

**DEPARTMENT OF
CITY PLANNING**

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May 28, 2019

Jacob Septimus (A)(O)
Altiplano, LLC
2641 Ivanhoe Drive
Los Angeles, CA 90039

Derek Simmons (R)
The McCarty Company & SimmCo Inc.
26565 West Agoura Road, Suite 200
Calabasas, CA 91302

Cynthia A. De Leon, RCE 31604 (E)
M&G Civil Engineering & Land Surveying
347 South Robertson Boulevard
Beverly Hills, CA 90211

RE: AA-2016-2681-PMLA
Address: 2100 West Fargo Street
Related Case: AA-2017-1791-PMEX
Community Plan: Silver Lake – Echo Park –
Elysian Valley
Zone : R2-1VL
D. M. : 141A203
C. D. : 13 – O'Farrell
CEQA : ENV-2016-2682-CE
Legal Description: Lot FR 131 arb 7 and 132
arb 3, Edendale Tract

REVIEW OF REVISED MAP

On December 28, 2018, the Advisory Agency approved Preliminary Parcel Map AA-2016-2681-PMLA for the subdivision of one (1) lot into a maximum of three (3) lots, as shown on revised map stamp dated December 24, 2018, for a site located at 2100 West Fargo Street. No appeals were filed and the determination became final as of January 7, 2019.

On April 25, 2019, the applicant's representative submitted a letter requesting a revision to the approved map stamp dated December 24, 2018. The revision would move the southern property line of Parcel A further south by 10 feet, for a width of 62.01 feet along Fargo Street in lieu of the previously approved 52.01 feet. The revision would reduce the depth of Parcels B and C from 96.02 feet to 86.02 feet, as measured from Alvarado Street. No other changes are proposed to Parcels B and C.

The proposed relocation of the property line would increase the width and lot area of Parcel A and subsequently reduce the overall size of Parcels B and C; however, the resulting parcels would maintain the minimum lot width and lot area required by the R1 Zone. As shown on the revised map stamp dated April 25, 2019, the parcels maintain conformity with the contiguous and nearby lots. After reviewing the request and revised map, the Deputy Advisory Agency hereby finds that the revised map stamp dated April 25, 2019 is in conformance with the approval of Preliminary Parcel Map AA-2016-2681-PMLA. The final map may be revised to reflect the division of land as shown on the revised map stamp dated April 25, 2019 provided that the map complies with all other requirements determined to be applicable by other departments and agencies. This determination shall not be construed as granting a deviation from requirements of the Los

Angeles Municipal Code and the parcel map shall continue to be subject to all other terms and Conditions of AA-2016-2681-PMLA as originally granted.

The applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Clarification. A copy of the recorded document(s) shall be submitted to the Development Services Center for inclusion in the case file.

VINCENT P. BERTONI, AICP
Advisory Agency



May Sirinopwongsagon
Deputy Advisory Agency



Jane J. Choi
Senior City Planner

JC:MS

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<http://planning.lacity.org>

Decision Date: December 28, 2018

Appeal End Date: January 7, 2019

Jacob Septimus (A)(O)
Altiplano, LLC
2641 Ivanhoe Drive
Los Angeles, CA 90039

Benjamin Fiss (R)
Pacific Zoning, LLC
11601 De Celis Place
Granada Hills, CA 91344

Cynthia A. De Leon, RCE 31604 (E)
M&G Civil Engineering & Land Surveying
347 South Robertson Boulevard
Beverly Hills, CA 90211

Re: Parcel Map No. AA-2016-2681-PMLA
Address: 2100 West Fargo Street
Related Case: AA-2017-1791-PMEX
Community Plan: Silver Lake-Echo Park-Elysian
Valley
Zone : R2-1VL
C.D. : 13 – O'Farrell
CEQA : ENV-2016-2682-CE
Legal Description: Lot FR 131 arb 7 and 132
arb 3, Edendale Tract

The Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines Section 15332, Case No. ENV-2016-2682-CE, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.53, the Advisory Agency approved Preliminary Parcel Map AA-2016-2681-PMLA for a **maximum three (3) lots** located at 2100 West Fargo Street as shown on the revised map stamp dated December 24, 2018 in the Silver Lake – Echo Park- Elysian Valley Community Plan based on the R2 Zone. The final map shall be revised to conform to the revised map, the conditions herein, and as required by the agencies to comply with applicable codes. (The subdivider is hereby advised that the LAMC may not permit this maximum approved lots or density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (818)374-5050, or (310) 231-2912. 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

Any questions regarding this report should be directed to the Land Development & GIS Division, located at 201 North Figueroa Street, Suite 200.

