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Determination Date: August 9, 2022  
Appeal Period End Date: August 24, 2022

**APPLICANT/OWNER**

Jonathan Elias  
12304 5<sup>th</sup> Helena Drive  
Los Angeles, CA. 90049

**REPRESENTATIVE**

Sean Nguyen  
EZ Permits LLC  
7251 N. Owensmouth Avenue, #2  
Canoga Park, CA 91303

RE: Parcel Map No. AA-2021-10700-PMLA-CC  
Related Case: None  
Address: 745-747 South Moreno Avenue  
Community Plan: Brentwood – Pacific Palisades  
Zone: R2-1  
District Map: 126B141  
Council District: 11  
CEQA No.: ENV-2021-10701-CE  
Legal Description: Lot 421, Brentwood Terrace

In accordance with provisions of Section 17.03, 17.51, and 12.95.D.1 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is categorically exempt, and issues ENV-2021-10701-CE as the environmental clearance and approves Preliminary Parcel Map No. AA-2020-1431-PMLA-CC located at 745-747 South Moreno Avenue for a **two-unit condominium conversion** (pursuant to LAMC Section 12.95.D.1), as shown on map stamp-dated December 17, 2021 in the Brentwood – Pacific Palisades Community Plan. This unit density is based on the R2-1 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**

*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 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.

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

*Any questions regarding this report should be directed to Casey Lee Jensen, Grading Division Division, located at 221 North Figueroa Street, Suite 1200, or by calling (213) 482-0490.*

2. Geology/soils reports are not required for the proposed condominium conversion as no structures are proposed for construction.
3. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

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

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

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a) Show all street 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 requirement shall be required to comply with current code as measured from new property lines after dedication.

Notes:

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A 4 (a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

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

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

**DEPARTMENT OF TRANSPORTATION**

*Transportation approvals are conducted at 7166 W. Manchester Avenue, Los Angeles, CA 90045. Please contact DOT West LA/Coastal Development Review Section at (213) 485-1062 or email [ladot.devreview.wla@lacity.org](mailto:ladot.devreview.wla@lacity.org) for any questions regarding the following.*

5. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
6. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.

7. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section.

#### **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.*

8. 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) One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
  - d) 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.
  - e) 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.
  - f) 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.
  - g) 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.
  - h) The Fire Department may require additional vehicular access where buildings exceed

28 feet in height.

- i) Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review
- j) Site plans shall include all overhead utility lines adjacent to the site.
- k) Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- l) Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- m) 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.
- n) Entrance to the main lobby shall be located off the address side of the building.
- o) Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- p) Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- q) Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- 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.

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

9. No comments were available at the writing of the staff report, however the project shall be subject to any recommendations from the Department of Water and Power.

#### **BUREAU OF STREET LIGHTING**

10. No comments were available at the writing of the staff report, however the project shall be subject to any recommendations from the Bureau of Street Lighting.

#### **BUREAU OF SANITATION**

11. 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 structures or potential maintenance problem, as stated in the memo dated May 21, 2020.

Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCD. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering

#### **INFORMATION TECHNOLOGY AGENCY**

12. No comments were available at the writing of the staff report, however the project shall be subject to any recommendations from the Information Technology Agency 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**

*If you have any questions or comments regarding this information please feel free to contact Park Fees staff, at 213-202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org), at your convenience.*

13. The applicant is requesting approval of the proposed project, a residential subdivision. Los Angeles Municipal Code (LAMC) 12.33 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or pay a fee for the purpose of developing park and recreational facilities and LAMC 19.17 specifies how those fees are to be calculated. Effective January 11, 2017, RAP is responsible for calculating the required park fees owed by each residential development project, including subdivision projects, pursuant to LAMC 12.33, and issuing the fee calculation letters to applicants.
14. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

15. No comments were available at the writing of the staff report, however the project shall be subject to any recommendations from the Urban Forestry Division of the Bureau of Street Services.

#### **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 condominium conversion to a maximum of two-units.
  - b) Provide a minimum of two covered off-street parking spaces per dwelling unit.
    - i. 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.

