

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Contact Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or at (213) 808-8917.

1. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
2. That all the proposed parcel map boundary lines be properly established in accordance with Section 17.07.D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Parcel Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

3. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated August 18, 2017, Log No. 99235 and attached to the case file for Parcel Map No. 2018-7129-PMLA-CN.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Contact Laura Duong of the Department of Building and Safety Zoning Section at (213) 482-0434.

4. 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. For lot that was cut after 6/1/1946, the lot is required to maintain a minimum lot area of 5,000 SF and a minimum lot width of 50 ft. wide. Lot width is to be measured as per definition of "lot width" from Section 12.03 of the LAMC. Obtain City Planning to allow the lot area of to be less than 5,000 SF and lot width to be less than 50 ft. wide.
 - b. 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 setback will be measured after any required street dedication is taken.

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 Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

5. That the project be subject to any recommendations from the Department of Transportation.

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) 482-6543. You should advise any consultant representing you of this requirement as well.

6. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

DEPARTMENT OF WATER AND POWER

7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization 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(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

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).

8. 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 or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

9. 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 structure or potential maintenance problem, as stated in the memo dated October 21, 2019. 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).)

INFORMATION TECHNOLOGY AGENCY

10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 or rap.parkfees@lacity.org, for any questions or comments, at your convenience.

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

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. 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-inch diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree location 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. CEQA document must address protected tree removals.

13. 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. Parkway tree removal shall be replanted at a 2:1 ratio. 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 at (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. CEQA document must address parkway tree removals.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

14. 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 two (2) units.

Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

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.

- b. That 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.
- c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. 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 parcel map 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 parcel map 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 parcel 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 apartment units. However, prior to issuance of a building permit for apartment units, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable parcel map conditions affecting the physical design of the building(s) and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable parcel map 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.

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 parcel map in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the parcel map 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 parcel map complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the parcel map be dedicated for public use by the parcel map, 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 parcel map 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 streets, 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the parcel map as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting.

- (1) Construct new street light: one (1) on Cove 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 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Cove Avenue adjoining the subdivision by the reconstruction of a 4-foot wide concrete sidewalk and landscaping of parkway, including any necessary removal and reconstruction of existing improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However, the existing or proposed zoning may not permit this number of units.

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 (LAMC).

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

The Advisory Agency hereby finds that this parcel map 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)

Determined based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3(b) (New Construction or Conversion of Small Structures) and Section 15332, Class 32 (In-Fill Development Project), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2018-7129-PMLA-CN the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

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

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Silver Lake – Echo Park – Elysian Valley Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the R1.5, RD2, RW2, RZ2.5 Zone as the corresponding zones. The project site is zoned RD2-1VL, which is consistent with the land use designation.

The project site has approximately 4,250 square feet of lot area, which would permit a maximum of two (2) dwelling units. As shown on the parcel map, the project proposes to merge three (3) lots into one (1) lot and create two (2) attached residential condominium units, pursuant to LAMC Section 17.53, which is consistent with the density permitted by the RD2-1VL Zone.

The project site has approximately 4,250 square feet of lot area and includes lots that were cut after June 1, 1946. For lots cut after June 1, 1946, the lot is required to maintain a minimum lot area of 5,000 square feet and a minimum width of 50 feet. Pursuant to 17.53 J, under the discretion of the Advisory Agency, the applicant is seeking a Zoning Administrator's Adjustment to allow a 15% decrease in the minimum lot area to allow 4,250 square feet of lot area in lieu of a minimum 5,000 square feet of lot area. The applicant is also seeking a Zoning Administrator's Adjustment to allow a 20% decrease in the minimum lot width to allow 40 feet in lot width for a portion of the lot in the rear (along the north property line) in lieu of a minimum 50 feet in lot width. With the granting of the Zoning Administrator's Adjustments, the subdivider would be allowed a substandard lot size and substandard lot width as shown on the parcel map and therefore would be consistent with the RD2-1VL Zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer, but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the parcel map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, and applicant, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and is consistent with the applicable General Plan.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RD2-1VL, the zone would permit a maximum of two (2) dwellings on the approximately 4,250 square-foot site. As the map is proposed for a two (2) residential condominium subdivision, it is consistent with the density permitted by the zone. Per LAMC Section 12.09.1 B.4, lots in the RD2 Zone require a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. Pursuant to 17.53 J, the applicant is seeking a Zoning Administrator's Adjustment to allow a 15% decrease in the minimum lot area to allow 4,250 square feet of lot area in lieu of a minimum 5,000 square feet of lot area. The applicant is also seeking a Zoning Administrator's Adjustment to allow a 20% decrease in the minimum lot width to allow 40 feet in lot width for a portion of the lot in the rear (along the north property line) in lieu of a

minimum 50 feet in lot width. With the granting of the Zoning Administrator's Adjustments, the subdivider would be allowed a substandard lot size and substandard lot width as shown on the parcel map and therefore would be consistent with the RD2-1VL Zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Cove Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting reviewed the parcel map and recommended the construction of one (1) street light on Cove Avenue. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is an up-sloping, irregular site consisting of approximately 4,250 square feet of lot area. The site was improved with a single-family dwelling; however, the applicant has obtained building permits to demolish the single-family dwelling and construct a new duplex. On July 31, 2018, the Department of Building and Safety issued Permit Application No. 17010-30000-04781 for a new four-story duplex with two (2) attached two-car garage. The duplex is currently under construction. The new duplex is four-stories, a maximum 44 feet in height, contains 4,945 square feet in floor area, and a Floor Area Ratio (FAR) of 2.24:1. The new duplex includes two (2) two-car garages, providing a total of four (4) off-street covered parking spaces. The applicant proposes the merger and subdivision of three (3) lots into one (1) lot for the duplex currently under construction into two (2) attached residential condominium units.

The project site is located within 0.26 km (0.16 miles) from the Upper Elysian Park Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a flood zone, landslide, liquefaction, methane, or tsunami inundation zone. The site is located within a designated Hillside Area, a BOE Special Grading Area, and a Very High Fire Hazard Severity Zone and will be required to comply with all applicable regulations as it pertains to development within these special areas. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flood hazard and are areas outside of the Special Flood Hazard 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 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. The Department of Building and Safety, Grading Division has reviewed the soils report prepared by Bay City Geology, Inc., dated July 27, 2017 and has issued a Soils Approval Letter dated August 18, 2017 (Log No. 99235). Therefore, the site will be physically suitable for the proposed type of development.

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

The properties to the north, south, east, and west are developed with single-family dwellings and multi-family residential dwellings that contain mostly two units each with the exception of one large apartment building that contains 20 units. These single-family and multi-family residential structures range in height from one- to three-stories. The properties to the north are zoned R1-1VL and RD2-1VL and designated Low Residential and Low Medium II Residential, respectively. The properties to the west and south are zoned R1-1VL and designated Low Residential. The properties to the east are zoned RD2-1VL and designated Low Medium II Residential. The site is also in close proximity to the Silver Lake Meadows and Silver Lake Reservoir, which is approximately 705 feet to the west. All surrounding properties are located in the Silver Lake – Echo Park – Elysian Valley Community Plan.

The project site, which is comprised of three parcels, consists of approximately 4,250 square feet of land and is currently being developed with a duplex. The project proposes the merger and subdivision of three (3) lots into one (1) lot for the duplex currently under construction into two (2) attached residential condominium units. The new duplex is four-stories, a maximum 44 feet in height, contains 4,945 square feet in floor area, and a Floor Area Ratio (FAR) of 2.24:1. The new duplex includes two (2) two-car garages, providing a total of four (4) off-street covered parking spaces. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of two (2) dwelling units and a height of 45 feet. 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. The Department of Building and Safety, Grading Division has reviewed the soils report prepared by Bay City Geology, Inc., dated July 27, 2017 and has issued a Soils Approval Letter dated August 18, 2017 (Log No. 99235). Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

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

The site was improved with a single-family dwelling; however, the applicant has obtained building permits to demolish the single-family dwelling and construct a new duplex. On July 31, 2018, the Department of Building and Safety issued Permit Application No. 17010-30000-04781 for a new four-story duplex with two (2) attached two-car garage. The duplex is currently under construction. A tree letter prepared by Craig Crotty, dated August 27, 2019 was provided for the subject site, which states there are no protected trees with a diameter of four inches or more on the site. There are also no regulated native trees with a diameter (or cumulative diameter) of four inches measured at 4.5 feet above the ground located on or adjacent to the subject site. Additionally, there are no trees within the public right-of-way adjacent to the project site. The surrounding area is presently developed with residential structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS 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 and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Cove Avenue, which is a public street. The project site consists of parcels identified as Lot Nos. 58 (Arb 1), 59 (Arb 1), FR 60 (Arb 1), of Tract Montrose and is identified by the Assessor Parcel Map No. 5422-006-045. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL 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.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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.

