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CITY PLANNING

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Decision Date: November 30, 2022

Appeal Period Ends: December 15, 2022

G. Patrick Nazaryan (A)(O)  
Black Star Development LLC  
8619 Reseda Boulevard, Unit #304B  
Northridge, CA 91324

RE: Preliminary Parcel Map No.: AA-2022-4041-  
PMLA-SL-HCA  
Address: 836 North Waterloo Street  
Community Plan: Silver Lake - Echo Park -  
Elysian Valley  
Zone: RD1.5-1VL  
Council District: 13 – O'Farrell  
CEQA No.: ENV-2022-4042-CE  
Related Case No. ADM-2022-4040-SLD

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Sections 12.22-C,27 and 17.50, the Advisory Agency approved Preliminary Parcel Map No. AA-2021-4041-PMLA-HCA, located at 836 North Waterloo Street, for the subdivision of a parcel of four, three-story small lot homes with an accessory dwelling unit (ADU) in unit 2 and unit 3, as shown on the map stamp-dated November 29, 2022, in the Silver Lake - Echo Park - Elysian Valley. This subdivision is based on the existing RD1.5-1VL Zone. 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, (310) 231-2901, or (818) 374-505. 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 N. Figueroa Street, Suite 290, or calling (213) 808-8971.*

1. That labeling of Parcel 1 through Parcel 4 be shown as Parcel “A”, “B”, “C” and “D” on the final map.
2. That if this parcel map is approved as “Small Lot Subdivision” then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this parcel map is approved as small lot subdivision then the final map be labeled as “Small Lot Subdivision per Ordinance No. “185462” satisfactory to the City Engineer.
4. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
5. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
6. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
7. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That all pedestrian common access easements be shown on the final map.

**DEPARTMENT OF BUILDING AND SAFETY, 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.*

9. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
10. Show all street dedications as required by 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. Side and rear yard requirements shall be required to comply with above requirement as measured from new property lines after dedication.

**Notes:**

Owners are to record a Maintenance Agreement that runs with the land for the purpose of reciprocal private easements maintenance program to all common areas and shared facilities such as trees, landscaping, drainage, trash, parking, community driveway

(ground floor width and width clear to sky above the ground floor level), including walkways as shown on the approved Small Lot Subdivision Map.

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

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

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

*Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract 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.*

11. The applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

#### **FIRE DEPARTMENT**

*The applicant is 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.*

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

*Please contact RAP at (213) 202-2682 for any questions regarding the following:*

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

**BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

*Removal of Protected trees, and removal or planting of any tree in the public right-of-way 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 removal.*

14. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
15. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

**DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

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. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2022-4041-PMLA-SL-HCA shall not be issued until after the final map has been recorded.
  - b. Limit the proposed development to a maximum of four (4) small lots.
  - c. Parking shall be provided in conformance with LAMC Section 12.21-A,4.
  - d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material, unless individual receptacles are provided in each home.
  - g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

- h. A Maintenance Agreement shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the agreement and shall be subject to a proportionate share of the maintenance. The 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 placement in the tract file.
- i. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the subdivision file.
- j. **Note to City Zoning Engineer and Plan Check:** The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies.

In no event shall the side yards of the entire subdivision measure less than 5 feet in width.

Setbacks shall be permitted as follows:

LOT	FRONT (WEST)	REAR (EAST)	SIDE (NORTH)	SIDE (SOUTH)
1	15'-0"	0'-3"	5'-0"	11'-6"
2	0'-3"	0'-3"	5'-0"	11'-6"
3	0'-3"	0'-3"	5'-0"	11'-6"
4	0'-3"	10'-0"	5'-0"	5'-0"

- k. The small lot subdivision shall conform to the plans stamped Exhibit "A" and approved by the Director of Planning under Case No. ADM-2022-4040-SLD. In the event the Advisory Agency modifies Preliminary Parcel Map No. AA-2022-4041-PMLA-SL-HCA to be inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency prior to the issuance of a building permit.
17. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

**Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. 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.

- b. 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 cost and for attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. 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 (b).
- d. 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. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions 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 the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

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

SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section 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 12.22-A, 10 and 11 and Section 17.05-O of the LAMC 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 following the instructions of Form CP-6730 prior to obtaining any grading or building permits before the recordation of the final map.

