

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES  
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200 N. SPRING STREET, ROOM 525  
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VINCENT P. BERTONI, AICP  
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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

October 25, 2022

**Owner/Applicant**

Songdong Hu  
1512 Via Fernandez  
Palos Verdes Estates, CA 90274

**Representative**

DHS & Associates, Inc  
Steve Nazemi  
275 Centennial Way, #205  
Tustin, CA 92780

**RE:** Parcel Map No. AA-2018-5571-PMLA-SL

Related Case: AA-2018-5573-SLD

Address: 712 North Chestnut Avenue

Community Plan: Silver Lake – Echo Park  
– Elysian Valley

Council District: 14 – De León

Zone: RD1.5-1

CEQA: ENV-2018-5572-CE

**EXTENSION OF TIME**

On November 26, 2019, the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2018-5571-PMLA-SL for a maximum of four Small Lots, pursuant to the LAMC Section 12.22 C.27, as shown on map stamp-dated November 20, 2018, in the RD1.5-1 Zone, located at 712 North Chestnut Avenue within the Silver Lake – Echo Park – Elysian Valley Community Plan.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2018-5571-PMLA-SL.

Therefore, the new expiration date for the subject map is **November 26, 2028**.

VINCENT P. BERTONI, AICP  
Director of Planning

Mindy Nguyen  
Deputy Advisory Agency  
VPB:MN:DC

cc: Councilmember Kevin de León

## TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

### 1. TIME EXTENSION REQUEST

CASE #: PM No 2018-5547 **71** PROJECT ADDRESS: 712 N Chestnut Ave.

DATE OF APPROVAL: Nov. 26, 2019 EFFECTIVE DATE OF APPROVAL: Dec. 11, 2019

### 2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

Parcel Map needs an extension before the final map can be recorded and the final map

is close to be recorded.

### 3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19<sup>th</sup>, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled “By-Right Time Extensions per Ordinance 182,106” (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

**4. OWNER/APPLICANT INFORMATION**

Applicant: Songdong Hu Company: \_\_\_\_\_  
 Address: 1512 Via Fernandez Telephone: 310 808-3599  
 Zip: Palos Verdes Estates, CA 90274 E-mail: davidhu2016@gmail.com

Property Owner: \_\_\_\_\_ Company: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Representative: Steve Nazemi Company: DHS & Associates, Inc.  
 Address: 275 Centennial Way, #205, Tustin, CA Telephone: (714) 665-6569  
 Zip: 92780 E-mail: Steve@dhsengineering.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: HU SONGDONG HU Print: SONGDONG HU

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
 County of \_\_\_\_\_, On \_\_\_\_\_ before me, \_\_\_\_\_  
 (Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

See attached for notary (Seal)  
 Signature

*Planning Staff Use Only*

Amount	Invoice No.	Reviewed and Accepted by	Date
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# Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 9/8/2022 before me, \_\_\_\_\_ Christopher Keller \_\_\_\_\_, Notary Public  
personally appeared Songdong Hu

who proved to me on the basis of satisfactory evidence to be the person  whose name  is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity , and that by his/~~her~~/their signature  on the instrument the person  or the entity upon behalf of which the person  acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature Christopher Keller

## Description of Attached Document

Title or Type of Document: Time Extension per Chapter 1 of LAMC

Document Date: \_\_\_\_\_ Number of Pages: 2 + notary

Signer(s) Other Than Named Above \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: Songdong Hu

Signer's Name: \_\_\_\_\_

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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: November 26, 2019

Appeal End Date: December 11, 2019

Liang Zhong (A)(O)  
712 Chestnut, LLC  
300 West Valley Boulevard, #835  
Alhambra, CA 91801

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

RE: Parcel Map No. AA-2018-5571-PMLA-SL  
Address: 712 North Chestnut Avenue  
Related Case: ADM-2018-5573-SLD  
Community Plan: Silver Lake – Echo Park  
– Elysian Valley  
Zone: RD1.5-1  
District Map: 154-5A235  
Council District: 14 – Huizar  
CEQA: ENV-2018-5572-CE  
Legal Description: Lot 8, Tract Mountain  
View Tract

