disturbed and constructed with a single-story triplex dwelling. The site and surrounding areas is located within an urbanized area of the City and is therefore not considered to have any value as a habitat for endangered, rare or threatened species. There are no Protected Trees on the site or public right-of-way; however, there are three (3) unprotected trees on site as identified in the Protected Tree Report prepared by Greg Monfette, Certified Arborist #WE-0729, of Tree Case Management dated March 31, 2018.

The Project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the Project will not have significant impacts on noise and water. The subject site is located within a Methane Zone; however, it would be required to comply with existing regulatory measures related to the development within a Methane Zone. The site is not located within a Hillside Area, BOE Special Grading Area, Liquefaction Area, or Very High Fire Hazard Severity Zone. As it relates to traffic, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the Project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The Project Site will be adequately served by all public utilities and services for the development of four (4) small lot homes, which would be consistent with the Zone, Community Plan, and General Plan. Therefore, the project meets all of the Criteria for the Class 32.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2019-143-PMLA-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The Project Site is located within the Wilshire Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The Project Site is zoned [Q]R3-1-O, which is consistent with the land use designation. The proposed project also observes a 25-foot building line that the site is subject to pursuant to Resolution No. 1318. During the public hearing, the Advisory Agency requested that the Setback Matrix be revised to indicate that the Front Lot Line is parallel to Fairfax Avenue and that the setback for Parcel B take into account the corner cut dedication required by the Bureau of Engineering. On October 9, 2019, the applicant submitted a revised map which reflected these changes. The site is also subject to Qualified "Q" Conditions contained within Ordinance No. 168,193, which limits the development of the site to a maximum building height of 35 feet. The Project complies with all of the "Q" Conditions contained within Ordinance No. 168,193, which include open space, landscaping, and parking requirements. The project site has approximately 6,441 net square feet of lot area, which would permit a maximum of eight (8) dwelling units. The proposed Project consists of the demolition of an existing single-story triplex for the construction, use, and maintenance of four (4) small lot homes with a maximum building height of 35 feet (three stories). As shown on the parcel map, the Project proposes to subdivide the Project Site into four (4) small lots, pursuant to LAMC Section 12.22 C.27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the Project Site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C.27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C.27 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the Project Site is zoned [Q]R3-1-O, the zone, would permit a maximum of eight (8) lots on the approximately 6,441 net square-foot site. As the map is proposed for a maximum of four (4) small lot subdivision, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-ways for vehicular access.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Fairfax Avenue and Saturn Street, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommended that no street lighting improvements are required if no street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights; one (1) on Saturn Street and one (1) on Fairfax Avenue. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The Project Site consists of one rectangular shaped corner parcel totaling 6,441 net square feet. The site is developed with a one-story triplex which will be demolished for the construction, use, and maintenance of four (4) 35-foot tall small lot homes. The Project Site is located 1.6 km (1 mile) from the Newport - Inglewood Fault Zone (Onshore) Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, or tsunami inundation zone. The site is located within a Methane Buffer Zone and will be required to comply with all applicable regulations as it pertains to development within a Methane Zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department as it relates to development within a Methane Zone. The site is not identified as having hazardous waste or past remediation. The site is located outside of the Flood Zone and is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The parcel map has been approved contingent upon the satisfaction of the Department of

Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The properties to the north, south, east, and west of the Project Site are zoned [Q]R3-1-O developed with two- to three-story multi-family structures. The Project Site, which is comprised of one parcel, consists of approximately 6,441 net square feet of land and is developed with a one-story triplex. The Project proposes to construct four (4) small lot homes, which would be three (3) stories with a maximum building height of 35 feet. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of eight (8) dwelling units and a height of 35 feet. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed parcel map is physically suitable for the proposed density of the development.

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

The Project Site is currently developed with a one-story triplex. There are three (3) non-protected trees on the project site which will be removed. The surrounding area is presently developed with residential structures. Neither the Project Site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project is categorically exempt from the environmental review pursuant to Article 19, Section 15332 (Class 32) of the CEQA State Guidelines and no substantial environmental damage would be caused through the proposed improvements and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There will be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Fairfax Avenue and Saturn Street, which are public streets. The Project Site consists

of a parcel identified as Lot No. 146 of Tract 4448 and is identified by the Assessor Parcel Map No. 5068-021-024. While the Project will provide a private easement for common/vehicular access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the preliminary parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

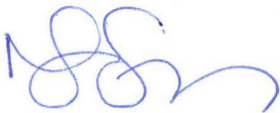
Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities. In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2019-143-PMLA-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



May Sirinopwongsagon
Deputy Advisory Agency

MS:CTL:IW:RV

Note:

If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza

201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando

Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles

1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Forms are also available on-line at <http://planning.lacity.org>

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.