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DEPUTY DIRECTOR

December 15, 2023

Owner/Applicant
Bemwat, LLC
Emanuel Sasoones
2035 Westwood Blvd, Ste 212
Los Angeles, CA 90025

RE: Parcel Map No. AA-2020-1495-PMLA-SL-
HCA
Address: 1417 S Doheny Dr
Community Plan: West Los Angeles
Council District: 5 - Councilmember Yaroslavsky
Zone: R3-1-O
CEQA: ENV-2020-1500-CE

Representative
Craig Fry & Associates
Michael Rueda
990 S Arroyo Pkwy, Ste 4
Pasadena, CA 91105

EXTENSION OF TIME

On January 12, 2021, the Advisory Agency conditionally approved Parcel Map No. AA-2020-1495-PMLA-SL-HCA for four lots located at 1417 South Doheny Drive for a maximum of four (4) small lots, pursuant to Small Lot Ordinance No. 185,462, as shown on map stamp-dated May 2, 2020 in the R3-1-O Zone, located at 1417 S Doheny Dr within the West Los Angeles 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-2020-1495-PMLA-SL-HCA.

Therefore, the new expiration date for the subject map is January 12, 2030.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR:CG:JT

cc: Councilmember Katy Young Yaroslavsky

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DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

DECISION DATE: January 12, 2021

Emanuel Sasoon (A/O)
Bemwat, LLC
2035 Westwood Boulevard Unit 212
Los Angeles, CA 90025

Avi Galili (R)
Avi Galili Collaborative
10324 Dunkirk Avenue
Los Angeles, CA 90025

RE: AA-2020-1495-PMLA-SL-HCA
Related Case: ADM-2020-1496-SLD
1417 South Doheny Drive
West Los Angeles Community Plan
Zone: R3-1-O
District Map: 132B169
Council District: 5
CEQA No.: ENV-2020-1500-CE
Legal Description: Lot 23, Arb 1, Block None,
Tract TR 8135

Last Day to File an Appeal: January 28, 2021

In accordance with provisions of Section 17.51, 17.53 and 12.22.C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15301 Class 1, Section 15315 Class 15 (Minor Land Divisions), and Section 15332 Class 32 (Infill Development Projects), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Parcel Map No. AA-2020-1495-PMLA-SL-HCA for four lots located at 1417 South Doheny Drive for a maximum of four (4) small lots, pursuant to Small Lot Ordinance No. 185,462, as shown on map stamp-dated May 2, 2020 in the West Los Angeles Community Plan. This unit density is based on the 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.) For an appointment with the Development Services Center, call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

1. That a 10-foot by 10-foot future alley corner cut be provided at the northerly alley and westerly alley intersection adjoining the subdivision.
2. That the 5-foot pedestrian walkway shown on the map shall be designated as common

pedestrian easements, and shall be all the way to the property line to the public street on final map.

3. That all the parcel map lots shall be designated as Parcel A, B, C and D In lieu of Unit A, B, C and D respectively.
4. 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.
5. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.
6. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
7. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
8. That the subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
9. 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 N. Figueroa Street, 12th Floor, Suite 1200. The approval of this Parcel Map shall not be construed, as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports, as it deems necessary to justify the issuance of such building permits.

10. 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 Soils Report Approval letter dated March 3, 2020 (Log #112162) and attached to the case file for Parcel Map No. AA-2020-1495-PMLA-SL-HCA.

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

11. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division, shall issue a clearance letter stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied:
 - a. 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 card to show completion of the demolition work.
 - b. Show all street dedications as required by the Bureau of Engineering and provide net lot area after all dedications. "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(s).

- c. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Note: This property is located in a Liquefaction Zone.

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 satisfaction 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.

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

DEPARTMENT OF TRANSPORTATION

12. 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) 482-6543. You should advise any consultant representing you of this requirement as well.

13. 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. Access for Fire Department apparatus and personnel to and into all structures shall

be required.

