

DEPARTMENT OF
CITY PLANNING

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April 14, 2021

Silver Maya, LLC (O)(A)
11901 Santa Monica Blvd
Los Angeles, CA 90025

Sami Kohanim (R)
Land Use Developers Corp.
7136 Haskell Ave
Van Nuys, CA 91406

AA-2017-2202-PMLA-CN
813 North Robinson Street
Silver Lake-Echo Park-Elysian Valley
Community Plan
Zone : R2-1VL
District Map: 141A203
C.D. : 13 - O'Farrell
CEQA: ENV-2017-2203-CE
Legal Description: Lot 17, Block 1, Tract
TR5012

LETTER OF CORRECTION

On November 20, 2018, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Parcel Map AA-2017-2202-PMLA-CN for a maximum two-unit condominium, as shown on the map stamp-dated June 5, 2017, and denied an Adjustment to allow a building height of 36.5 feet in lieu of the 33 feet permitted in the R2-1VL Zone in the Silver Lake – Echo Park- Elysian Valley Community Plan.

On July 28, 2020, the Deputy Advisory Agency issued a Letter of Correction after receiving a memo from Eric Wong, Zoning Engineer, Building and Safety Department, stating that the allowable building height in the Hillside Area in the R2-1VL Zone is 45 feet. Therefore, the Deputy Advisory Agency issued a Letter of Correction for Condition 11a., which corrected the maximum building height from 33 feet to 45 feet.

On March 23, 2021, the Deputy Advisory Agency received an email from Julia Li, Structural Engineering Associate III, Bureau of Engineering, stating that the City had conflicting records for the street dimensions on Robinson Street and requested a correction to reduce the street dedication along Robinson Street adjoining the subdivision from four (4) feet to two (2) feet to complete a 22-foot wide half right-of-way dedication.

Therefore, the correction to the Letter of Determination dated November 20, 2018 shall

be as follows:

Delete Condition No. 1, which reads:

1. That a 4-foot wide strip of land be dedicated along Robinson Street adjoining the subdivision to complete a 22-foot wide half right-of-way dedication in accordance with the Mobility Plan 2035 Designation.

Add a new Condition No. 1 to read:

1. That a 2-foot wide strip of land be dedicated along Robinson Street adjoining the subdivision to complete a 22-foot wide half right-of-way dedication in accordance with Hillside Local Street Standards of the Mobility Plan 2035 Designation.

All other conditions shall remain the same.

If you have any questions, please call Deborah Kahen at (213) 978-1202.

VINCENT P. BERTONI, AICP
Advisory Agency

Deborah Kahen

Deborah Kahen, AICP
Deputy Advisory Agency

DK:GG:MA

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<http://planning.lacity.org>

Decision Date: November 20, 2018

Appeal End Date: December 5, 2018

Silver Maya, LLC(O)
11901 Santa Monica Blvd
Los Angeles, CA 90025

Sami Kohanim
Land Use Developers Corp.
7136 Haskell Ave
Van Nuys, CA 91406

Re: AA-2017-2202-PMLA-CN
813 Robinson Street.
Silver Lake-Echo Park-Elysian Valley
Community Plan
Zone : R2-1VL
District Map: 141A203
C.D. : 13 - O'Farrell
CEQA : ENV-2017-2203-CE
Legal Description: Lot 17, Block 1, Tract
TR5012

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **adopted** a Categorical Exemption from environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines, and **approved** Parcel Map AA-2017-2202-PMLA-CN for a maximum two-unit condominium, as shown on the map stamp-dated June 5, 2017, and **denied** an Adjustment to allow a building height of 36.5 feet in lieu of the 33 feet permitted in the R2-1VL Zone in the Silver Lake – Echo Park- Elysian Valley 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. 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 4-foot wide strip of land be dedicated along Robinson Street adjoining the subdivision to complete a 22-foot wide half right-of-way dedication in accordance with the Mobility Plan 2035 Designation.
2. That any existing easement, including Public Utilities Easement within the subdivision be shown on the final map.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

3. 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 Inter-Departmental Letter dated June 22, 2017 Log No. 98407 and attached to the case file for Parcel Map No. AA-2017-2202-PMLA-CN.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

4. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.

Notes:

This property is located in a Methane Zone.