The Advisory Agency determined, based on the whole of the administrative record, Case No. ENV-2018-5573-CE, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Parcel Map No. AA-2018-5571-PMLA-SL, located at 712 N. Chestnut 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 November 20, 2018**, in the Northeast Los Angeles Community Plan. This unit density is based on the RD1.5-1 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.) The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Ms. Julia Li by calling (213) 808-8431.*

1. 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.
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. 176354" satisfactory to the City Engineer.
3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. 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.
6. 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, the construction of a new off-site relief sewer line may be required if the capacity of existing sewer main lines cannot handle the flow generated by the new subdivision.
7. 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, 12<sup>th</sup> Floor suite 1200. The approval of this Preliminary Parcel 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.*

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated July 11, 2018, Log No. 103983 and attached to the case file for Preliminary Parcel Map No. AA-2018-5571-PMLA-SL.

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

*Building and Safety approvals are conducted by appointment only - contact Eric Wong at (213) 482-6876 to schedule an appointment.*

9. 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 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 yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Note:

There is a 15 ft. Building Line along Chestnut Avenue on this Subdivision.

This property is located in a Liquefaction 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.

#### **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) 220-8066. You should advise any consultant representing you of this requirement as well.*

10. 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 Preliminary Parcel Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. 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.
- e. Fire lane width shall not be less than 20 feet.
- f. Site Plans shall include all overhead utility lines adjacent to the site.
- g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- h. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

#### **DEPARTMENT OF WATER AND POWER**

- 11. 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's 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).*

- 12. 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**

- 13. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject Preliminary Parcel Map and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated March 1, 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**

- 14. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto: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**

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

**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](http://planning.lacity.org).*

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

- a. Limit the proposed development to a maximum of four (4) Small Lots.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2018-5571-PMLA-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

- d. 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) Setbacks shall be permitted as follows:

Setback Matrix				
Parcel No.	Front (N/S/E/W)	Rear (N/S/E/W)	Side (N/S/E/W)	Side (N/S/E/W)
A	15' (N)	3" (S)	5' (W)	18' (E)
B	18' (E)	5' (W)	3" (N)	3" (S)
C	18' (E)	5' (W)	3" (N)	3" (S)
D	18' (E)	5' (W)	3" (N)	10' (S)

- (ii) The Common Access Driveway may have a minimum width of 18 feet clear-to-sky and a pedestrian walkway distinct from driveway.

- e. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2018-5573-SLD. In the event the Advisory Agency modifies Parcel Map No. AA-2018-5571-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.

- f. 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.
- g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- h. 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. 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.

- 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 Preliminary Parcel Map 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 Preliminary Parcel Map file.

#### **DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS**

- SL-1. That approval of this Preliminary Parcel Map constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this Preliminary Parcel Map 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 Preliminary Parcel Map 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 Preliminary Parcel Map 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 Preliminary Parcel Map 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 Preliminary Parcel Map be dedicated for public use by the Preliminary Parcel Map, 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 Preliminary Parcel Map 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 Preliminary Parcel Map as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Construct new street light; one (1) on Chestnut 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:
  - a) Improve Chestnut Avenue adjoining the subdivision by the construction of the following:
    - (1) An Integral concrete curb and gutter, and a 12-foot width concrete sidewalk and landscaping of the remainder sidewalk area.
    - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway.
    - (3) Any necessary removal and reconstruction of existing improvements.
    - (4) The necessary transitions to join the existing improvements.
  - b) Construct, if necessary, 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 Preliminary Parcel Map 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 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 have been three previously approved parcel or tract maps within the area. The projects are each within different stages of being constructed or have completed construction. As each of these projects would be subject to existing regulatory requirements or applicable conditions of approvals and mitigation measures, the succession of known projects is not anticipated to create an impact that would be considered significant overtime. The Project Site is located within the Northeast Los Angeles Community Plan, within an area that has been designated and developed with single- and multi-family development. The site is developed with a single-family dwelling 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 25 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 the project site 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. Finally, the City 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 an existing single-family dwelling, patio, 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, and removal and re-compaction of approximately 1,500 cubic yards of earth. 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 0.17 acres.