- b. 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.
- 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. 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.
- e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- 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 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.
- h. Site plans shall include all overhead utility lines adjacent to the site.
- i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- j. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- k. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- l. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- m. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - i. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any

- necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
- ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance
 - iv. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map
- n. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- o. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- p. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- q. 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.
- r. 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.
- s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Note: 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.

DEPARTMENT OF WATER AND POWER

14. 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).

15. 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

16. 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 June 4, 2020. 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

17. 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

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

Note: 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.

BUREAU OF STREET SERVICES – URBAN FORESTRY

19. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1: 1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removals.

20. 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 sub divider 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.

21. 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-lot homes.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2020-1495-PMLA-SL-HCA shall not be issued until after the final map has been recorded.
- c. Provide a minimum of two covered off-street parking spaces per dwelling unit (one space per unit may be a compact space).
- d. The height of structures shall not exceed 45 feet.
- e. A Common Access Walkway (easement) shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of 5' in width and remain unobstructed and open to the sky.
- f. An affidavit or reciprocal vehicle and pedestrian access easement shall be recorded for all common pedestrian access areas shown on the Parcel Map.
- g. 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 Parcel Map file.
- h. A Utility Easement shall be provided per Department of Water and Power or similar agency requirements.
- i. A Community Maintenance Agreement shall be prepared, comprised 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 Map file.
- j. All Trash Pick-Up shall be conducted on-site.
- k. No demolition, grading, building permit or certificate of occupancy shall be issued unless the Director of Planning has reviewed the application and determined that

the small lot subdivision project complies with the City Planning Commission's Small Lot Design Standards. The Director of Planning's sign-off as to compliance with the Commission's Small Lot Design Standards is a ministerial administrative clearance.

- l. The small lot subdivision shall be required to conform to the plans approved by the Director of Planning for Case No. ADM-2020-1496-SLD.
- m. Prior to the recordation of the Final Map the Map shall be revised to show current existing conditions.
- n. Prior to the recordation of the Final Map the Map shall be revised to show the Parcel Map No. AA-2020-1495-PMLA-SL-HCA.
- o. The lot area coverage by all structures shall not exceed 75% of an approved small lot.
- p. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the 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	Front (E)	Rear (W)	Side (N)	Side (S)
A	15'	.25'	5'	5'
B	.25'	.25'	5'	5'
C	.25'	.25'	5'	5'
D	.25'	5'	5'	5'

- i. As shown on the stamped map dated May 2, 2020 the Common Access Easement shall have a minimum width of 5' clear to the sky.
- q. 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.
- r. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- s. 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.
- t. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least eight or better in order to reduce the effects of diminished air quality on the occupants of the project.
- u. 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.

22. 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, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, 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.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL-LOT CONDITIONS

SL-1. That approval of this Parcel Map constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this 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 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 comply 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 un-subdivided 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; One (1) on South Doheny Drive.

NOTES:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the 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 Doheny Drive adjoining the subdivision by the removal of the existing curb, gutter and sidewalk; and construction of a new integral concrete curb and gutter, and a new 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas; including any necessary removal and reconstruction of existing improvements.
 - b. Improve the northerly alley adjoining the subdivision by the removal and reconstruction of the existing improvements to provide a new full width alley with 2-foot wide longitudinal concrete gutter; including the alley intersection with Doheny Drive, and the alley intersection with the westerly alley; any necessary removal and reconstruction of existing improvements, all satisfactory to the West Los Angeles District Engineering Office.

- c. Improve the westerly alley adjoining the subdivision by the remove and reconstruction of the existing longitudinal gutter and half alley with proper transition to join the northerly alley, including any necessary removal and reconstruction of existing improvements, all satisfactory to the West Los Angeles District Engineering Office.
- d. 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 tract 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 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 request.

FINDINGS OF FACT (CEQA)

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301 Class 1, Section 15315 Class 15 (Minor Land Divisions), and Section 15332 Class 32 (Infill Development Projects), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Section 15301 Class 1 includes the demolition and removal of individual small structures including one single-family residence. This project involves the demolition of the existing single-family home on the site.