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**

*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.*

- 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 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 2010
- 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 Transportation 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 street, 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 or that the construction be suitably guaranteed.
- 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. 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.
- d. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- e. Construct access ramps for the handicapped as required by the City Engineer.
- f. Close any unused driveways satisfactory to the City Engineer.
- g. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a) Improve Waterloo Street adjoining the subdivision by the removal of the existing concrete curb 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) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

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

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project and potential impacts were analyzed in accordance with the CEQA Guidelines. This document established guidelines and thresholds of significant impact and provides data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that it is Categorically Exempt from the environmental review pursuant to Article 19, Class 15 of the CEQA Guidelines.

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

In connection with the approval of Preliminary Parcel Map No. AA-2022-4041-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 will be/is consistent with applicable general and specific plans.**

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Preliminary Parcel Map was prepared by the registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address

information as required by the Los Angeles Municipal Code (“LAMC”). The proposed Preliminary Parcel Map is for the subdivision of a single lot into four small lots for the proposed four, three-story residential buildings.

The subject property is a flat, rectangular-shaped lot totaling approximately 7,060 square feet with a frontage of approximately 48 feet along Waterloo Street. The site is zoned RD1.5-1VL with a land use designation of Low Medium II Residential within the Silver Lake - Echo Park - Elysian Valley Community Plan. The site is located within a Transit Priority Area in the City of Los Angeles (ZI-2452) and a State Enterprise Zone: Los Angeles (ZI-2374). The site and is located outside the Flood Zone, is not within Liquefaction Zone, and is within a Special Grading Area. The subject property is located within .71 km from the Upper Elysian Park Fault. The proposed subdivision of one lot will create four small lots and allow the construction of four, three-story residential dwelling units. The project will comply with the development standards established by the RD1.5-1VL zone and the City’s Small Lot Subdivision Ordinance.

The Preliminary Parcel Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Low Medium II Residential and the RD1.5-1VL zoning of the site. The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and subdivision of land.

On June 8, 2022, an administrative clearance was issued for the proposed project after determining project compliance with the Small Lot Design Standards. The Small Lot Design Standards establish specific and enforceable design rules to ensure a small lot subdivision’s compatibility with existing by-right zoning and neighborhood contexts. These standards address numerous design components including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas. Compliance with the Small Lot Design Standards is a requirement established by the Small Lot Subdivision Ordinance.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with LAMC Sections 17.01, 17.05-C, 17.06-B, 17.50 and 17.53 and the Small Lot Subdivision Ordinance.

**b. The design and improvement of the proposed subdivision are consistent with the applicable general and specific plans.**

Pursuant to Section 66418 of the Subdivision Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.” Sections 17.05-C of the LAMC enumerates the design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The requested map meets the required components of a Preliminary Parcel Map.

The design and layout of the Preliminary Parcel Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including, Building and Safety, Department of Recreation and Parks, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory.

Therefore, the design and improvement of the proposed Preliminary Parcel Map is consistent with the intent and purpose of the applicable General and Specific Plans.

**c. The site is physically suitable for the proposed type of development.**

The subject property is a flat, rectangular-shaped lot totaling approximately 7,060 square feet with a frontage of approximately 48 feet along Waterloo Street. The subject site currently contains a single-family home. The project proposes the construction, use, and maintenance of four, three-story small lot homes, with a total of eight parking spaces.

The site is zoned RD1.5-1VL with a land use designation of Low Medium II Residential within the Silver Lake - Echo Park - Elysian Valley Community Plan. The site is located within a Transit Priority Area in the City of Los Angeles (ZI-2452) and a State Enterprise Zone: Los Angeles (ZI-2374). The site and is located outside the Flood Zone, is not within Liquefaction Zone, and is within a Special Grading Area. The subject property is located within .71 km from the Upper Elysian Park Fault.