The Project Site is located within the Northeast Los Angeles Community Plan area, which designates the site for Low Medium II Residential land uses. The land use designation lists the following corresponding zones: RD1.5, RD2, RW2, and RZ2.5. As the site is zoned RD1.5, it is consistent with the land use designation. The site is approximately 7,501 square feet and would permit a maximum of five (5) dwelling units in the RD1.5 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-family dwelling and other accessory structures. 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 two (2)-unprotected trees on site as identified in the Tree Report prepared by Shelly Spark, Certified Arborist #WE-10883A, of Harmony Gardens dated June 21, 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. While the subject site is located within a Very High Fire Hazard Severity Zone, Liquefaction Area, BOE Special Grading Area, but is not located within the Hillside Area. The Project would be required to comply with existing regulations related to development within areas designated as Very High Fire Hazard Severity Zone, Liquefaction Area, and BOE Special Grading Area. 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-2018-5571-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 Northeast Los Angeles Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 Zone as corresponding zones. As the site is zoned RD1.5, it is consistent with the land use designation. The project site has approximately 7,501 square feet of lot area, which would permit a maximum of five (5) dwelling units. 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 was prepared by Steve Nazemi, Registered Professional Engineer No. C044100, and contains the required 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 Preliminary Parcel 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/or 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 RD1.5-1, the zone would permit a maximum of five (5) lots/dwellings on the approximately 7,501 square-foot site. As the map is proposed for a 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 Preliminary 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 Preliminary Parcel Map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements by construction of the concrete curb and gutter and a 12-foot width concrete sidewalk and landscaping of the remainder sidewalk area, suitable surfacing to join the existing pavements and the complete an 18-foot wide half roadway, any necessary removal and reconstruction of existing improvements and the necessary transitions to join the existing improvement to the public right-of-way along Chestnut Avenue, 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's recommended the

construction of one (1) new streetlight on Chestnut 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 is a 7,501 square foot parcel. The site is developed with a one (1)-story single-family dwelling, patio, garage, and other structures and the construction of a new four (4) unit Small Lot development. The project site is located 0.17 km from the Raymond Fault, but is not located within the Alquist-Priolo Fault Zone. The site is within the BOE Special Grading Area, a Very High Fire Hazard Severity Zone, and Liquefaction area. The site is not located within a flood zone, landslide, methane, or tsunami inundation 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. The site is not identified as having hazardous waste or past remediation.

The Preliminary 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. The Grading Division of the Department of Building and Safety concluded on July 11, 2018, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. 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 east, west, and south have a land use designation of Low Medium II Residential and are zoned RD1.5-1. The sites are developed with a single- to multi-story single- and multi-family use buildings. The properties to the north across Chestnut Avenue have a land use designation of Low Medium II Residential and are zoned R2-1. The properties are developed with single-family residential uses. The project site, which is comprised of one parcel, consists of approximately 7,501 square feet of land and is developed with one (1)-story single-family dwelling, a patio, a garage, and other structures. The project proposes to construct four (4) Small Lot homes, which would be three stories. As proposed, the density is consistent with the zone and land use designation, which would permit a maximum of five (5) dwelling units. The Preliminary 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. The Grading Division of the Department of Building and Safety concluded on July 11, 2018, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. 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 Preliminary 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 one (1)-story single-family dwelling, a patio, a garage, and other structures. There are no Protected Trees, as shown in the Tree Report prepared by Shelly Spark, Certified Arborist #WE-10883A, of Harmony Gardens dated June 21, 2018, on the project site or within the public right-of-way adjacent to the project site. The surrounding area is presently developed with structures. Neither the project site

nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project 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 appears to 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 Chestnut Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 8 of Mountain View Tract (M R 22-35/36) and is identified by the Assessor Parcel Map No. 5493-034-010. 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 parcel map. 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. The construction of mainline and house connection sewers within suitable easement may be required to serve the parcel.

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

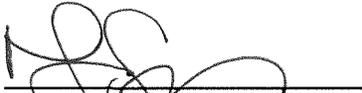
north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

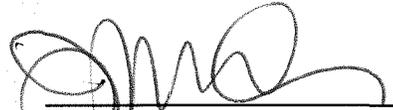
In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development. These findings shall apply to both the tentative and final maps for Preliminary Parcel Map No. AA-2018-5571-PMLA-SL.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2018-5571-PMLA.