- c) 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.
- d) That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e) A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- f) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- 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 tract file.
- h) 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.

## **TENANT RELOCATION CONDITIONS**

2. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

## **DEPARTMENT OF CITY PLANNING – STANDARD CONDOMINIUM CONVERSION CONDITIONS**

- CC-1. That prior to recordation of the final map, the applicant shall execute and record a covenant and agreement stating that each tenant shall be given at least a 180-day written notice of intention to convert, prior to termination of tenancy, due to the conversion or proposed conversion. (201 N. Figueroa Street, 4<sup>th</sup> Floor) Government Code section 66452.19. This notification supersedes Los Angeles Municipal Code (LAMC) 12.95.2 E.2.
- CC-2. That prior to recordation of the final map, the applicant execute a covenant and agreement stating that each tenant of the proposed condominium conversion project shall be given written notice within five days after receipt of the subdivision public report of an exclusive right to contract for the purchase of the dwelling unit, occupied by the tenant, upon the same or more favorable terms and conditions than those initially offered to the general public. If a tenant's existing unit is to be combined with an adjacent unit, another unit of comparable size and amenities shall be offered to that tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Profession Code, unless the applicant receives prior written notice of the tenant's intention not to exercise the right. (201 N. Figueroa Street, 4<sup>th</sup> Floor) (Los Angeles Municipal Code (LAMC) 12.95.2 E.3).
- CC-3. That prior to recordation of the final map, the subdivider shall pay a Rental Housing Production Fee for each unit, prior to the conversion. This fee shall be paid to the Rental Housing Production Account of the Los Angeles Housing and Community Investment Department in accordance with Section 12.95.2-K of the LAMC. (1200 W. 7<sup>th</sup> Street, 1<sup>st</sup> Floor Public Counter).

NOTE: All fees collected pursuant to this LAMC 12.95.2 K. shall be deposited and held in the Rental Housing Production Account of the Los Angeles Housing and Community Development Department (HCIDLA), the account is established to be administered by the HCIDLA separately from all other money expended by the Department. Money in this account shall be used exclusively for the development of low and moderate income rental housing in the City, pursuant to guidelines carrying out this purpose prepared by the Department and approved by resolution of the City Council.

- CC-4. That prior to recordation of the final map, a Housing Inspection Report, prepared by a Licensed Engineer, shall be submitted to the Advisory Agency. The report shall be prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect. As necessary, the inspection shall be conducted by a team of experts certified by the International Conference of Building Officials, with specialty in mechanical, electrical, plumbing and structural engineering. The report shall indicate the condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, and other mechanical and structural systems. The report shall show substantial compliance with applicable provisions of Chapter IX of the Los Angeles Municipal Code (LAMC) for existing residential buildings, taking into account nonconforming rights. In addition, prior to inspecting the building, the subdivider or owner shall obtain from the tenants a list of defects and necessary repairs, which in their opinion exist on the site, common areas, unit or apartment structure. Prior to recordation of the final map, any deficiencies determined by the inspection shall be corrected and satisfactory evidence shall be submitted to the Advisory Agency that said corrections have been made. Form CP-6711 will not be prepared unless a list of deficiencies per the Housing Inspection Report Guidelines and a tenant's list of defects are submitted. A certified parking plan shall be required as a part



of this condition and all spaces shall be in place prior to recordation. The Advisory Agency has Housing Inspection Report Guidelines available at 201 N. Figueroa Street, 4th Floor for the preparation of Housing Inspection reports.

**OR**

Prior to the issuance of a Certificate of Completion for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use.

- CC-5. That an acoustical report prepared by a licensed acoustical engineer be submitted to the Department of City Planning for approval prior to recordation of the final map or concurrently with any required Housing Inspection Report. The acoustical report shall indicate (a) the type of construction between dwelling units and the general sound attenuation. (Note: The acoustical report may be included in the Housing Inspection Report as a separate section.)

**OR**

Prior to the issuance of Certificate of Occupancy for condominiums or recordation of the Final Map, whichever occurs first, the Department of Building and Safety shall certify to the satisfaction of the Advisory Agency that the existing structure meets all applicable Codes to its satisfaction for a residential use for sound attenuation.

- CC-6. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6771) in a form satisfactory to the Advisory Agency, binding the applicant and any successor in interest to provide relocation assistance in a manner consistent with Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code pertaining to rental subsidies for tenants either terminating tenancy or evicted for condominium conversions and any additional ordinances that may provide greater relocation assistance. The covenant and agreement shall be executed and recorded within 10 days after expiration of appeal period (and final action thereon) and a copy provided to each tenant within five days of recordation of the covenant and agreement. **Failure to meet the requirement of this condition – including time limits – may be grounds to disapprove the final map** (201 N. Figueroa Street, 4th Floor).

- CC-7. That prior to recordation of the final map, the applicant shall execute a covenant and agreement stating that proof shall be submitted (Certified mail or Affidavit) to the Advisory Agency, indicating that each tenant of the proposed condominium conversion project shall be given written notification of the condominium conversion within 30 days after final map recordation.

- a) Prior to issuance of any building permit proof shall be submitted to the Advisory Agency that written notification of the condominium conversion within 30 days after final map recordation was given to each tenant of the proposed condominium conversion project.

- CC-8. That prior to final map recordation, the applicant shall execute a covenant and agreement for, **or** provide a receipt, satisfactory to the Advisory Agency, in connection with this condominium conversion. The receipt that the subdivider provides shall show that a Park

and Recreation fee, (or a \$200 per unit Dwelling Unit Construction tax has been paid to Building and Safety [201 N. Figueroa Street, 3rd Floor, Station 17] if a Certificate of Occupancy was issued more than 5 years before final map recordation) and a Residential Development Tax of \$300 per dwelling unit has been paid. (221 N. Figueroa Street, Suite 100).

**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. This map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

**BUREAU OF ENGINEERING - STANDARD CONDITIONS**

S-1. That the following provisions be accomplished in conformity with the improvements constructed herein:

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

property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- k) That no public street grade exceeds 15%.
- l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- m) That all common access easements including the vehicular access be part of the adjoining lots.

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

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

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

- a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- b) Construct any necessary drainage facilities.
- c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider

or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

- e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- f) Construct access ramps for the handicapped as required by the City Engineer.
- g) Close any unused driveways satisfactory to the City Engineer.
- h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Moreno Avenue adjoining the subdivision by the construction of a new 6-foot-wide concrete sidewalk and landscaping of parkway, including any necessary removal and reconstruction of existing improvements.

#### **FINDINGS OF FACT (CEQA)**

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315 (Class 15- Minor Land Divisions) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Parcel Map No. AA-2021-10700-PMLA-CC, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act) and Sections 17.03, 17.51, and 12.95.D.1 of the Los Angeles Municipal Code (LAMC), 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 corresponding 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 subject site is a level, rectangular shaped lot consisting of 9,897.83 square feet measuring approximately 60 feet in width and 165 feet in lot depth. The site is an interior lot with frontage along Moreno Avenue. The site is zoned R2-1 and is located within the Brentwood-Pacific Palisades Community Plan which designated the site for Low Medium I Residential land uses. The R2-1 zone permits a maximum of two dwelling units.

The parcel map was prepared by Cynthia A. De Leon, Registered Professional Engineer (License No. C31604). 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. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B 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. The subject site is a level, rectangular shaped lot consisting of 9,897.83 square feet measuring approximately 60 feet in width and 165 feet in lot depth. The site is an interior lot with frontage along Moreno Avenue. The site is zoned R2-1. The R2-1 zone would permit a maximum of four dwelling units and is located within the Brentwood – Pacific Palisades Community Plan area, which designates the site for Low Medium I Residential land uses. As the map is proposed for a two-unit condominium conversion, it is consistent with the density permitted by the zone.

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 improvements to the public right-of-way along Mayfield Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended that all the encroachments in the public right-of-way adjoining the parcel map boundary, including the planter areas, shall be removed satisfactory to the City Engineer. 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 subject site is a level, rectangular shaped lot consisting of 9,897.83 square-foot lot measuring approximately 60 feet in width and 165 feet in lot depth. The site is an interior lot with frontage along Moreno Avenue. The site is zoned R2-1. The R2-1 zone would

permit a maximum of four dwelling units and is located within the Brentwood – Pacific Palisades Community Plan area, which designates the site for Low Medium I Residential land uses.

The site is currently developed with a total of two dwelling units consisting of an apartment duplex with two attached two car-garages. The proposed project is seeking to convert the existing units into condominiums. The existing structure will maintain a 35-foot five-inch front yard prevailing wage setback (35-foot five-inch minimum), six-foot side yard setbacks (six-foot minimum), and a 32-foot five-inch rear yard setback (15-foot minimum). The proposed project proposes to convert two apartment units into two condominiums units on one lot which is consistent with the allowable density for the zone.

The project site is not located in a hillside area, very high fire severity zone, flood zone, special grading area, Alquist-Priolo fault zone, landslide zone, liquefaction zone, or tsunami inundation zone. The site is located within the Santa Monica Fault zone and will be required to comply with all applicable regulations. 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 within Flood Zone Type X, which denotes areas outside of a flood zone. 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).

The project site is developed with existing structures, has existing Certificates of Occupancy. Therefore, material evidence supports that the site will be physically suitable for the proposed type of development.

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

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

Properties adjacent to the northwest and northeast are zoned RE9-1 and developed with a combination of one- and two-story single-family homes. The properties adjacent to the southwest and southeast are zoned R2-1 and R3-1 RD1.5 and developed with a two-story and five-story multi-family dwellings.

The Project proposes to convert the existing two-unit apartment duplex into a two-unit condominium. No new development is proposed other than the conversion of existing units into condominiums. Therefore, the site is physically suited for the existing density on the site.

(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.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades. According to ZIMAS, the project site is not located in a wetland, a natural community conservation plan, a habitat conservation plan, a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or a conservation easement. Additionally, the project will not result in any alterations to the natural landforms. The project was identified as being Categorically Exempt from further CEQA review pursuant to Class 15 for minor land divisions, and that it would not result in significant impacts relating to biological resources. Therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

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

The proposed airspace subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project site is not located within any special hazard zone, liquefaction zone, methane zone, hillside or special grading area, or flood, landslide, or tsunami inundation zone. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, the Bureau of Engineering has reported that the proposed subdivision will does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards. Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The area surrounding the property is fully developed with active uses indicating that sewers and other services are available. Additionally, an environment assessment, consistent with the requirements of the California Environmental Quality Act (CEQA), was concluded for the proposed project, the City Planning Department issued a Categorical Exemption (Case No. ENV-2021-10701-CE) that reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment and is exempt from further CEQA review. Therefore, the design of the subdivision and the proposed improvements will not cause serious public health problems.

(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 60 feet of frontage along Moreno Avenue (50 foot minimum), which is a public street. The project site consists of a parcel identified as Lot No. 421 of the Brentwood Terrace tract and is identified by the Assessor Parcel Map No. 4264-007-026. There are known easements for access to utilities, including for the transmission of electrical energy, sanitary sewer, and telephone service, as identified on the parcel map.

The project does not provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

### **FINDINGS OF FACT (CONDOMINIUM CONVERSION)**

In connection with the approval of Parcel Map No. AA-2021-10700-PMLA-CC the Advisory Agency of the City of Los Angeles, pursuant to Sections 12.95.2 of the of the Los Angeles Municipal Code, makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP IS SUBSTANTIALLY CONSISTENT WITH APPLICABLE DENSITY PROVISIONS OF THE GENERAL PLAN OR SPECIFIC PLANS IN EFFECT AT THE TIME THE ORIGINAL BUILDING PERMIT WAS ISSUED AND THE APPLICATION FOR MAP APPROVAL IS FILED FIVE YEARS OR MORE FROM THE DATE THE ORIGINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING WAS ISSUED.**

Pursuant to LAMC Section 12.95.2-F.2, this provision shall not apply to any residential conversion project involving buildings for which a building permit was applied for prior to July 1, 1978. The existing two-story two-unit apartment duplex with two attached two-car garages was issued a Certificate of Occupancy dated December 22, 2020.