Section 15315 Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is consistent with all of the requirements of this class as it is a subdivision of four parcels, in conformance with the General Plan and zoning, asking and receiving no variances or exceptions, all local standards are being met, there was no recent subdivision of the land, and the parcel has a slope of less than 20

percent.

Class 32 consists of projects characterized as in-fill development, which meet the conditions described:

- (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.**

The project site is zoned R3-1-O and has a General Plan Land Use Designation of Medium Residential. The project site is located in the West Los Angeles Community Plan Area. The R3-1-O zone corresponds with the Medium Land Use Designation in the West Los Angeles Community Plan Area.

The R3-1-O zone allows for a density of one dwelling unit for every 800 square feet of lot area. The lot is 3,974.8 square feet, resulting in a maximum density of four units, and the proposed Small Lot Subdivision is proposing four new single-family small lot homes in accordance with those density limits. Height District 1 limits height in the R3 Zone to 45 feet and the proposed small lots will be conditioned to not exceed the maximum height.

Pursuant to Section 12.22-C,27 of the Los Angeles Municipal Code, relating to Small Lot Subdivisions, the proposed subdivision is consistent with the required minimum lot width of 18 feet and the minimum lot area of 600 square feet. The project proposes lot sizes of 1,402 sf (Parcel A), 783 sf (Parcel B), 786 (Parcel C), and 1,011 sf (Parcel D). Lot coverage for Parcel A is 35%, Parcel B is 66%, Parcel C is 66%, and Parcel D is 51% all are consistent with the 75% lot coverage allowed by the Small Lot Subdivision Ordinance. The underlying R3 Zone's Front Yard setback requirement of 15 feet applies to Parcel A, and the Map is consistent. A minimum of five-foot side yards are maintained along the perimeter of the subdivision as well as a five-foot rear yard in compliance with the requirements. LAMC 12.22-C,27 exempts small lot developments from the minimum lot area requirements of the R3 zone provided that the density still complies with the lot area per dwelling unit requirement; this project meets all those requirements. No demolition, grading, building permit or certificate of occupancy shall be issued unless the Director of Planning has reviewed the application and determined that the small lot subdivision project complies with the City Planning Commission's Small Lot Design Standards. In addition and per Section 17.00 of the LAMC, the project is conditioned to comply with the Advisory Agency Small Lot Map Standards. 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.

Therefore, the project is consistent with the West Los Angeles Community Plan Area designation and policies and all applicable zoning designations 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.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 3,974.8 square feet (0.091 acres). Lots adjacent to the subject site are developed with the following urban uses: multi-family residential consistent with the R3-1-O zone and Medium Residential Land Use designations, as well as single-family homes located on R1V2-O zoned lots. To the north of the subject site are commercial developments that abut Pico Blvd. Also along Pico Boulevard are many synagogues, some contain schools and/or childcare facilities.

- (c) **The project site has no value as habitat for endangered, rare or threatened species.**

The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The site is currently developed and surrounded by residential and commercial development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the project site as indicated in a Tree Report in the file from Lisa Smith, *The Tree Resource*. However, there are four significant trees (greater than 8" inch DBH, Diameter at Breast Height) on the property, which are required to be removed for construction, and will be conditioned to be replaced with a minimum 24-inch box tree at a 1:1 ratio.

- (d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The project will be subject to the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for storm water runoff. A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, was issued by DBS on March 3, 2020 (Log #112162). Roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits are issued. The Project does not exceed the threshold criteria established by LADOT (25 units for single-family homes) for preparing a traffic study. DCP staff, based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, developed interim thresholds and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water.

- (e) **The site can be adequately served by all required utilities and public services.**

The project site will be adequately served by all public utilities and services given that the construction of the four Small Lot homes will be on a site that has been previously developed and is consistent with the General Plan.

Therefore, the project meets all of the Criteria for the Class 32.