VINCENT P. BERTONI, AICP  
Advisory Agency



May Srinopwongsagon  
Deputy Advisory Agency



Jane Choi, AICP  
Senior City Planner

MS:JC:NS:AM

**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

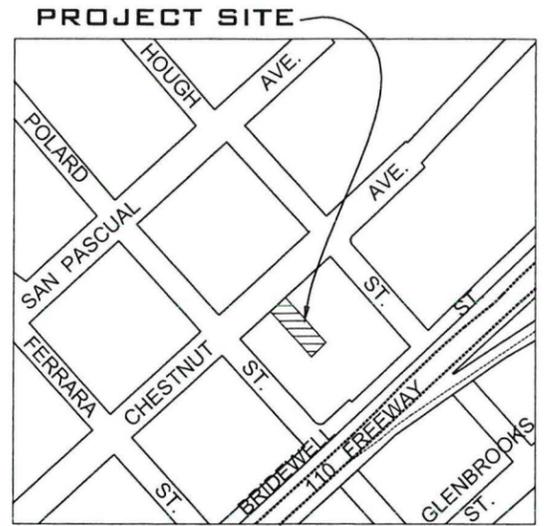
**West Los Angeles**  
1828 Sawtelle Boulevard  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901

**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 90<sup>th</sup> day following the date on which the City's decision becomes final.

# PRELIMINARY PARCEL MAP NO. AA-2018-5571-PMLA-SL

IN THE CITY OF LOS ANGELES,  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
**FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 176,354**