- (b) **THE PROPOSED MAP IS CONSISTENT WITH ANY APPLICABLE GENERAL PLAN OR SPECIFIC PLAN PROVISION WHICH CONTAINS A DEFINITE STATEMENT OF POLICIES AND OBJECTIVES EXPLICITLY APPLICABLE TO CONDOMINIUM CONVERSION PROJECTS.**

The adopted Brentwood-Pacific Palisades Community Plan designates the subject property for Medium Residential land uses with the corresponding zone of R2-1. The land use designation lists the R2, RD3, RD4, RZ, RZ4, RU, and RW1 as the corresponding zones. The R2 zone requires at least 2,500 square feet of lot area per dwelling unit. The subject site is approximately 9,897.83 square-feet and is permitted a maximum density of four dwelling units. The proposed project proposes to convert two apartment units into two condominiums units on one lot which is consistent with the allowable density for the zone. Additionally, there are no applicable general or specific plans that contain a definite statement of policies and objectives applicable to condominium conversion projects. Therefore, as conditioned, the proposed subdivision map is substantially consistent with the applicable general and specific plans.

- (c) **THE PROPOSED CONDOMINIUM CONVERSION DOES NOT CONTAIN ANY VIOLATIONS OF CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE (LAMC) THAT HAVE NOT BEEN CORRECTED OR AN ADEQUATE PLAN TO CORRECT SUCH**



**VIOLATIONS HAS BEEN DEVELOPED OR ACCOMPLISHED. FOR PURPOSES OF THIS PROVISION, CHAPTER IX OF THE LAMC MEANS THE CODE IN EFFECT WHEN THE BUILDING PERMIT WAS ISSUED AND OTHER SUBSEQUENTLY ENACTED REGULATIONS EXPLICITLY MADE APPLICABLE TO EXISTING STRUCTURES.**

The parcel map was distributed to the various departments and bureaus of the Subdivision Committee for review. Their comments are incorporated into the project's conditions of approval. The Department of Building and Safety has reviewed the subject Parcel Map No. AA-2021-10700-PMLA-CC and have required the description of the proposed map to correspond with the site plan under Building Permit No. 19010-30000-04558 which illustrates the two-story two-unit apartment duplex with two attached two-car garages. As conditioned, no violations of Chapter IX of the Los Angeles Municipal Code will exist.

- (d) **THE BUILDING PROPOSED FOR CONVERSION IS NOT OF UNREINFORCED MASONRY FOR WHICH THE BUILDING PERMIT WAS ISSUED PRIOR TO OCTOBER 1, 1933, NOR IS IT MORE THAN THREE STORIES IN HEIGHT WITHOUT AN ELEVATOR.**

The Certificate of Occupancy for the existing two-story structure was issued on December 22, 2020, and does not have an elevator on site.

- (e) **THE VACANCY RATE OF THE PLANNING AREA IN WHICH THE PROPERTY IS LOCATED IS LESS THAN 5 PERCENT. AS CONDITIONED, THE PROPOSED CONVERSION PROJECT WILL NOT HAVE A SIGNIFICANT CUMULATIVE EFFECT ON THE RENTAL HOUSING MARKET IN THE PLANNING AREA IN WHICH THE PROPOSED PROJECT IS LOCATED.**

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

Consistent with the requirements of LAMC Section 12.95.2-F.6, the Advisory Agency considered the criteria enumerated in this subsection. The Department of City Planning Demographics Research Unit reports that, the multi-family rental vacancy rate of the Brentwood- Pacific Palisades Community Plan is 9.4%. The vacancy rate was calculated using the 2019 American Community Survey data. Although the vacancy rate is more than 5% in the community plan area, based on a more centralized search provided by the applicant through field and title search conducted within a 1 ½ mile radius of the subject property yielded six available vacant units within the City boundary and two available vacant units with the adjacent Santa Monica boundary. The Demographics Research Unit has not released data for 2020. As such, the vacancy rate above 5 percent is sufficient information to make a finding in the affirmative.