Surrounding the project site are predominately single-story and two-story multi-family buildings, and one-story single-family buildings. Properties to the west and south are zoned RD1.5-1VL with a Low Medium II Residential land use designation and are improved with one-story multifamily buildings. Properties to the north and east are zoned RD1.5-1VL with a Low Medium II Residential land use designation and are improved with two-story multifamily buildings.

The applicant is requesting a Preliminary Parcel Map for the subdivision of a 7,060 square-foot lot to create four small lots in conjunction with the construction, use, and maintenance of four, three-story small lot homes with an accessory dwelling unit (ADU) in unit 2 and unit 3.

The site and is located outside the Flood Zone, is not within Liquefaction Zone, and is within a Special Grading Area. The subject property is located within .71 km from the Upper Elysian Park Fault. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division. 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.

The site is zoned RD1.5-1VL with a Low Medium II Residential within the Silver Lake - Echo Park - Elysian Valley Community Plan. The site is not located within any Specific Plan or Overlay Zone.

The proposed project is the construction of four, three-story small lot homes. The project complies with the RD1.5-1VL zone development standards which regulate the maximum allowable density, height, floor area ratio, setbacks, and parking. All four small lot homes will have a maximum height of 41' 1" and provide two parking space each for a total of eight parking spaces. The small lot home within Lot 1 will have a floor area of 1,872 square feet, the small lot home within Lot 2 and Lot 3 will have Lot will have a floor area of 1,749, the small lot within Lot 4 will have a floor area of 1,804, per Exhibit A.

The project also complies with the Small Lot Subdivision Ordinance Amendment which provides updated regulations for small lot subdivision projects in regards to minimum lot area, setback, passageway, and fence/wall height requirements as well as the elimination of standardized open space and guest parking requirements.

There are no known physical impediments or hazards that would be, materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of development.

**e. The design of the subdivision and the proposed improvements are not likely to cause substantial environment 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, and do not provide natural habitat for either fish or wildlife. Additionally, 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. As such, the project will not cause substantial environmental damage or injury to wildlife or their habitat.

Therefore, as the subject site is located in a developed area of the City of Los Angeles and 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 and the proposed improvements are not likely to cause serious public health problems.**

The proposed 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 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-2022-4042-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 this is therefore 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 and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project site is surrounded by residential uses that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area.

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.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2022-4041-PMLA-SL-HCA.

**h. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. (Ref. Section 66473.1)**

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels to be subdivided, and other design and improvement requirements. A final solar report providing additional information will be submitted to the Advisory Agency prior to the recordation of the final map.

Providing for passive or natural heating or cooling opportunities will not result in reducing

allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the preliminary parcel map was filed. Prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes, and the height of buildings on the site in relation to adjacent development.

These findings shall apply to both the preliminary and final maps for Preliminary Parcel Map No. AA-2022-4041-PMLA-SL-HCA.

VINCENT P. BERTONI, AICP  
Advisory Agency

*Kevin Golden*  
KEVIN GOLDEN  
Deputy Advisory Agency

KG:SO:bk

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 East Los Angeles 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:

<p><b>Downtown</b> Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077 Planning.figcounter@lacity.org</p>	<p><b>San Fernando Valley</b> Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050 Planning.mbc2@lacity.org</p>	<p><b>West Los Angeles</b> West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2598 Planning.westla@lacity.org</p>
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**Forms are also available online at <https://planning.lacity.org/development-services/forms>**

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2598.

