

DEPARTMENT OF
CITY PLANNING

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(213) 978-1300

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DEPUTY DIRECTOR

June 16, 2021

Applicant and Owner

Lucas Ma
1932 S Barry Ave #B
Los Angeles, CA 90025

Representative

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

RE: AA-2008-752-PMLA

Related Case: N/A

Address: 1932 S Barry Ave

Community Plan: West Los Angeles

Council District: 11 – Mike Bonin

Existing Zone: R2-1

CEQA No.: ENV-2008-753-CE

EXTENSION OF TIME

On May 21, 2008, the Advisory Agency conditionally approved Case No. AA-2008-752-PMLA, for a maximum two-unit condominium, located at 1932 S Barry Ave in the West Los Angeles Community Plan area. Pursuant to AB 333, all maps are automatically granted two additional year, as long as those maps are valid on July 15, 2009 and expire before January 1, 2012. Pursuant to AB 208, all maps are automatically granted two additional years, as long as those maps are valid on July 15, 2011 and expire before January 1, 2014. Pursuant to AB 116, all maps are automatically granted two additional years, as long as those maps are approved after January 1, 2000 and are valid on July 11, 2013. In addition, in accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.56 A.1 of the Los Angeles Municipal Code, the Deputy Advisory Agency grants a six-year extension, totaling 15 years from the effective date for Case No. AA-2008-752-PMLA.

Therefore, the new expiration date for Case No. AA-2008-752-PMLA is **May 21, 2023.**

VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Deputy Advisory Agency
VPB:MZ:MN

cc: Councilmember Mike Bonin

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
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AND
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VAN NUYS, CA 91401

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INFORMATION
(213) 978-1270
www.planning.lacity.org

Decision Date: May 21, 2008

Appeal Period Ends: June 6, 2008

Eric Chu (A/O)
1223 Wilshire Blvd., #297
Santa Monica, CA 90403

Mary Janet Widmann (E)
California Civil Design Group Inc.
2239 Townsgate Road, Suite 100
Westlake Village, CA 91361

Valerie Sacks (R)
Sacks Real Estate Consulting
8758 Venice Blvd., Suite #101
Los Angeles, CA 90034

Preliminary Parcel Map No.
AA-2008-752-PMLA
Address: 1932 S. Barry Avenue
Council District: 11
Existing Zone: R2-1
Community Plan: West Los Angeles
CEQA No.: ENV-2008-753-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.53 of the, the Advisory Agency approved Parcel Map No. AA-2008-752-PMLA for a maximum **2-unit condominium** development as shown on map stamp-dated February 27, 2008, located at 1932 S. Barry Avenue in the West Los Angeles Community Plan. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call 213 978-1362. 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

1. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Barry Avenue adjoining the tract by the construction of an integral concrete curb and gutter and a 5-foot concrete sidewalk adjacent to the property line, planting trees and landscaping of the parkway including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
 - b. Close any unused driveways along Barry Avenue including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
 - c. Construct the necessary house connections to serve the subdivision satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

2. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Show all street dedication(s) 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.
 - c. The submitted map does not comply with the minimum lot width (50 ft.) requirement of the R2 Zone. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.

- d. Provide 12 ft. passageway for the proposed 3-story building.
- e. 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.
- f. An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

- 4. 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 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.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of 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 Suite 400, Station 3.

FIRE DEPARTMENT

- 5. 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. Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map Action.
 - b. 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.
 - c. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

- d. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.
- e. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- f. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- g. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles 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.

DEPARTMENT OF RECREATION AND PARKS

- 6. That the Quimby fee be based on the R2 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

- 7. 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 2 dwelling units.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus ½ guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

- c. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- 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. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has verified the following from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

The subject site is a legal non-conforming lot of a width less than 50 feet, it has been determined the lot cut date occurred prior to the year 1946.

- 8. 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.
- 9. Prior to the issuance of a building permit, grading permit and the recordation of the final Parcel Map, the subdivider shall record and execute a Covenant and Agreement to comply with the West Los Angeles Transportation Improvement and Mitigation (TIMP) Specific Plan.

FINDINGS OF FACT (CEQA)

The Department of City Planning, on February 27, 2008, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2008-752-PMLA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted West Los Angeles Community Plan designates the subject property for Low Medium I Density Residential land use with the corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU and RW1. The property is located in the West Los Angeles TIMP Specific Plan. The property contains approximately 0.14 net acres (6,047 net square feet after required dedication) and is presently zoned R2-1. The proposed development of 2 residential condominiums is allowable under the current adopted zone and the land use designation. The project will provide much needed new home ownership opportunities for the Community Plan area.

The site is not subject to the Specific Plan for the Management of Flood Hazards floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas.

Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

Barry Avenue is a Local Street dedicated to a 60-foot width at the project's street frontage. The Bureau of Engineering is not requiring any street dedication. This project is subject to the West Los Angeles TIMP Specific Plan requirements. The proposed project will provide 5 parking spaces in conformance with the LAMC and the Deputy Advisory Agency's parking policy for condominium projects in parking congested areas. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is one of the few under-improved properties in the vicinity. The development of this Parcel Map is an infill of an otherwise multiple-family neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the Parcel Map without conditions, in accordance with the Grading Regulations, LAMC Section 91.3000.

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

The property is surrounded to the north, south, east and west by single-family, duplex and triplex structures in the R2-1 Zone. The proposed project would provide an appropriate development for the area. The site currently is improved with a pre-War single-family home and an accessory structure that are proposed to be demolished as part of the project, and the proposed project would provide 2 units. The proposed project will comply with all LAMC requirements for parking, yards, and open space. As conditioned the proposed parcel 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. This project is categorically exempt from Article III, Section 1, Class 15 of the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act.

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

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system.

- (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.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

- (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 both the preliminary and final maps for Parcel Map No. AA-2008-752-PMLA.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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 LAMC Section 17.05-N.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area at 213 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the West Los Angeles Area Planning

Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on June 6, 2008* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. 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

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at www.lacity.org/pln.

Pursuant to Ordinance No. 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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 Subdivision staff at 213 978-1362.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. June 6, 2011.

No requests for time extensions or appeals received by mail shall be accepted.

S. Gail Goldberg, AICP
Advisory Agency



MAYA ZAITZEVSKY
Deputy Advisory Agency

MZ:RG:JK(jq)

cc: Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M.
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

DATE: 2/26/08

SHEET 1 OF 1 SHEETS

TENTATIVE PARCEL MAP NO.

BEING A PORTION OF LOT 3, BLOCK 12 OF THE LINDSEY ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN PER MAP RECORDED IN BOOK 1, PAGES 15 TRUGH 16. OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

FOR CONDOMINIUM PURPOSES

1932 BARRY AVENUE, LOS ANGELES, CA. 90025
APN 4262-027-034

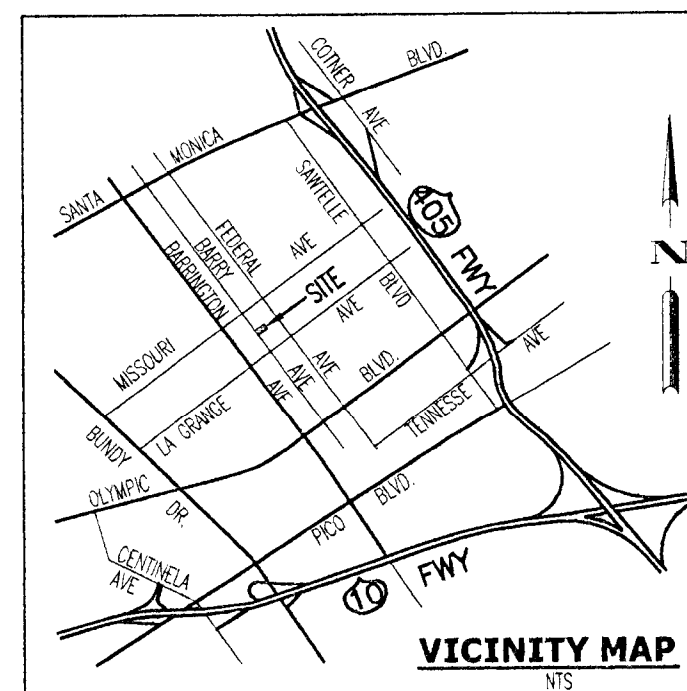
THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

CASE NO.- 2 0 0 3 - 0 7 5 2 -FMLA

FEB 27 2003

DATE: _____

FEDERAL AVE.