Additionally, there are no pending or approved condominium conversion applications in the surrounding area located within a 500-foot radius of the subject site, not including this project. A total of two tenants are identified on the property, each who share 50% of the ownership of the apartment duplex. Each rental unit will be afforded rights if determined to be an "Eligible Tenant" pursuant to LAMC Section 12.95.2 and Section 47.06 for relocation assistance. The existing tenants will be converting each unit into individual ownership and the anticipated range of sale is \$3,500,000.00 to \$4,000,000.00. The project will not result in a loss of density.

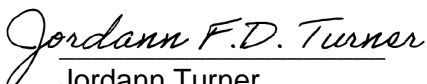
Therefore, as conditioned, the residential condominium conversion will not have a significant cumulative effect on the rental housing market in the plan area.

**(f) THE OFF-STREET RESIDENT PARKING SPACES AND GUEST PARKING SPACES REQUIRED FOR THE PROPOSED CONDOMINIUM CONVERSION ARE REASONABLE AND FEASIBLE AND SUBSTANTIALLY CONSISTENT WITH THE PURPOSES OF THE LAMC.**

L.A.M.C. Section 12.95.2.H.1.a requires one and one-half parking spaces per each dwelling unit having more than three habitable rooms ( $1 \frac{1}{2} \times 2 = 3$  spaces). The project provides a total of four (4) covered parking spaces, two spaces for each dwelling unit. L.A.M.C. Section 12.95.2.H.1.b, requires one quarter guest parking space per dwelling unit for projects containing 50 or fewer units ( $1/4 \times 2 = \frac{1}{2}$  space). However, L.A.M.C. Section 12.95.2.H.1.f, states that "Where the total number of required spaces includes a fraction, the provision of Section 12.21 A.4.(k) of the Municipal Code shall govern." L.A.M.C. Section 12.21 A.4.(k) states "When the application of these regulations results in the requirement of a fractional automobile space, any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one automobile parking space." As the project would be required to provide  $\frac{1}{2}$  guest parking space, the requirement to provide guest parking is waived. In addition, the project conforms to LAMC Section 12.95.2.H.1.a, which requires  $1\frac{1}{2}$  parking spaces per dwelling unit having three or more habitable rooms for condominium conversion projects.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2021-10070-PMLA-CC.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
Jordann Turner  
Deputy Advisory Agency

JT:NV

Note: If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission 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 15-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](tel:(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](tel:(818)374-5050)

**West Los Angeles**

West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
[\(310\) 231-2598](tel:(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 90<sup>th</sup> day following the date on which the City's decision becomes final.

PRELIMINARY PARCEL MAP NO.

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

AUG 17 2021

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

LOT 421 OF BRENTWOOD TERRACE TRACT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 12 PAGES 130 AND 131 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
FOR CONDOMINIUM CONVERSION PURPOSES.

TENTATIVE APPROVAL  
NO: PPM  
Approved without conditions  
BY: [Signature]  
Department of Building & Safety  
Grading Division

ENGINEER

M&G CIVIL ENGINEERING AND LAND SURVEYING  
CYNTHIA A. DE LEON  
347 S. ROBERTSON BLVD.,  
BEVERLY HILLS, CA 90211  
RCE 31604 EXPIRES: 12/31/22

APPLICANT:

Dang Investments, LLC  
and Jonathan D Elias

LEGEND:

- APN - ASSESSOR'S PARCEL NUMBER
- A.C. - ASPHALT CONCRETE
- B.W. - BACK OF WALK
- C.C. - CENTERLINE
- CONC. - CONCRETE
- EST - ESTABLISH
- FB - FIELD BOOK
- FD - FOUND
- FL - FLOWLINE ELEV.
- INTER - INTERSECTION
- MB - MAP BOOK
- PG - PAGE
- MB - MAP BOOK
- PG - PAGE
- PROD - PRODUCED (PROLONGED)
- SM - SEWER MANHOLE
- TC - TOP OF CURB ELEV.
- TR - TRACT MAP

- PROPERTY LINE
- CENTERLINE
- WALL LINE
- BUILDING LINE
- FENCE LINE
- OVERHEAD WIRE

SYMBOLS:

- GAS METER
- GAS VALVE
- POWER POLE
- POWER POLE ANCHOR
- TREE
- WATER METER

NOTES:

- THIS MAP IS FOR A PROPOSED 2 STORY CONDOMINIUM CONVERSION
- NO. OF PROPOSED LOT(S): 1
- BUILDING HEIGHT: 28 FT (MAXIMUM)
- EXISTING AND PROPOSED ZONING: R2-1
- EXISTING USE: DUPLEX
- PROPOSED USE: 2 STORY CONDOMINIUM CONVERSION
- STREET IMPROVEMENTS ARE EXISTING
- REMOVE, REPAIR, AND REPLACE ANY DAMAGED STREET, CURB, AND GUTTERS
- THE PROPOSED PROJECT IS NOT LOCATED WITHIN A HILLSIDE AREA
- NO GEOLOGICAL OR FLOOD HAZARD AREAS EXIST WITHIN THE PROJECT BOUNDARY
- PROJECT IS NOT IN A SPECIAL GRADING AREA
- PROJECT IS NOT IN A METHANE ZONE
- NO PROTECTED TREES EXIST WITHIN THE PROJECT BOUNDARY. THE FOLLOWING TREES ARE NOT FOUND ON SITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA); (B) SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE (PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA); (E) MEXICANA ELDERBERRY (SAMBUCUS MEXICANA); (F) TOYON (HETEROMELES ARBUSTIFOLIA)
- PROJECT IS NOT IN A LIQUEFACTION ZONE
- SEWAGE: PROPOSED METHOD OF SEWAGE REMOVAL IS TO TIE INTO SEWER LINE ON MORENO AVENUE
- DRAINAGE: SURFACE DRAINS TOWARD MORENO AVENUE
- LAND AREA: 9,897.83 SQ FT
- THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON THE PROPERTY.

PARKING INFORMATION:

- PARKING SPACES REQUIRED PER UNIT
- PARKING SPACES PROVIDED FOR CONDOMINIUM

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM LAWYERS TITLE COMPANY  
ORDER NO. 121083284  
DATED AS OF: JUNE 10, 2021

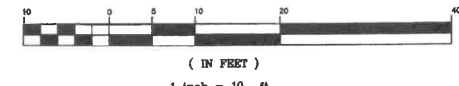
SCHEDULE B / EASEMENT(S):

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES, PUBLIC AND/OR PRIVATE  
RECORDING NO.: BOOK 448, PAGE 388, OFFICIAL RECORDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN  
-PLOTTED HEREON
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES, PUBLIC AND/OR PRIVATE  
RECORDING NO.: BOOK 1883, PAGE 319, OFFICIAL RECORDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN  
-PLOTTED HEREON



VICINITY MAP  
NOT TO SCALE

GRAPHIC SCALE



M&G CIVIL ENGINEERING AND  
LAND SURVEYING



TITLE: PRELIMINARY PARCEL MAP NO.  
745, 747 MORENO AVENUE, LOS ANGELES, CA 90049

CLIENT: Dang Investments, LLC and Jonathan D Elias

SCALE: 1" = 10'

DESIGNED BY: F.G. / DD

PPM BY: MK

TPO: MK

CHECKED BY: C.D.L.

JOB NO.: 19-15284

DATE: 12/01/2021

SHEET 1 OF 1 SHEET

GRADING STAMP