The City has further considered whether the proposed project is subject to any of the five (5) exceptions that would prohibit the use of any of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. None of the exceptions applies for the following reasons:

- (a) **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

A Case Report was conducted to show similar projects within a 500-foot radius of the property. There are no Parcel Map Subdivisions or Small Lot projects within 500-feet of the subject site. According to Navigate LA, there are no haul route job sites approved or pending originating within 500 feet of the subject site; there are three pending or approved haul routes that pass within 500 feet of the subject site along Pico Boulevard which is classified as an Avenue I and sees a considerable amount of daily vehicle and truck traffic. The subject site is located in a Special Grading Area. The project is not

located in a Hillside Area or proposing export above the threshold for a haul route and therefore a haul route is not required for the project. In conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (b) **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project proposes to construct four new small lot single-family homes in an area zoned and designated for such development. Adjacent lots are developed with a variety of multi-family, single-family dwellings, and Commercial developments abutting Pico Blvd. Also along Pico Boulevard are many synagogues, some contain schools and/or childcare facilities. The Subject Site is of a similar size and slope to nearby properties. The proposed project is consistent with the Small Lot Ordinance requirements and the underlying zone. Single-family homes in addition to single, two, and three story multi-family housing is not unusual for the vicinity of the Subject Site, and is similar in scope to other existing residential uses in the area. The proposed project is suggesting four small lot homes on a 3,974.8 square foot lot, which is consistent with the permitted density allowed under the R3-1-O zone.

The project site is located within 1.124 km of the Newport-Inglewood Fault Zone, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area. The site is located within the BOE Special Grading Area; but the project is not proposing export above the threshold for a haul route and therefore a haul route is not required for the project. The site is not located within a high fire hazard severity zone, flood zone, landslide, or tsunami inundation zone. The site is located within a Liquefaction Hazard Zone and will be required to comply with all applicable regulations as it pertains to development within a Liquefaction Hazard Zone. The site is located within a Methane Zone and will be required to comply with all applicable regulations pertaining to development within Methane Zones. 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 site 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). Therefore, there are no unusual circumstances, which may lead to a significant effect on the environment, and this exception does not apply.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state 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 project site is located approximately 10 miles from State Route 27. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- (d) **Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, the Subject Site is not identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

- (e) **Historic Resources.** *A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*

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. Based on this, the Project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2020-1495-PMLA-SL-HCA, 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 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 West Los Angeles 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 R3, which is consistent with the land use designation. The project site has approximately 3,974.8 square feet of lot area, which would permit a maximum of four (4) dwelling units. As shown on the Parcel Map, the Project proposes to subdivide the subject 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. The Parcel Map was submitted by Mohamad Ali Molai, *Licensed Land Surveyor* (License Number LS9192). 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 provisions of the General Plan.

The West Los Angeles Community Plan includes Objective 1-1, "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population." The project will provide a new housing type that will provide new housing to meet different needs of projected populations. Additionally, Policy 1-1.3 is "provide for adequate multi-family residential development." The project provides additional housing in an area designated for multiple family housing.

- (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 are 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 R3-1-O, the zone would permit a maximum of four (4) dwellings on the approximately 3,974.8 square-foot site. As the map is proposed for four (4) small lot subdivisions, 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 pedestrian and vehicular access. A future alley corner cut will be provided by the project to ensure access from the alleys. There is a sidewalk in front of the project site along Doheny Drive; while the other side of the street is not improved, that is beyond the scope of this project.

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 improvements to the adjacent public right-of-ways, 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. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable provisions of the General Plan.

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

The project site was previously developed with a single-family home and garage. The lot is 3,974.8 square feet, resulting in a maximum allowed density of four units, and the proposed Small Lot Subdivision is proposing four new single-family small lot homes, consistent with the Zoning requirements of the R3-1-O Zone. LAMC 12.22-C,27 exempts small lot developments from the minimum lot area requirements of the R3 zone provided that the density still complies with the lot area per dwelling unit requirement; this project meets all those requirements. The R3-1-O zone corresponds with the Medium Residential Land Use Designation in the Community Plan area. Height District 1 limits height in the R3 Zone to 45 feet and the proposed buildings have a height of 45 feet. The project proposes lot sizes of 1,402 sf (Parcel A), 783 sf (Parcel B), 786 (Parcel C), and 1,011 sf (Parcel D). Lot coverage for Parcel A is 35%, Parcel B is 66%, Parcel C is 66%, and Parcel D is 51% all are consistent with the 75% lot coverage allowed by the Small Lot Subdivision Ordinance. The underlying R3 Zone's Front Yard setback requirement of 15 feet applies to Parcel A, and the Map is consistent. A minimum of five-foot side yards are maintained along the perimeter of the subdivision as well as a five-foot rear yard in compliance with the requirements.

The project site is located within 1.124 km of the Newport-Inglewood Fault Zone, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area. The site is located within the BOE Special Grading Area; but the project is not proposing export above the threshold for a haul route and therefore a haul route is not required for the project. The site is not located within a high fire hazard severity zone, flood zone, landslide, or tsunami inundation zone. The site is located within a Liquefaction Hazard Zone and will be required to comply with all applicable regulations as it pertains to development within a Liquefaction Hazard Zone. The site is located within a Methane Zone and will be required to comply with all applicable regulations pertaining to development within Methane Zones. 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 site 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).

Prior to the recordation of the map and issuance of any permits, conditions in the Soils Approval Letter dated March 3, 2020 (Log # 112162) will be fulfilled to the satisfaction of The Department of Building and Safety, Grading Division. 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 proposed density of four (4) single-family small lot homes over four parcels is consistent with the density of the development in the surrounding area, the site's zoning, and the Small Lot Ordinance. The proposed development is located in a mixed-density neighborhood with blocks of multi-family, single-family, and commercial and mixed-use developments. Along Pico Boulevard are many synagogues, some contain schools and/or childcare facilities. The R3-1-O zone allows for a density of one dwelling unit for every 800 square feet of lot area. The lot is 3,974.8 square feet, resulting in a maximum density of four dwellings, and the proposed Small Lot Subdivision is proposing four new single-family homes in accordance with the density limits of the zone. The R3-1-O zone corresponds with the Medium Residential Land Use Designation in the Community Plan area. Height District 1 limits height in the R3 Zone to 45 feet and the proposed buildings

have a height of 45 feet.

- (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 Department of City Planning issued a Categorical Exemption ENV-2020-1500-CE as the environmental clearance for the subject property. Furthermore, the surrounding area is presently developed with residential and commercial structures and does not provide a natural habitat for either fish or wildlife. The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The site is currently developed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the project site as indicated in a Tree Report in the file from Lisa Smith, *The Tree Resource*. However, there are four significant trees (greater than 8" inch DBH, Diameter at Breast Height) on the property, which are required to be removed for construction, and are conditioned to be replaced with a minimum 24-inch box tree at a 1:1 ratio.

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

There appear 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. The project, as discussed above, is consistent with all applicable General Plan policies.

- (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.

No such easements are known to exist. Easements will be recorded with the development for community driveways. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

A future alley corner cut will be provided by the project to ensure access from the alleys. There is a sidewalk in front of the project site along Doheny Drive; while the other side of the street is not improved, that is beyond the scope of this project.

These findings shall apply to both the Preliminary and Final Maps for Parcel Map No. AA-2020-1495-PMLA-SL-HCA.

VINCENT P. BERTONI, AICP
 Advisory Agency



SERGIO IBARRA
 Deputy Advisory Agency

VPB:SI:EG:ds

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

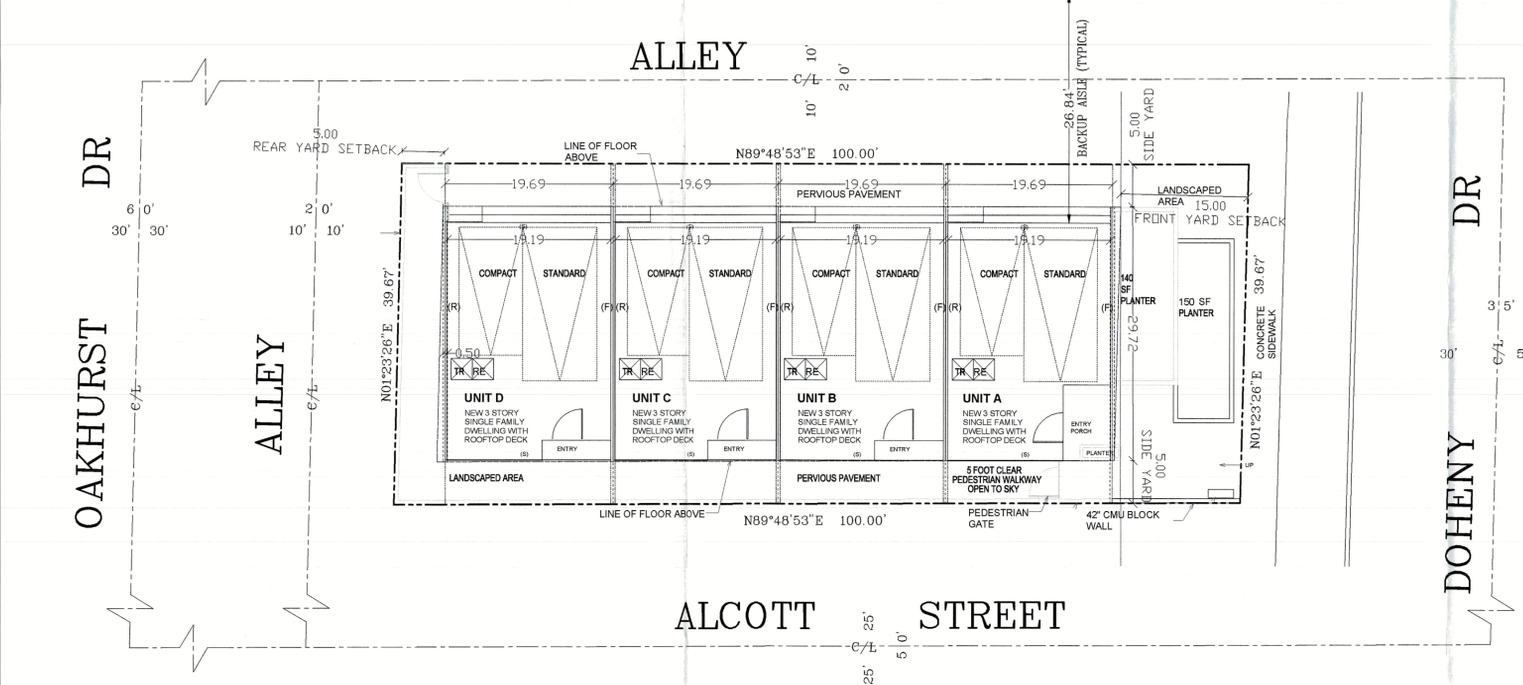
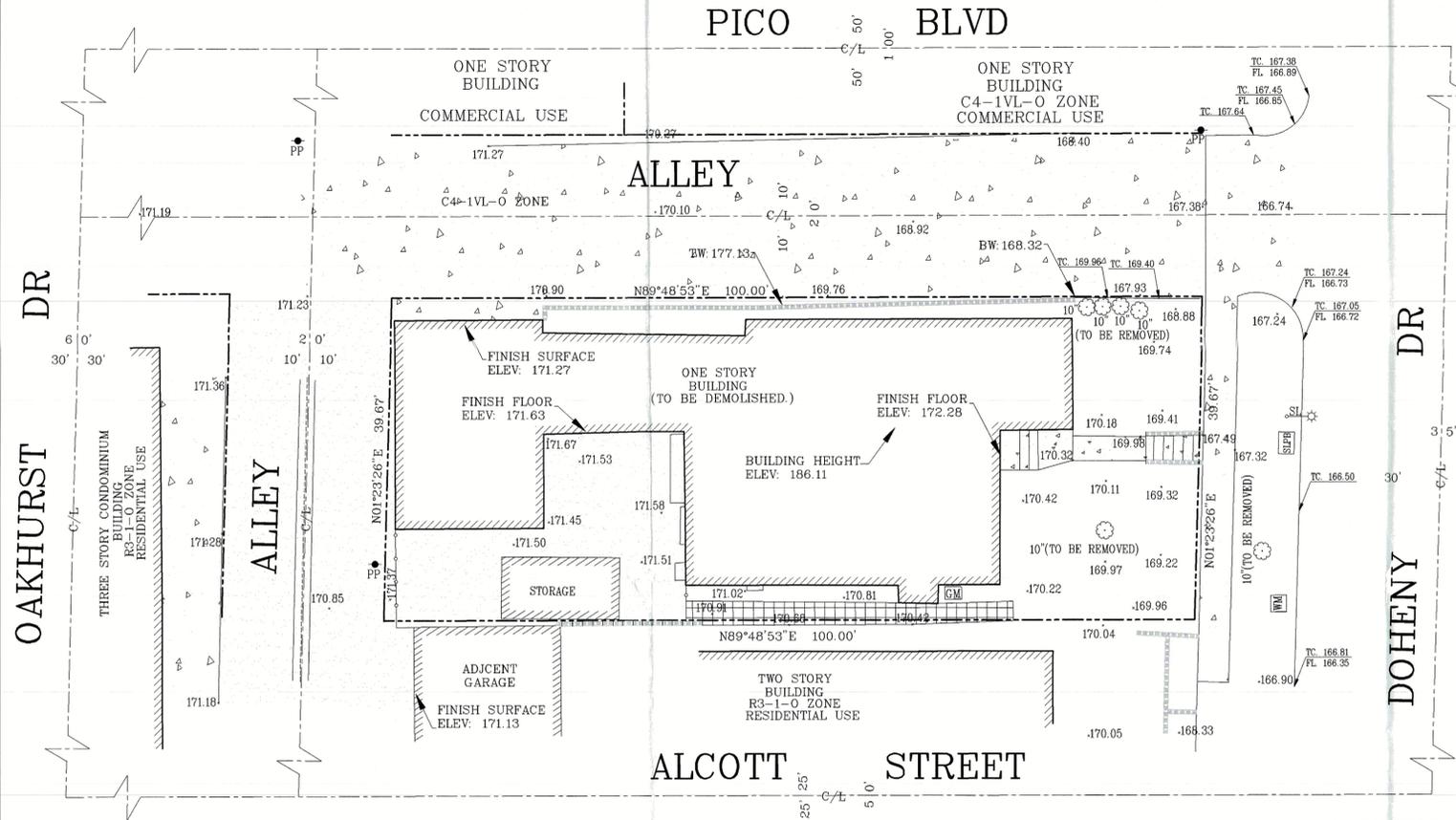
West Los Angeles
 West Los Angeles
 Development Services Center
 1828 Sawtelle Boulevard, 2nd
 Floor
 Los Angeles, CA 90025
(310) 231-2598