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

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

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
 - d. 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.
 - e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - f. 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.
 - g. 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.
 - h. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
 - i) When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet

of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

ii) It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.

iii) This policy does not apply to single-family dwellings or to non-residential buildings.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

- i. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- j. 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.
- k. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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. Submittal of plot plans for Fire Department review and approval prior to recordation of Parcel Map Action is required.

BUREAU OF STREET LIGHTING

- 6. Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition s-3. (c)

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.

BUREAU OF SANITATION

7. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem, as stated in the memo dated February 5, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

DEPARTMENT OF RECREATION AND PARKS

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

9. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for tree removal permit information.

10. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information.

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 residential development to a maximum of 2 single-family dwelling units per parcel and 33 feet height pursuant to the requirements of the R2-1VL Zone.
- b. Provide a minimum of two covered off-street parking spaces per dwelling unit. Provide a minimum of ¼ guest parking space per dwelling.
- c. Prior to the issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, shall be submitted for review and approval by the Department of City Planning. .
- d. 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 the required front yard.
- e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of

attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the 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. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy

of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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

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

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Robinson Street.

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 condition S-3 (i), 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.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Robinson Street adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, and a minimum 4- foot wide concrete sidewalk along with any necessary retaining wall along the property.
 - 2) Suitable surfacing to provide the necessary pavement and to complete an 18-foot wide half roadway.
 - 3) Any necessary removal and reconstruction of the existing improvements.

- 4) The necessary transitions to join the existing improvements.
- b. Construct the necessary house connection sewer to serve the subdivision; evaluate the efficiency of the existing house connection sewer; and/or any other sewer arrangement connection acceptable to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting 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 tract 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 Planning Department, on June 5, 2017, determined that the City of Los Angeles for the implementation of the California Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 1, Class 3, Category 1, ENV-2017-2203-CE.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2017-2202-PMLA-CN, 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 property contains approximately 0.167 net acres (7,287 net square feet). The Silver Lake – Echo Park - Elysian Valley Community Plan designates the subject property for Low Medium I Residential land use with the corresponding zone of R2.

The project proposal is for a two-unit condominium pursuant to a parcel map and consistent with the R2 zoning of the lot. The proposed development of the parcel map is allowable under the current adopted zone and the land use designation. The subject property meets the minimum 5,000 square-foot lot area and minimum area of 2,500 square-feet per dwelling unit. The project shall maintain a density of no more than two dwellings per lot. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable Community Plan.

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

The existing site consists of one rectangular-shaped lot to be subdivided for a two-unit condominium pursuant to the Subdivision Map Act. *Design* includes (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the General Plan.

Likewise, *improvement* refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map. Additional house connection sewers required by the Land Development Group & GIS Division of the Bureau of Engineering to serve each unit shall be provided.

The parcel map has been reviewed by various Departments and Bureaus of the Subdivision Committee for compliance the pertinent regulations of the Zoning Code. The Bureau of Engineering, the Department of Building and Safety, Grading Division, Bureau of Street Services, Urban Forestry Division, Bureau of Street Lighting and the Fire Department have reviewed the location of the project site and the proposed map and recommended improvements to the public right-of-way, consistent with the Mobility Element of the General Plan.

The project will provide much needed new home ownership opportunities within the Community Plan area. The Community Plan promotes infill development that

enhances the existing urban character. The project is also consistent with the Housing Element and the following Objective and Policy of the Community Plan:

Policy 1-1.7 Promote the unique quality, desirability and functionality of the Community Plan Area's mixed single and multiple family residential neighborhoods by encouraging infill development that continues to offer a variety of housing opportunities that capitalize on the eclectic character and architectural styles of existing development.

Objective 1-3 Preserve and enhance the varied and distinct character and integrity of existing single and multiple family neighborhoods.

As conditioned, the design and improvements of the proposed project are consistent with the applicable General Plan.

(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 infill development proposed is within a residential neighborhood consisting primarily of single-family and two-family homes. The proposed subdivision is physically suitable for the site and will provide adequate space for future residents.

The Zoning Code limits density in the R2-1VL zone to two dwelling units per lot and the height limit to 33 feet. General Plan Notes indicate that Height District Number 1VL exists throughout entire district; and Decision-makers are discouraged from exceeding designated heights in residentially zoned areas. Objective 1-6.3 of the Community Plan indicates Decision-makers are encouraged to strictly interpret and implement the Hillside Ordinance and are discouraged from granting variances from these provisions in residential hillside neighborhoods.

In addition, the Department of Building and Safety, Grading Division, found the grading study as sufficient as shown in the letter dated June 22, 2017.

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

The site is currently vacant, and the proposed project would provide two condominium units. When developed the proposed project will be required to comply with all LAMC requirements for parking, yards, and open space.

The proposed two-condominium unit parcel map is allowable under the current adopted R2-VL zone and the Low Medium I Residential General Plan land use designation because it meets the minimum lot size of 5,000 square feet and area of 2,500 square feet per dwelling unit.

As conditioned, the site 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 Department of City Planning issued a Categorical Exemption ENV-2017-2202-CE as the environmental clearance for the subject property. Furthermore, the surrounding area of the subject property 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.

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.

ADJUSTMENT FINDINGS (Sections 12.28 C.4 and 17.03 A):

- (i) WHILE SITE CHARACTERISTIC OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATION IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The subject property is a vacant sloped, rectangular-shaped lot fronting Robinson Street and is zoned R2-1VL. The zoning regulations of the R2 Zone requires a minimum lot area of 5,000 square feet, a minimum width of 50 feet and 2,500 square feet per dwelling unit. The project is a two-unit condominium subdivision.

The project is proposing the maximum density allowed per zone in a Lot that is 7,287 square feet.

The project's roofline adheres to the 33 foot height limitation and the applicant states that the adjustment is requested for provision of a transparent rooftop guardrail as a required safety feature for residents to be able to enjoy usage of the roof of a building, which is accessible through stairs. The request is to allow a 42-inch transparent guardrail to be placed above the roofline for safety, an increase of 11% in the height of the two proposed condominiums. Pursuant to LAMC Section 12.08 C2(d), any occupied rooftop deck shall be set back at least three feet from the required side yard. The guardrails are proposed with a 4-foot setback from the roofline which exceeds the 3 feet required for R2 Zoned properties per [LAMC Sec. 12.08-C.2(d) and Sec. 12.21-C.10(a)(7)] The intent of the height limit is to preserve the prevailing scale and massing of residential neighborhoods, and to limit shadowing over nearby properties.

The applicant states that the adjustment is requested for provision of a rooftop guardrail as a required safety feature for the owners and occupants to be able to enjoy open space on a lot that is otherwise subject to a reduction in the practical open space it could provide when built by-right. However, although open space is an encouraged added feature to the subdivision, open space is not required as a zoning regulation in the R2 Zone. The applicant can remove the rooftop deck or lower the building to meet the 33-foot height limitation. Therefore, there are no site characteristics that make adherence to the height regulation impractical or infeasible.

- (j) IN LIGHT OF THE PROJECT AS A WHOLE INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE AND SAFETY.

The proposed parcel map consists of two condominium dwellings on a 7,287.2 square-foot site in the R2-1VL Zone. The request is for an infill housing project on an underdeveloped vacant land. The proposed single-family condominium dwellings will be three stories with a rooftop deck. The request for an Adjustment is to allow a maximum building height of 36 feet, 6 inches in lieu of the permitted 33 feet allowed per the 1VL zone. The requested adjustment is to provide guardrails for the rooftop deck. The proposed guardrail is composed of a transparent material, which the applicant states will not pose an additional shadow on neighboring properties.

The 800 block of North Robinson Street consists of mainly one-story and two-story residential buildings built mainly between the 1920s and 1940s. Except for two properties on this block all existing structures are less than 33 feet in height, and shorter than the proposed buildings on the subject property. The proposed 42-inch

transparent guard rails on a 33 foot structure could amplify the massing or height of the two proposed homes in this neighborhood. It would not adversely affect or degrade adjacent properties or pose additional shadows or block views of the adjacent properties, however, it would establish a precedent on the block for further height adjustment requests. The project, without the over-in-height adjustment, would be compatible and not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety.

- (k) THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY SPECIFIC PLAN.

The property is located in the Silver Lake – Echo Park – Elysian Valley Community Plan area, which designates the subject property for Low Medium I Residential density, with corresponding zone of R2 and Height District No. 1VL, which limits height to 33 feet. Most of the other similar improvements in the area observe the 33-foot maximum height limit. A height increase to 36-foot, 6-inches, that is not necessary for the enjoyment of property rights, would therefore not be in substantial conformance with the purpose, intent and provisions of the Silver Lake – Echo Park – Elysian Valley Community Plan.

These findings shall apply to both the preliminary and final maps for Parcel Map No.AA-2016-2681-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 Section 17.05-N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street, Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856. 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 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 December 05, 2018 at one of the City Planning Department Public Counters, located at:

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

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

West Los Angeles
 West Los Angeles
 Development Services
 Center
 1828 Sawtelle Boulevard,
 2nd Floor
 Los Angeles, CA 90025
(310) 231-2598

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

Appeal forms are available on-line at <http://planning.lacity.org>

There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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, including all appeals, if any.

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 is granted before the end of such period.

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

If you have any questions, please call Kevin Golden at (213) 978-1396.

VINCENT P. BERTONI, AICP
 Advisory Agency



 Kevin S. Golden
 Deputy Advisory Agency



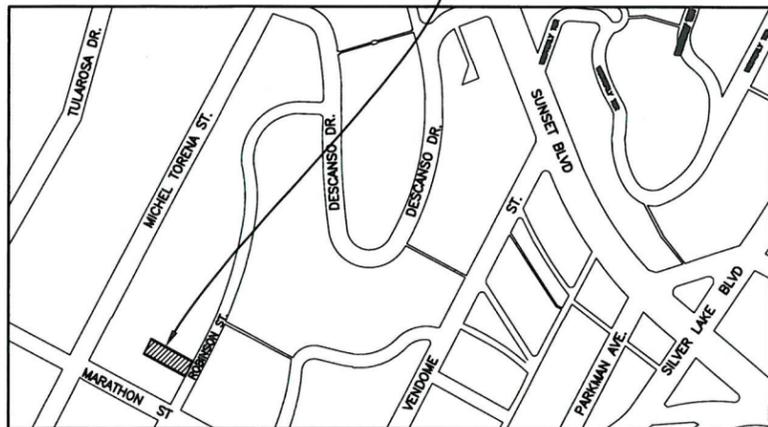
 Jane J. Choi, AICP
 Senior City Planner

VPB:JJC:KSG:HB

PRELIMINARY PARCEL MAP NO. AA-2017-2202

FOR CONDOMINIUM PURPOSES

PROJECT SITE



VICINITY MAP
NTS

OWNER:

SILVER MAYA, LLC
11901 SANTA MONICA BLVD #320
LOS ANGELES, CA 90025

LAND USE CONSULTANT / REPRESENTATIVE

LAND USE DEVELOPERS CORP.
7136 HASKELL AVE, SUITE 320
VAN NUYS, CA 91406
TEL: (213) 457-7178

ENGINEER:

DHS & ASSOCIATES
275 CENTENNIAL WAY SUITE 205
TUSTIN, CA 92780
TEL: (714) 665-6569

LEGAL DESCRIPTION:

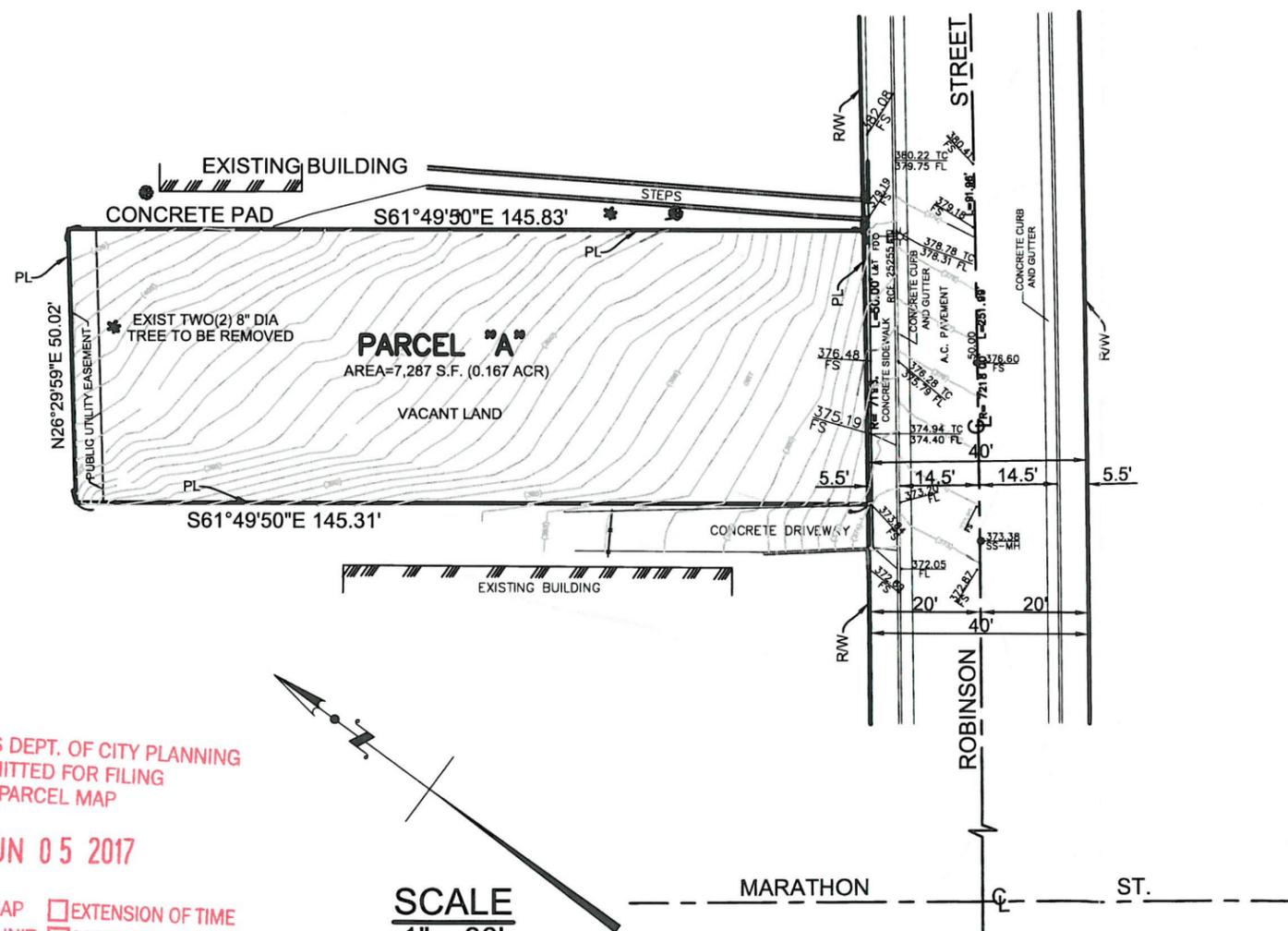
LOT 17, BLOCK 1, TRACT NO. 5012
M.B. 56, PAGES 48/49
RECORD OF THE LOS ANGELES COUNTY
APN # 5426-011-029

SITE ADDRESS:

813 N. ROBINSON ST.
LOS ANGELES, CA 90026

NOTES:

- EXISTING SITE IS VACANT LAND.
- PROPOSED PROJECT: TWO(2) UNITS CONDOMINIUM.
- THERE ARE NO OAK, BLACK WALNUTS, CALIFORNIA SYCAMORE OR CALIFORNIA BAY ON THE SITE.
- THE SITE IS RELATIVELY SLOPED.
- THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
- AREA: TOTAL LOT AREA = 7,287 S.F (0.167 ACRES)
- THOMAS GUIDE: PAGE 594-C7
DISTRICT MAP NO. 141-A-203
CENSUS TRACT NO. 1958.03
COUNCIL DISTRICT NO. 13
- PROPOSED DEVELOPMENT DATA:
2 UNITS CONDOMINIUM
2 COVERED PARKING SPACES PER UNIT, 2X2=4 PARKING
GUEST PARKING SPACE = 1 PARKING
TOTAL PARKING SPACES = 5 PARKING
- THERE ARE TWO(2) TREES ON THE LOT WHICH WILL BE REMOVED
- COMMUNITY PLANING AREA: SILVER LAKE, ECHO PARK, ELYSIAN VALLEY
- THE SITE IS IN HILLSIDE GRADING AREA.
- THE SITE IS IN METHANE BUFFER ZONE.
- THE SITE IS IN SPECIAL HILLSIDE GRADING AREA (BOE BASIC GRID MAP A-13372)
- EXISTING ZONING: R2-1VL
- PROPOSE ZONING: R2-1VL
- MAP PREPARED ON 6-3-2017



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

JUN 05 2017

REVISOR'S KEY:
 REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
 DEPUTY ADVISORY AGENCY

SCALE
1" = 30'