1. That Board of Public Works approval shall be obtained prior to the recordation of the final map for the removal of any tree in the existing or proposed public right-of way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees. If Board of Public Works does not approve the removal of the existing tree within the right-of-way area, then a cash payment condition shall be added to the approved conditions acceptable to the B-Permit Section of the Bureau of Engineering.
2. That any hillside surcharge fee in conjunction with the Very High Fire Hazard Severity zone shall be paid.
3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Alvarado Street adjoining the subdivision by the construction of integral concrete curb and gutter, reconstruct a 5-foot wide concrete sidewalk; construct any necessary retaining wall; and any necessary removal and reconstruction of the existing improvements all acceptable to the City Engineer.
 - b. Improve Fargo Street adjoining the subdivision by construction of the following:
 - i. A 4-foot wide concrete sidewalk, except at the area of the intersection with Alvarado Street, which the concrete sidewalk shall be a minimum 6-foot wide to accommodate the installation of a street light ; repair or replace any broken or offgrade curb; construct a 15-foot radius property line return along Alvarado Street; the necessary retaining wall along the proposed and existing sidewalk areas;
 - ii. and the necessary transitions to join the existing improvements all acceptable to the City Engineer.
 - c. Construct the necessary house connection sewers to serve each parcel; evaluate the capacity of the sewer system and the efficiency of the existing house connection sewer; and/or any other sewer arrangement connection acceptable to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor in Suite 1200. The approval of this Parcel Map shall not be construed as having been based up geological investigation such as will authorize the issuance of building permits on 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.

4. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval Letter dated February 13, 2017 Log No. 94102-01 and attached to the case file for Parcel Map No. AA-2016-2681-PMLA.

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.

5. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permit for the demolition or removal of all existing structures on the site. Accessory structure and use are not permitted to remain on lots without a main structure or use. Provide copy of the demolition permit and signed inspection card to show completion of the demolition work.
 - b. Provide a plot plan drawn to scale that accurately dimension the lot widths (as defined in Section 12.03 of the Zoning Code) for each parcel. The parcel shall have a minimum 50 ft. lot width requirement of the R2 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - c. 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. Final lot area shall be a minimum of 5,000 SF per lot.

Note:

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

Any questions shall be directed to the Department of Transportation at (213)482-7024.

6. Prior to the recordation of the final map satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space shall be provided between any security gate(s) and the property line.
 - b. 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.
 - c. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, call (213) 482-7024.
 - d. That a fee in the amount of \$205 shall be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509 . You should advise any consultant representing you of this requirement as well.*

7. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Parcel Map Action is required.
 - b. The project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code. Mitigating measures that shall be considered include, but are not be limited to the following:
 - i. Boxed-in eaves.
 - ii. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - iii. Non-wood siding.
 - iv. Exposed wooden members shall be twoinches nominal thickness.
 - v. Noncombustible finishes.
 - c. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be considered as a buffer between the brush and the proposed project.
 - d. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd., Room 451, Van Nuys 91401 (800) 994-4444.
 - e. All homes shall have noncombustible roofs. (Non-wood)
 - f. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
 - g. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.
 - h. For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 x 21.

- i. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- j. 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).
- k. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- l. 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.
- m. 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.

BUREAU OF STREET LIGHTING

8. Prior to recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - a. The following street lighting facilities to serve the subject property shall be installed as required by the Bureau of Street Lighting: One on Fargo St and one on Alvarado St.

DEPARTMENT OF RECREATION AND PARKS

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

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Approvals are conducted at the Metro, West Los Angeles or Valley Development Services Centers, unless otherwise indicated. An appointment is required and may be scheduled at planning.lacity.org.

10. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of three (3) lots.
 - b. Parking shall be provided as required pursuant to LAMC Section 12.21 A.4.
 - c. Prior to the issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - d. 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.

- e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- f. A landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Deputy Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.
 - i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

11. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

NOTES:

The Advisory Agency approval is the maximum number of lots or units permitted under the parcel 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.

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

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

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

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

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

FINDINGS OF FACT (CEQA):

The Advisory Agency determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32

In-Fill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

On April 12, 2018, the Planning Department determined that the State CEQA Statute and Guidelines designate the subject project as Categorical Exempt under Section 15332, Class 32 (In-Fill Development), Case No. ENV-2016-2682-CE.

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

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

The subject property is an irregularly-shaped lot consisting of 20,004.14 net square feet of lot area within the Silver Lake – Echo Park – Elysian Valley Community Plan area. The site has a land use designation of Medium Residential and is zoned R2-1VL. The site has 80.36 feet of frontage along the western side of Fargo Street and 96.77 feet of frontage along the northern side of Alvarado Street. The site is located within the Hillside Area, BOE Special Grading Area, and a Very High Fire Hazard Severity Zone. The site is not located within Fire District No. 1, or a landslide, liquefaction, tsunami inundation zone, or flood zone. The site is not located within the Alquist-Priolo Fault Zone, but is located 0.11 km (0.06 miles) from the Upper Elysian Park Fault.

The subject property was previously developed with a single-family dwelling that was constructed in 1955. The Department of Building and Safety (DBS) issued a permit for the demolition of the dwelling on August 4, 2017, which was finalized on January 3, 2018. On December 5, 2017, DBS issued Permit Application No. 17010-10000-01097 for the construction of a new single-family dwelling. As indicated in a tree report prepared by Colin Peoples of Project M Plus, dated July 25, 2016, there are four trees with 8-inch diameter or higher (1 Eucalyptus, 1 Silk Oak, 1 Jacaranda, and 1 California Pepper) that are in generally fair condition and are proposed to be removed. The properties to the south and west have a land use designation of Medium Residential and are zoned R2-1VL. The properties to the north and east have a land use designation of Low Residential and are zoned R1-1VL. The properties are developed generally with single-family dwellings.

The project would subdivide the parcel into a maximum of three parcels for the construction of residential dwelling units as permitted in the R2-1VL Zone. The zone would permit a maximum of two dwelling units with a height of 33 feet. No deviations have been requested from the Zoning Code as it relates to the construction of the dwelling units. As new construction which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site has no value as a habitat for endangered, rare or threatened species, as the site has previously been disturbed and is surrounded by development. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by DCP staff. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and

surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the subdivision of the site into a maximum of three parcels is consistent with the General Plan. Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the subdivision of land for a maximum of three parcels for the construction of dwelling units in an area zoned and designated for such development. Surrounding properties include a mix of one- to two-story single- and multi-family structures, and the subject site is of a similar size to those properties.

The project is located in Height District No. 1VL, which permits a maximum Floor Area Ratio (FAR) of 3:1 and height of 33 feet. The proposed project size, density, and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential development in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the proposed site.

Furthermore, according to Envirostor, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The proposed site has not been identified as a historic resource by local or state agencies, nor been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2018-2681-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows

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

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

The subdivision of land is regulated pursuant to Article 7 of the LAMC and the Subdivision Map Act. Specifically, Section 17.50 and 17.05 requires that parcel maps be designed in compliance with the zoning regulations applicable to the project site. The project site is

located within the Silver Lake – Echo Park – Elysian Valley Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The Project Site is zoned R2-1VL, which is consistent with the land use designation because it is a more restrictive zone than the corresponding R3 Zone. Originally, the site had a lot area of approximately 19,748 gross square feet. The R2 Zone requires that each lot have a minimum width of 50 feet and a minimum area of 5,000 square feet. Based on the minimum area requirement, the site as it originally existed would have permitted a maximum of three parcels. On May 4, 2017, the applicant submitted a request for a Lot Line Adjustment, Case No. AA-2017-1791-PMEX, to adjust the southerly portion of the western property line to increase the lot area of the site by approximately 205 square feet. The request was approved on June 22, 2017. As a result of the lot line adjustment, the site now has a lot area of 20,004.14 net square feet. The current lot area would permit the site to be subdivided into a maximum of four lots based on the minimum lot area requirements of the R2 Zone. However, the dimensions of the lot does not allow the subdivider to configure the proposed four lots in a way that is consistent with the lots that are contiguous or nearby to the site. During the public hearing, the Deputy Advisory Agency advised that that proposed lot configuration was a concern and that pursuant to LAMC Section 17.52 A, the proposed parcel map would be reviewed for consistency and conformity with contiguous and nearby lots.