NOTES

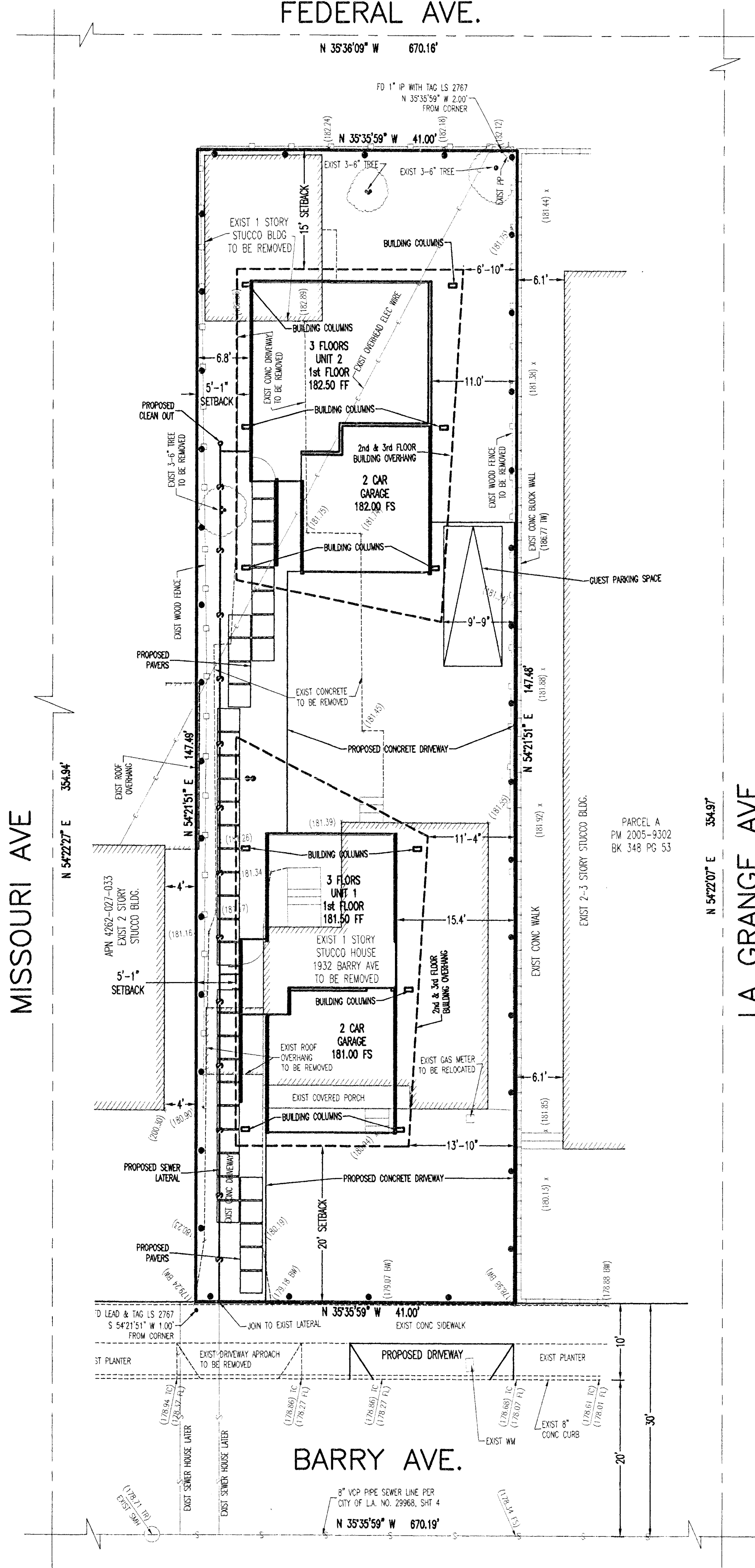
ZONE: R2-1 (PRESENT)
 ZONE: R2-1 (PROPOSED)
 COUNCIL DISTRICT: CD 11 - BILL ROSENDAHL
 CENSUS TRACT NO. 2676.00
 COMMUNITY PLAN AREA: WEST LOS ANGELES
 THOMAS BROTHERS GRID: PAGE 632 - GRID A6
 NO. OF EXIST UNITS: 1
 NO. OF PROPOSED UNITS: 2
 NO. OF PROPOSED LOTS: 1
 TOTAL AREA OF LOT: 6,047 SQ. FT. (0.14 ACRES) *net + grass*
 NO. OF PARKING SPACES: 4 (RESIDENT) 1 (GUEST)
 SEWAGE DISPOSAL: BY SEWER PIPES TO STREET MAIN

UTILITIES

ELECTRICAL: LOS ANGELES DEPARTMENT OF WATER & POWER
WATER: LOS ANGELES DEPARTMENT OF WATER & POWER
SEWER: LOS ANGELES DEPARTMENT OF WATER & POWER
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: PACIFIC BELL
SCHOOL: LOS ANGELES SCHOOL DISTRICT
FIRE: CITY OF LOS ANGELES FIRE DEPARTMENT
POLICE: CITY OF LOS ANGELES POLICE DEPARTMENT

SPECIAL NOTES:

NO OAK TREES ARE IN THE PROPOSED PROJECT SITE
THE PROJECT SITE IS NOT IN THE HAZARDOUS AREA.



PREPARED BY: **CALIFORNIA CIVIL
DESIGN GROUP INC.**

2239 TOWNSGATE ROAD, SUITE 100
WESTLAKE VILLAGE, CA. 91361
(805) 379-9222
FAX (805) 379-0572

REAL STATE CONSULTANT:
VALERIE SACKS
SACKS REAL ESTATE CONSULTING
8758 VENICE BLVD. #101
LOS ANGELES, CA. 90034
(310) 876-0924 FAX (310) 943-3322

OWNER AND SUBDIVIDER:
ERIC Y. CHU
1223 WILSHIRE BLVD. #297
SANTA MONICA, CA. 90403
(626) 617-7358 FAX (310) 498-2412

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP