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November 2, 2018

Fariborz Saidara (O) (A)
c/o LuMar Corporation
1849 Sawtelle Boulevard, Suite 610
Los Angeles, CA 90025

Jerome Buckmelter
Jerome Buckmelter Associates, Incorp.
23534 Aetna Street
Woodland Hills, CA 91367

RE: AA-2008-270-PMLA
Related Case: None
Address: 1834 S Benecia Avenue
Community Plan: West Los Angeles
Council District: 5
CEQA No: ENV-2008-271-MND
Zone: R2-1-O
DM: 132B157
Legal: Lot 1, Block 29, Tract 7260
EXTENSION OF TIME

On May 2, 2008, the Advisory Agency conditionally approved Preliminary Parcel Map No.AA-2008-270-PMLA for a maximum 2-parcel residential condominium development. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07A.1 or 17.56.A.1 of the Los Angeles Municipal Code, the Advisory Agency hereby grants a 6-year extension from the decision date for the recording of the final map for AA-2008-270-PMLA at 1834 S Benecia Avenue in the West Los Angeles Community Plan.

Pursuant to AB 333, all maps are automatically granted an additional two year as long at those maps were valid on July 15, 2009 and will expire before January 1, 2012.

Pursuant to AB 208, all maps are automatically granted an additional two year as long at those maps were still valid on July 15, 2011 and will expire before January 1, 2014.

Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps approved after January 1, 2000 and has not expired on or before July 11, 2013.

Therefore, the new expiration date for the subject map is May 1, 2023 and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Sarah Housnell
Deputy Advisory Agency
VPB:SH:AMV: ST
cc: Councilmember Paul Koretz

NOTE: IF THERE IS A RELATED CASE WITH YOUR TRACT/PARCEL, YOU WILL NEED TO APPLY FOR THAT EXTENSION.

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Date: May 20, 2008

Fariborz Saidara (O)(A)
1545 South Bentley Avenue, #104
Los Angeles, CA 90025

Re: Parcel Map No.: AA-2008-0270-PMLA
Council District: 5

Jerome Buckmelter (E)(R)
Jerome Buckmelter Associates
23534 Aetna Street
Woodland Hills, CA 91367

LETTER OF CORRECTION

On May 2, 2008, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2008-0270-PMLA located at 1834 Benecia Avenue. It has been discovered that the letter of decision needs two corrections, including the address of the subject property and Condition No. 1. Therefore, the subject address and Condition No. 1 should be changed to read as follows:

Corrected Subject Property Address to read:
1834 Benecia Avenue

Corrected Condition No. 1 to read:

That a 5-foot wide sidewalk easement be dedicated along Benecia Avenue adjoining the subdivision including a 15-foot radius easement line return at the intersection with Missouri Avenue all satisfactory to the City Engineer.

All other conditions remain unchanged.

S. Gail Goldberg

THEODORE IRVING
Deputy Advisory Agency

TI:RG:SM:jq



DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
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VAN NUYS, CA 91401

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Decision Date: May 2, 2008

Appeal Period Ends: May 16, 2008

Fariborz Saidara (O)(A)
1545 South Bentley Avenue, #104
Los Angeles, CA 90025

Jerome Buckmelter (E)/(R)
Jerome Buckmelter Associates
23534 Aetna Street
Woodland Hills, CA 91367

RE: Parcel Map No.: AA-2008-0270-PMLA
Related Case: ZA-2008-0300-ZAA
Address: 1837 Benecia Avenue
Council District: 5
Existing Zone: R2-1-O
Community Plan: West Los Angeles
CEQA No.: ENV-2008-0271-MND

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Parcel Map No. AA-2008-0270-PMLA for a maximum **2-parcel residential condominium** development as shown on map stamp-dated January 24, 2008 on an approximately 5,032 net square foot site in the R2-1-O zone located at 1837 Benecia Avenue and within 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 Advisory Agency or a City Planner call (213) 978-1414. 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 a 5-foot wide sidewalk easement be dedicated along Benecia Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication including a 15-foot radius easement line return at the intersection with Missouri Avenue all satisfactory to the City Engineer.
2. That Board of Public Works approval be obtained prior to the recordation of the final map for the removal of any tree in the existing or proposed right-of-way area associated with improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
3. That any existing public utilities easements within the subdivision be delineated on the final map satisfactory to the City Engineer.
4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Construct concrete curb ramp at the intersection of Benecia Avenue and Missouri Avenue.
 - b. Improve Benecia Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk adjacent to the property line, planting trees and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete a 20-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 - c. Improve Missouri Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk adjacent to the property line, planting trees and landscaping of the parkway.