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.

Preliminary Parcel Map LA No.

FOR SMALL LOT SUBDIVISION PURPOSES
AT
1417 S Doheny Dr., Los Angeles, CA 90035
IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



OWNER

JONATHAN SASOONES
1417 S Doheny Dr.
Los Angeles, CA 90035
323-304-1238

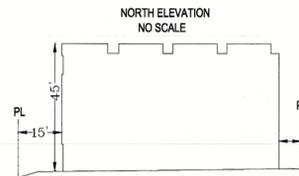
SURVEYOR

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM

PARKING CALCULATION:
1 STANDARD, 1 COMPACT (PER UNIT)
8 TOTAL PARKING PROVIDED

NOTES :

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1-O ZONE, PURSUANT TO ORDINANCE NO. 185,462
- EXISTING ZONE : R3-1-O
- THE EXISTING BUILDING WILL BE DEMOLISHED.
- PROPERTY IS NOT IN HISTORIC PRESEVATION REVIEW ZONE
- PROPERTY IS NOT IN FLOOD HAZARD ZONE AREA.
- THE SITE IS RELATIVELY FLAT.
- NO OAK TREES, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT ON PROPERTY.
- METHANE HAZARD SITE.
- LIQUIFACTION ZONE.
- SPECIAL GRADING AREA ZONE.



LEGAL DESCRIPTION

THE NORTHERLY 39.67 FEET OF LOT 23, OF TRACT NO. 8135, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 91 PAGE 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY RICHARD WUSTERBARTH, AN UNMARRIED MAN, IN DEED RECORDED APRIL 29, 1981 AS INSTRUMENT NO. 81-427089, OFFICIAL RECORDS, ASSESSOR'S PARCEL NUMBER: 4305-001-011

BASIS OF BEARINGS

THE BEARING N01°23'26"E, ON THE CENTERLINE OF DOHENY DR. AS SHOWN ON TRACT 8135, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 91, PAGE 36, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

Structure ID: 51801095
ELEVATION=167.00'
FD SMH @ INTERSECTION OF
DOHENY DR. & ALLEY

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
PARCEL MAP
FEB 02 2020

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

FLOOD ZONE : X

FEMA PANEL : 06037C1595G
EFFECTIVE DATE: 12/21/2018

PROJECT INFORMATION

ADDRESS: 1417 S Doheny Dr.
LOS ANGELES, CA. 90035

SITE

EXISTING USE: HOUSE TO BE DEMOLISHED
PROPOSED USE: RESIDENTIAL
GENERAL PLAN LAND USE: LOW RESIDENTIAL
GROSS LOT AREA: 3983 (SQ FT)

PROJECT INFORMATION

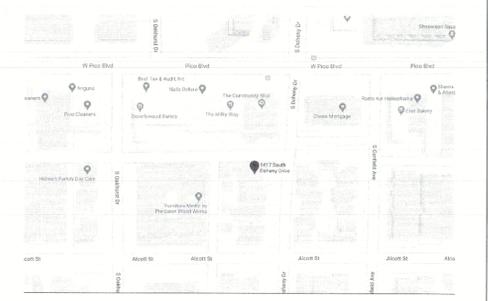
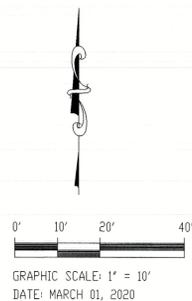
ADDRESS: 1417 S Doheny Dr.
LOS ANGELES, CA. 90035
APN: 4305-001-011
TRACT: 8135
LOT: POR 23
LOT AREA : 3983 (SQ FT) / 0.09 ACRE
ZONE: R3-1-O
PROPOSED ZONE: R3-1-O

PROPOSED SETBACK DIMENSIONS / NET LOT AREAS

LOT/ UNIT	NORTH SIDE YARD (S)	WEST REAR YARD (R)	EAST FRONT YARD (F)	SOUTH SIDE YARD (S)	PROPOSED PARCEL AREA	BUILDING CLEARANCE	LOT COVERAGE	LOT COVERAGE PERCENTAGE	PROPOSED BUILDING SF
A	5.00 FT	0.25 FT	15.00 FT	5.00 FT	1,402 SF	6" (0.5')	485 SF	35%	1,505 SF
B	5.00 FT	0.25 FT	0.25 FT	5.00 FT	783 SF	6" (0.5')	516 SF	66%	1,535 SF
C	5.00 FT	0.25 FT	0.25 FT	5.00 FT	786 SF	6" (0.5')	516 SF	66%	1,535 SF
D	5.00 FT	0.25 FT	5.00 FT	5.00 FT	1,011 SF	6" (0.5')	516 SF	51%	1,535 SF

LEGEND

WM	WATER METER	---	BOUNDARY LINE
GM	GAS METER	12"	TREE
SLPB	STREET LIGHT BOX	---	CONC. BLOCK WALL
SL	STREET LIGHT	+	SPOT ELEVATION
PP	POWER POLE	---	WOOD FENCE
C/L	CENTER LINE	---	ASPHALT PATTERN
TR	TRASH AREA	---	CONCRETE PATTERN
RE	RECYCLE AREA		



VICINITY MAP
NOT TO SCALE

AA-2020-1495