# PRELIMINARY PARCEL MAP LA NO.

SITE ADDRESS: 836 WATERLOO ST, LOS ANGELES, CA 90026

PROPOSED PROJECT: PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES - ONE PARCEL TO FOUR SINGLE FAMILY PARCELS

TENTATIVE APPROVAL

NO: PPM  
Approved without conditions

BY: [Signature] 3/21/20  
Department of Building & Safety  
Grading Division

LEGAL DESCRIPTION: SUBDIVISION OF LOT 5, ARB 1, BLOCK 2 OF WATERLOO TRACT PER MAP RECORDED IN BOOK 18 PAGE 96 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

ZONING: RD1.5-1VL  
AREA: TOTAL AREA: 7,060.18 SF  
PARCEL 1: 2,450.94 SF  
PARCEL 2: 1,494.94 SF  
PARCEL 3: 1,494.83 SF  
PARCEL 4: 1,619.47 SF

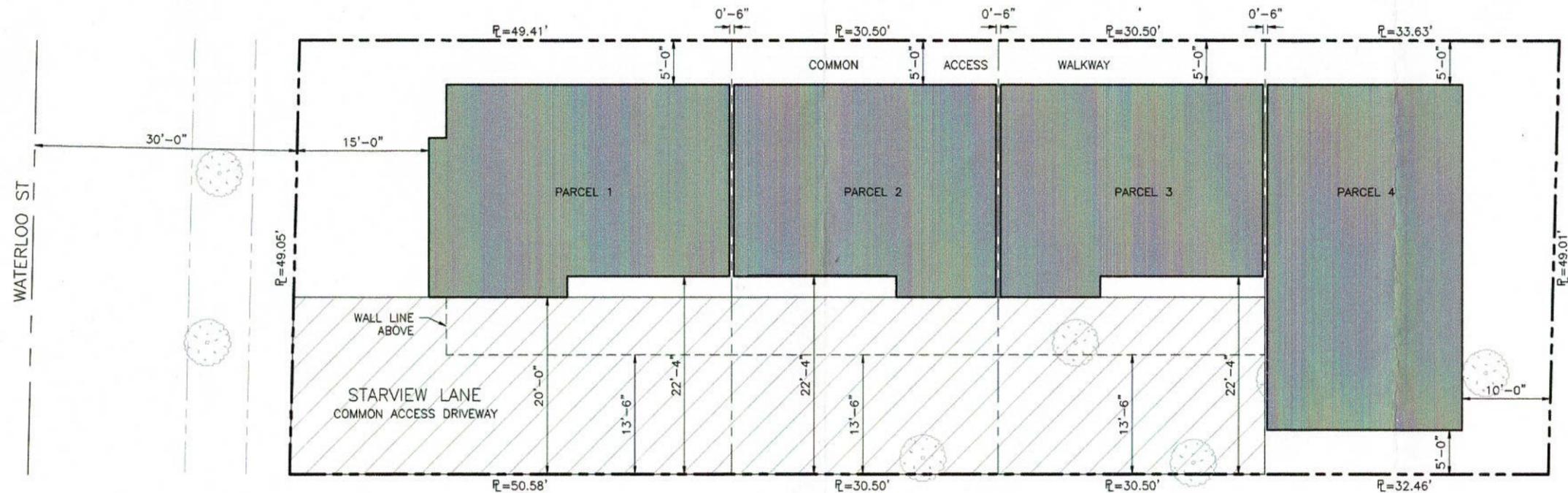
OWNER/SUBDIVIDER: BLACK STAR DEVELOPMENT  
8619 RESEDA BLVD. SUITE 304B  
NORTHRIDGE, CA 91324  
(818) 726-4005

LAND SURVEYOR: MAGDI SOLIMAN  
19246 BENSON DR.  
SANTA CLARITA, CA 91350  
(818) 497-7006

GENERAL NOTES:

- THERE IS NO HAZARDOUS MATERIAL ON THE PROPERTY.
- THERE ARE NO PROTECTED TREES OR VEGETATION ON THE PROPERTY.
- SEWER DISPOSAL BY UNDERGROUND SEWER SYSTEM.

 INDICATES TREES TO BE REMOVED.



SITE PLAN

1" = 15'