The site is located at the northeast corner of a block which is generally bounded by Fargo Street to the north, Allesandro Street to the west, Ewing Street to the south, and Alvarado Street to the east. The lots, excluding the properties along Allesandro Street, within the block are similarly designated with the Medium Residential land use designation and are also zoned R2-1VL. The properties within the block, excluding the project site, range in size from approximately 6,300 to 9,861 square feet. The lot located along Allesandro Street have a land use designation Low Medium II Residential and are zoned RD2-1VL. The property is approximately 17,833 square feet and is developed with a multi-family residential development. The properties located to the north, across Fargo Street, and to the east, across Alvarado Street, have a land use designation of Low Residential and are zoned R1-1VL. The R1 Zone has the same minimum lot area requirements as the R2 Zone, which is a minimum width of 50 feet and a minimum lot area of 5,000 square feet. The properties range in size from approximately 7,480 to 14,586 square feet of lot area. In regards to lot configuration, regardless of the zone, the lots are generally rectangular in nature. There are lots which are irregularly shaped; however, the irregularity is due in large part to the configuration of the right-of-way and not the internal configuration of the lots. On November 7, 2018, the applicant's representative submitted a revised map for a parcel map which subdivides the parcel into a maximum of three parcels. The parcels would have a lot area ranging from 6,404 to 7,063 square feet and a minimum width of 50 feet. In reviewing the revised map dated December 24, 2018, the Deputy Advisory Agency finds that it is consistent and conforms with the contiguous and nearby lots and to the R2 Zone. As approved, prior to the recordation of the final map, the parcel map will be reviewed by the various departments and agencies of the City and will be revised to comply with the conditions herein.

As approved, the revised parcel map would be required to be in compliance with LAMC Section 17.51 A and 17.05, which requires that the parcel map indicate information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements of the parcel map. The parcel map would indicate the map number, notes, legal description, contact information for the owner, applicant, and engineer if applicable, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, as approved, the parcel map would demonstrates compliance with LAMC Sections 17.51 and 17.05 and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 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, 17.51 A, 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 discussed in Finding (a), a revised parcel map was submitted for the Deputy Advisory Agency's review after the public hearing. The revised parcel map indicates that each of the parcels would have a lot area ranging from 6,404 to 7,063 square feet and a minimum width of 50 feet. In reviewing the revised map, the Deputy Advisory Agency finds that the design of the parcel map is consistent with the requirements of the R2 Zone.

The parcel map dated January 18, 2018 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 (BOE) has recommended improvements to the public right-of-way along Fargo Street and Alvarado Street, consistent with the standards of the Mobility Element. In addition, BOE has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting (BSL) has required that one street light be installed on Fargo Street and one on Alvarado Street. At the public hearing, the representative requested modifications to the improvement requirements along Fargo Street due to existing conditions of the street and sidewalks. From Alvarado Street, Fargo Street slopes upwards and then turns into a steep downward slope towards the western boundary of the site, and is not improved with a sidewalk. The representative stated that the recommended improvement requirements along Fargo Street would require the construction of a 12 to 15-foot high retaining wall to accommodate the slope of the street. BOE concurred and proposed to amend the requirements to remove the roadway widening requirements and to require only a four-foot sidewalk. BSL requested that a minimum of six feet be provided at the northeastern corner in order to accommodate the required street light, in which BOE agreed. The revised parcel map dated December 24, 2018 does not change or affect the improvements within the public right-of-way as discussed at the public hearing. Prior to the recordation of a final parcel map, the applicant would be required to comply with the conditions contained herein. As modified herein, the improvements would be consistent with the intent of Mobility Element.

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

The project site is a slightly irregularly shaped lot consisting of approximately 20,004.14 net square feet of lot area. The site was previously developed with a single-family dwelling and accessory building which was demolished with the issuance of Permit No. 17019-10000-00705 by the Department of Building and Safety. On December 5, 2017, the Department of Building and Safety issued a permit, Permit Application No. 17010-10000-01097 for the construction of a single-family dwelling and attached garage. The dwelling unit is currently under construction. As approved, the parcel map would subdivide the site into a maximum of three lots, permitting a maximum of two dwelling units on each lot pursuant to the R2 Zone. The project site is located within 0.11 km (0.06 miles) from the Upper Elysian Park Fault, but is not located within the Alquist-Priolo Fault Zone. The site is located within a

designated hillside area and within the BOE Special Grading Area. The site is also located within a Very High Fire Hazard Severity Zone. The site is located approximately 60 feet south of Fire Hydrant No. 11579, which is located along Alvarado Street at the northwest corner of the Fargo Street and Alvarado Street. Fire Hydrant No. 11578 is located approximately 250 feet south of the site along Alvarado Street on the same side of the street of the site and Fire Hydrant No. 11550 is located on Fargo Street approximately 525 feet east of the site on the same side of the street. Lastly, Fire Station 20 is located at 2144 W. Sunset Boulevard, approximately 1.1 miles away. The site is not located within a flood zone, landslide, liquefaction, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

The parcel map has been approved contingent upon the satisfaction of the conditions contained within the Geology and Soils Report Approval Log No. 94102-01, as determined by the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The properties to the south and west have a land use designation of Medium Residential and are zoned R2-1VL. The properties to the north and east have a land use designation of Low Residential and are zoned R1-1VL. The properties are developed generally with single-family dwellings. As previously discussed in Finding No. (a), the site as it originally existed prior to the lot line adjustment would permit a maximum of three parcels. The Deputy Advisory Agency cited concerns regarding the configuration of the parcel map for a maximum of four parcels. As a result, the applicant's representative submitted a revised map which proposes to subdivide the site into a maximum of three parcels. As zoned, a maximum of two dwelling units would be permitted on each of the parcels. The applicant has not requested any deviations from the requirements of the Zoning Code, as such the proposed development of the created lots would be required to comply with all the requirements of the Zoning Code. As proposed, the density would be consistent with the land use designation, zone, and surrounding areas. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the

existing California Water Code because the subdivision will be connected to the public sewer system.

- (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.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Fargo Street to the north and Alvarado Street to the east, which are public streets. The project site consists of a parcel identified as Lot Nos. FR 131 arb 7 and FR 132 Arb 3 of Edendale Tract and is identified by the Assessor Parcel Map No. 5422-020-038. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION 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 parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to the final map for Preliminary Parcel Map No. AA-2016-2681-PMLA.

VINCENT P. BERTONI, AICP
Advisory Agency



May Sirinopwongsagon
Deputy Advisory Agency



Jane J. Choi
Senior City Planner

JC:MS

Note:

If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above

15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

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

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VESTING PRELIMINARY PARCEL MAP NO. _____

FOR SUBDIVISION PURPOSES
 PORTIONS OF LOTS 131 AND 132 OF EDENDALE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 81-82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

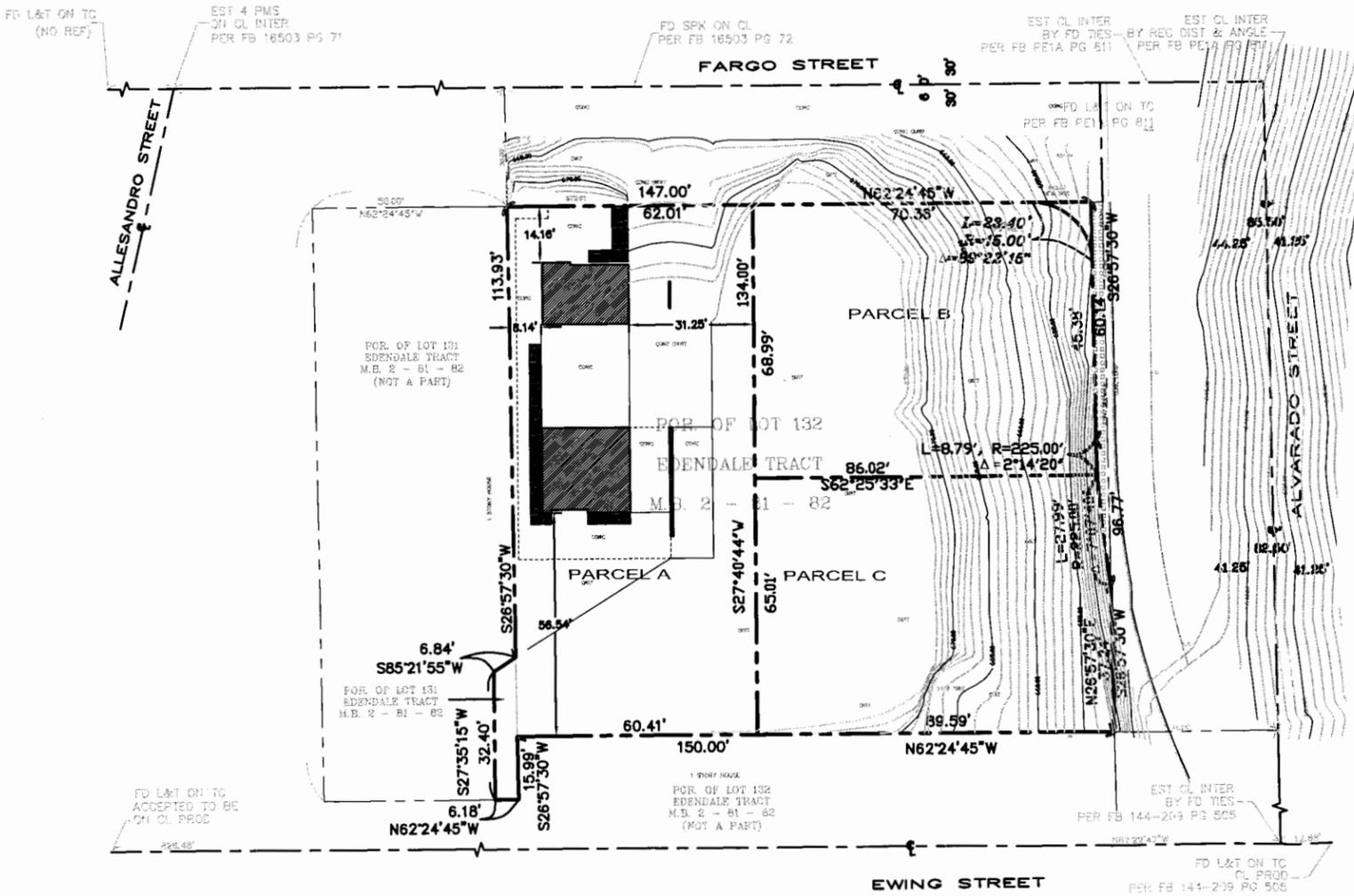
LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 PARCEL MAP

APR 25 2019

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

PARCEL	AREA BEFORE DEDICATION	AREA AFTER DEDICATION
A	8401.55 SQ FT	8401.55 SQ FT
B	6098.98 SQ FT	5845.51 SQ FT
C	5804.50 SQ FT	5757.08 SQ FT

- SYMBOLS:**
- AC - AIRCONDITIONING UNIT
 - CO - COLUMN
 - DR - DRAIN
 - GM - GAS METER
 - GP - GATE POST
 - SC - SEWER CL OUT
 - SM - SEWER MANHOLE
 - TR - TREE
 - WM - WATER METER
- Legend:**
- BM - BENCHMARK
 - BW - BACK OF WALK
 - CEFB - CITY ENGINEER'S FIELD BOOK
 - CL - CENTERLINE
 - CLF - CHAIN LINK FENCE
 - EST - ESTABLISH
 - FB - FIELD BOOK
 - FD - FOUND
 - FF - FINISH FLOOR ELEV.
 - FL - FLOWLINE ELEV.
 - FS - FINISH SURFACE ELEV.
 - INTER - INTERSECTION
 - L & T - LEAD & TACK
 - MB - MAP BOOK
 - OH - OVERHANG
 - PC - PROPERTY CORNER
 - PRO - PROPOSED
 - PL - PROPERTY LINE
 - PROD - PRODUCTION (PROLONGATION)
 - RD - RECORD
 - RCE - REGISTERED CIVIL ENGINEER
 - SPK/W - SPIKE & WASHER
 - TC - TOP OF CURB ELEV.
 - TR - TRACT MAP
 - TW - TOP OF WALL ELEV.
- PROPERTY LINE**
 CENTERLINE
 RETAINING WALL
 BUILDING LINE
 FENCE LINE
 BLOCK WALL
- N/O - NORTH OF
 S/O - SOUTH OF
 W/O - WEST OF
 NLY - NORTHERLY
 SLY - SOUTHERLY
 ELY - EASTERLY



PROJECT DATA

TOTAL EXISTING LOT: 1
 TOTAL PROPOSED LOT: 3
 PROPOSED USE: 3 SINGLE FAMILY DWELLING
 EXISTING AND PROPOSED ZONING: R2-1VL
 ALL UTILITIES AVAILABLE TO THE SITE
 EXISTING STRUCTURES TO BE DEMOLISHED
 DRAINAGE FOR THE SITE WILL BE DIRECTED TO THE STREET
 IN A MANNER SATISFACTORY TO THE CITY ENGINEER
 A.P.N. 5422-020-022
 EXISTING NET LAND AREA=19,846.01 SQ FT (WITHOUT EASEMENT)
 THIS SITE IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE
 THIS SITE IS NOT IN A LIQUEFACTION ZONE
 THIS SITE IS NOT IN A METHANE ZONE
 THIS SITE IS IN A SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)
 MAX BUILDING HEIGHT = 45 FEET

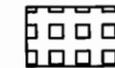
OWNER:
 ALTIPLANO, LLC
 2461 IVANHOE DRIVE
 LOS ANGELES, CA
 PH (323) 2848921

ENGINEER:
 M&G CIVIL ENGINEERING AND LAND SURVEYING
 CYNTHIA A. DE LEON
 347 S. ROBERTSON BLVD.,
 BEVERLY HILLS, CA 90211
 RCE 31604 EXPIRES: 12/31/20

JOB ADDRESS:

2100 FARGO STREET/
 2017 ALVARADO STREET
 LOS ANGELES, CA 90039

EXISTING EASEMENTS:



- ITEM #7 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF LOS ANGELES
 PURPOSE: PUBLIC STREET(S)
 RECORDED: DECEMBER 9, 1925 IN BOOK 5523 AND PAGE 146, OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LOT 132

PER PRELIMINARY TITLE REPORT FROM TITLE 365,
 ORDER NO. 731-1500204-31 DATED DECEMBER 4, 2015
 (PLOTTED HEREON)

- ITEM #8 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN:
 LESSOR: RALPH W. STEWART AND RUTH V. STEWART
 LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
 RECORDED: AUGUST 23, 1963 AT INSTRUMENT NUMBER 5894 OF OFFICIAL RECORDS

PER PRELIMINARY TITLE REPORT FROM TITLE 365,
 ORDER NO. 731-1500204-31 DATED DECEMBER 4, 2015 (UNPLOTTABLE; UNPLOTTABLE)

NOTES:

- EXISTING ZONING IS R2-1VL AND PROPOSED TO REMAIN THE SAME
- THERE ARE NO EXISTING OIL WELLS ON SITE.
- 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)



03/18/19

(e.signed)

TITLE: VESTING PRELIMINARY PARCEL MAP NO. _____		2100 FARGO STREET/ 2017 ALVARADO STREET, LOS ANGELES, CA 90039	
CLIENT: ALTIPLANO, LLC		JOB NO.: 16-10647	
SCALE: 1" = 40'	DESIGNED BY: F.G. / SA	DRAWN BY: KL	DATE: 07/15/16
CHECKED BY: C.DL.			SHEET 1 OF 2 SHEET
CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL. (310) 659-0871 FAX (310) 659-0845 info@mglansur.com www.mglansur.com			