- (2) Suitable surfacing to join the existing pavement and to complete a 20-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
- d. Construct the necessary house connection to serve the subdivision and evaluate the efficiency of the existing house connection all satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. 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

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Department of City Planning approval is required for substandard lot width, lot area and over density.

Notes:

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.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan at (213) 482-6880 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

7. 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 (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-5(i)a
- c. This project is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045.

FIRE DEPARTMENT

8. 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: (MM)
 - 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 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.
 - c. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - d. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - e. 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) 482-6506. You should advise any consultant representing you of this requirement as well.

BUREAU OF STREET LIGHTING

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 South Broadway, Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see of Bureau of Engineering improvement conditions.

9. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation of annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Missouri Avenue.

NOTES:

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

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

DEPARTMENT OF RECREATION AND PARKS

10. That the Quimby fee be based on the R2 Zone. (MM)

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

11. 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 residential condominium units.

- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus ½ guest parking spaces per dwelling unit. 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.

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. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project. (MM)
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. 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.
 - g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
 - h. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties. (MM)
12. 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.
 13. 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 Specific Plan.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

14. That prior to recordation of the final map the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who will provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 8, 10, 11d, 11g, 11h, and 15 of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitors will be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
15. 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:
- MM-1 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
- MM-2 All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.
- MM-3 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.
- MM-4 The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-5 The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will

- reduce traffic impacts in direct portion to those caused by the proposed project's implementation.
- MM-6 The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for n approval that provides code-required emergency access.
- MM-7 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- MM-8 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- MM-9 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- MM-10 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- MM-11 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- MM-12 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- MM-13 The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- MM-14 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- MM-15 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM-16 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

- MM-17 The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- MM-18 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- MM-19 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- MM-20 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- MM-21 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- MM-22 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- MM-23 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

FINDINGS OF FACT (CEQA)

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a hazardous flood area.

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2008-0271-MND on March 12, 2008. The Department found that potential negative impact could occur from the project's implementation due to:

- Geology and Soils (seismic);
- Hazards and Hazardous Materials (methane);
- Hydrology and Water Quality (stormwater);
- Noise (construction);
- Public Services (fire, schools, street improvements);
- Recreation (parks); and
- Transportation/Circulation (emergency access,).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV 2008-0271-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **No(s). 8, 10, 11d, 11g, 11h, and 15** of the Parcel Map's approval. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB-3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 14.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2008-0270-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 WILL BE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted West Los Angeles Community Plan designates the subject property for Low Medium Residential land use with the corresponding zone of R2-1-O. The property is located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan, the project is exempt from the payment of trip fees because the subject site is not a C, M or P zone. However, the applicant will be required to file an application with Department of Transportation's West Los Angeles Coastal Development Review Section. The property contains approximately 0.12 net acres (5,032 net square feet) and is presently zoned R2-1-O. 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 West Los Angeles 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.

The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance No. 172,081).

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.

Benecia Avenue is a Local Street dedicated to a 50-foot width at the project's street frontage. Missouri Avenue is a Local Street dedicated to a 60-foot width at the project's street frontage. The Bureau of Engineering is requiring that a 5-foot wide sidewalk easement be dedicated along Benecia Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication including a 15-foot radius easement line return at the intersection with Missouri Avenue all satisfactory to the City Engineer. This project is not subject West Los Angeles Transportation Improvement and Mitigation Specific Plan requirements. However, the applicant will be required to file an application with Department of Transportation's West Los Angeles Coastal Development Review Section. 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 non-parking 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.

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 Parcel Map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading division prior to the recordation of the map and issuance of any permits.

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

Adjacent land uses consist of residential condominiums and commercial offices to the north in the R3-1-O and C2-1VL zones, single family and multi-family residential, including condominiums, to the east, south and west in the R2-1-O and R3-1-O zones. The proposed project would provide an appropriate transitional development between the office buildings and larger condominium complexes to the north and the smaller multi-family residential uses to the south. The site currently contains a total of one single-family home, and the proposed project would provide 2 residential condominium 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.

- (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 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.

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 May 12, 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.

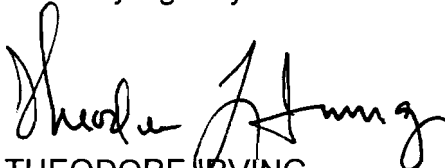
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California 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. May 1, 2011.

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

S. Gail Goldberg, AICP
Advisory Agency



THEODORE IRVING
Deputy Advisory Agency

TI:RG:SM:jq

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

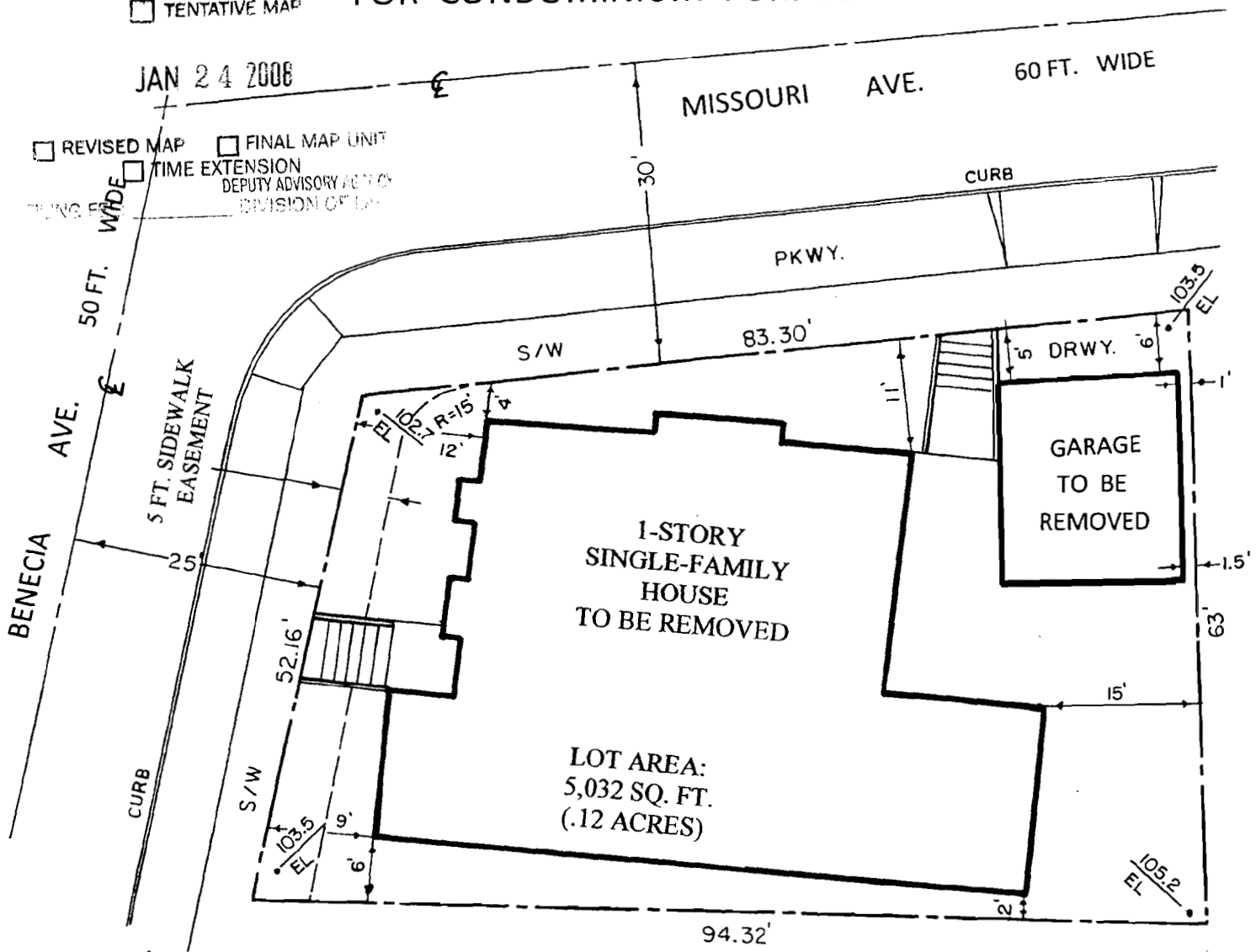
Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

PRELIMINARY PARCEL MAP

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

FOR CONDOMINIUM PURPOSES

JAN 24 2008



REVISED MAP
 TIME EXTENSION
DEPUTY ADVISORY BOARD OF
CITY PLANNING
DIVISION OF LA

SITE ADDRESS: 1834 BENECIA AVE., LOS ANGELES, CA 90025

LEGAL DESCRIPTION: LOT 1, BLOCK 29, TRACT NO.7260 M.B. 79-98/99

ZONE: R2-1-0 PLAN: LOW MEDIUM I RESIDENTIAL

OWNER: FARIBORZ SAIDARA 1545 S. BENTLEY AVE. #104, LOS ANGELES, CA 90025

SCALE: 1" = 16'

TEL. 310 - 889-8636

MAP PREPARED BY: JEROME BUCKMELTER ASSOCIATES INC.

23534 AETNA ST., WOODLAND HILLS, CA 91367

TEL. 818 - 340-8386

NOTES:

- PROJECT IS A 2-UNIT RESIDENTIAL CONDOMINIUM W/2.5 PARKING SPACES PER UNIT
- NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY LAUREL, S. C. BLACK WALNUT TREES OR OTHER TREES ON SITE