**VICINITY MAP**  
 NTS

**OWNER:**

712 CHESTNUT, LLC  
 300 W. VALLEY BLVD.# 835  
 ALHAMBRA, CA 91803  
 TEL: 562-882-7199

**ENGINEER:**

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

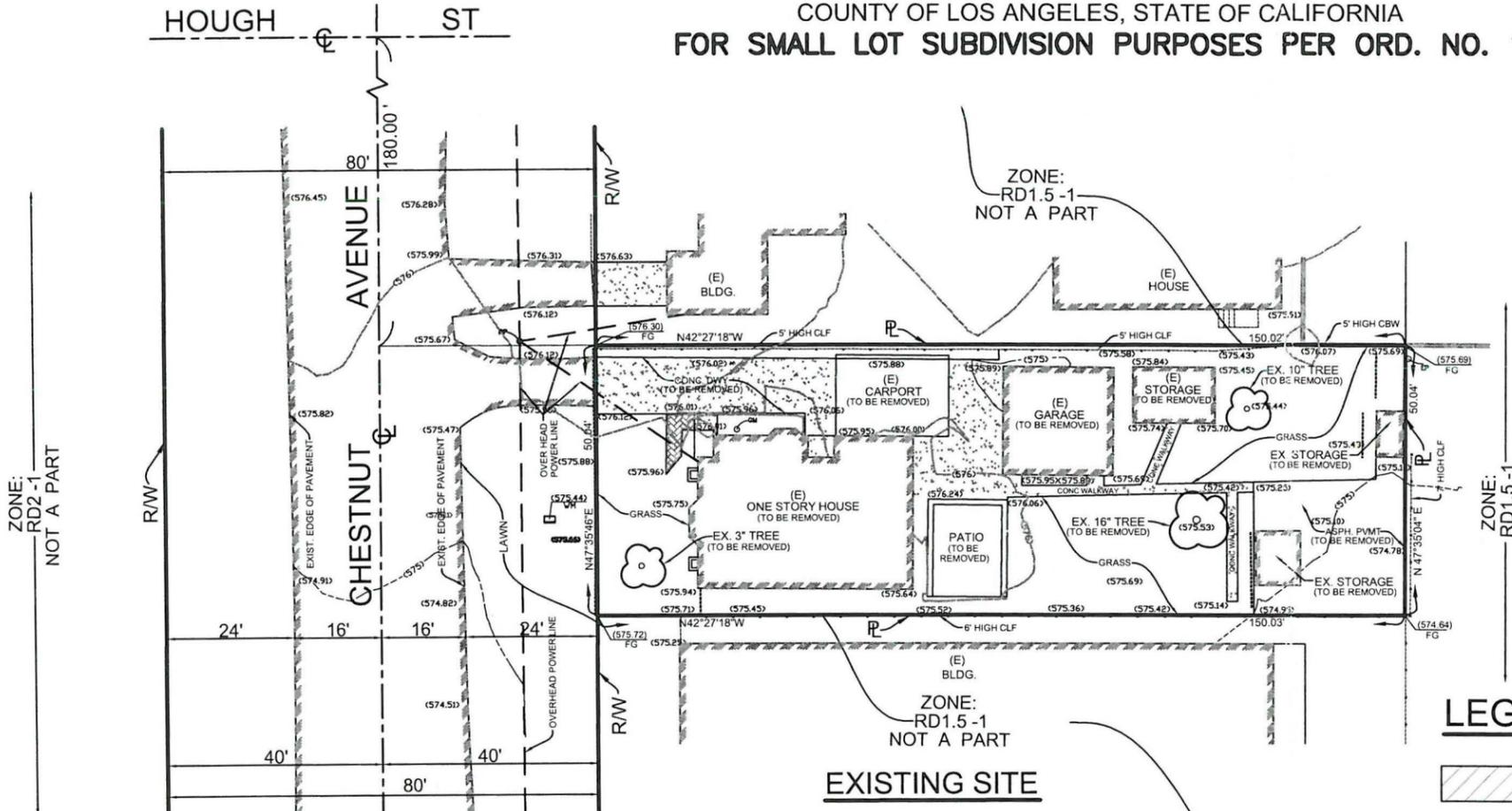
**LEGAL DESCRIPTION:**

LOT 8, BLOCK 7 OF MOUNTAIN VIEW TRACT  
 M.R. 22, PAGE 35/36  
 RECORD OF THE LOS ANGELES COUNTY  
 APN # 5493-034-010

**LOTS MATRIX**

PARCEL	LOT AREA	FRONT YARD	SIDE YARD	SIDE YARD	REAR YARD	LOT COVERAGE
PARCEL 'A'	2,332 SF	15'(N)	5'(W)	18'(E)	3'(S)	31%
PARCEL 'B'	1,544 SF	18'(E)	3'(N)	3'(S)	5'(W)	45%
PARCEL 'C'	1,544 SF	18'(E)	3'(N)	3'(S)	5'(W)	45%
PARCEL 'D'	2,081 SF	18'(E)	3'(N)	10'(S)	5'(W)	34%

TOTAL = 7,501 S.F. N= NORTH, S= SOUTH, E= EAST, W= WEST



**EXISTING SITE**

**LEGENDS:**

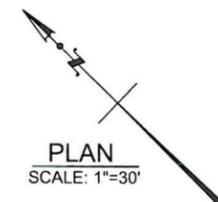
COMMON ACCESS AREA

TRASH BIN & RECYCLING, SEE PROPOSED SITE PLAN HEREON FOR TRASH LOCATIONS

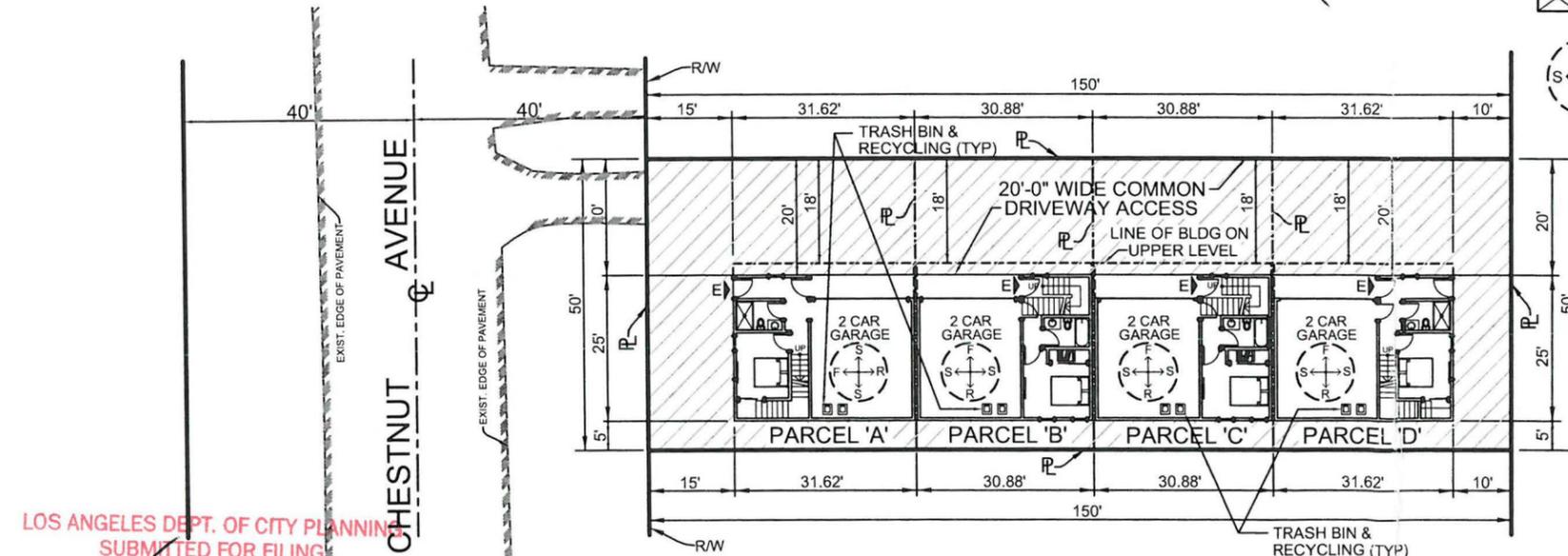
F = FRONT YARD  
 S = SIDE YARD  
 R = REAR YARD

**NOTES:**

- EXIST. LOT CONSISTS OF A SINGLE FAMILY DWELLING WHICH WILL BE DEMOLISHED
- PROPOSED LOT: FOUR (4) SINGLE FAMILY DWELLING (SMALL LOT HOMES)
- PROJECT ADDRESS: 712 N. CHESTNUT AVE. LOS ANGELES, CA 90042
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
- THE SITE IS RELATIVELY SLOPED FROM BACK TO FRONT
- THE SITE IS NOT IN THE FLOOD ZONE AREA.
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
- AREA:  
 NET AREA=7,501 S.F (0.172 ACRES)  
 GROSS AREA TO CENTER LINE OF STREET =9,500 S.F (0.218 ACRES)
- THOMAS GUIDE: PAGE 595 - F2  
 DISTRICT MAP NO. 154-5A235  
 CENSUS TRACT NO. 1831.03  
 COUNCIL DISTRICT NO. 14
- PROPOSED DEVELOPMENT DATA:  
 FOUR (4) SINGLE FAMILY DWELLING (SMALL LOT)  
 NO. OF STORIES =3, PLUS ROOF DECK
- PARKING**  
 2 COVERED PARKING SPACE PER HOMES  
 TOTAL COVERED PARKING SPACES PROVIDED = 2 x 4 = 8
- VEHICULAR ACCESS ARE FROM PRIVATE COMMON DRIVEWAY
- TRASH BIN FOR RESIDENTS ARE WITHIN THE UNITS FOR EACH HOME.
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE PURSUANT TO ORDINANCE NO. 176,354
- THERE ARE THREE (3) TREES ON THE LOT WHICH WILL BE REMOVED..
- THE PROJECT IS IN LOW MEDIUM II RESIDENTIAL
- THE SITE IS IN SPECIAL GRADING AREA
- THE SITE IS IN A LIQUEFACTION AREA
- EXISTING ZONING: RD1.5-1
- PROPOSED ZONING: RD1.5-1
- MAP REVISED ON 11-19-2018



PLAN  
 SCALE: 1"=30'



**PROPOSED SUBDIVISION**

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

NOV 20 2018

REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
 DEPUTY ADVISORY AGENCY