ADJUSTMENT FINDINGS (Sections 17.53 J and 12.28 C.4)

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

The subject property is a sloping, irregular-shaped site fronting Cove Avenue located between Apex Avenue and Silver Lake Boulevard. The property is zoned RD2-1VL and designated Low Medium II Residential in the Silver Lake – Echo Park – Elysian Valley Community Plan Area. The subject site is comprised of three (3) parcels that total 4,250 square feet of gross lot area. The site has a width of 50 feet along Cove Avenue (south property line, a width of 40 feet along the north property line, and a depth of 95 feet along the east and west property lines. The sloping site ascends from the east toward the west. The site consists of lots that were cut after June 1, 1946. For lots cut after June 1, 1946, the lot is required to maintain a minimum lot area of 5,000 square feet and a minimum width of 50 feet. Pursuant to 17.53 J, the applicant is seeking Zoning Administrator's Adjustments for substandard lot area and lot width. The applicant is requesting an Adjustment to allow a 15% decrease in the minimum lot area to allow 4,250 square feet of lot area in lieu of a minimum 5,000 square feet of lot area. The applicant is also requesting an Adjustment to allow a 20% decrease in the minimum lot width to allow 40 feet in lot width for a portion of the lot in the rear (along the north property line) in lieu of a minimum 50 feet in lot width.

The project site consists of parcels identified as Lot Nos. 58 (Arb 1), 59 (Arb 1), FR 60 (Arb 1), of Tract Montrose and also identified by Assessor Parcel Map No. 5422-006-045. According to the DBS Parcel Profile, Lot 58 (Arb 1) has a lot cut date of May 1, 1945, while Lot Nos. 59 (Arb 1) and FR 60 (Arb 1) have a lot cut date of April 7, 1948. Given that Lot Nos. 59 (Arb 1) and FR 60 (Arb 1) have a lot cut date subsequent to June 1, 1946 which is the "cut off" date, the lot is required to maintain a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. The "cut off" date established additional regulations in order to legally divide parcels.

The site has unique site characteristics that make strict adherence to the zoning regulations impractical. The project site is located in a Hillside Area and Special BOE Grading Area. The slope band analysis provided on the parcel map indicates that 43% of the site has a slope band between 1-14.99%, while 56% of the site has a slope band between 15-29.99%. In addition to the ascending hillside topography, the surrounding area consists of a number of residential properties that are substandard in size and developed with either single-family residences or duplexes. Furthermore, a number of surrounding residential properties are irregularly shaped. Surrounding residential properties do not consist of the standard rectangular shaped, 5,000 square-foot lot with a minimum 50-foot lot width. The general site development of the neighborhood in combination with the ascending hillside topography of the site from the east to the west make strict adherence to the zoning regulations for the minimum 5,000 square-foot lot area and the minimum 50-foot lot width infeasible. The project site is 4,250 square feet and is short 750 square feet from the minimum 5,000 square-foot requirement. Additionally, the project site has a lot width of 40 feet along the north property line (rear) and is short 10 feet from the minimum 50-foot lot width requirement. With the granting of

the Adjustments, the project will allow for the development of a duplex with two (2) residential condominium units that will nonetheless conform with the intent of the zoning regulations.

- (j) THAT 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 project proposes the merger and subdivision of three (3) lots into one (1) lot for the duplex currently under construction into two (2) attached residential condominium units. The new duplex is four-stories, a maximum 44 feet in height, contains 4,945 square feet in floor area, and a Floor Area Ratio (FAR) of 2.24:1. The new duplex includes two (2) two-car garages, providing a total of four (4) off-street covered parking spaces. As proposed, the density, height and FAR are consistent with the zone and land use designation, which would permit a maximum of two (2) dwelling units, a height of 45 feet, and a FAR of 3:1. Furthermore, the proposed project is compatible with adjacent properties and the surrounding neighborhood. The properties to the north, south, east, and west are developed with single-family dwellings and multi-family residential dwellings that contain mostly two units each with the exception of one large apartment building that contains 20 units. These single-family and multi-family residential structures range in height from one- to three-stories. Moreover, the two (2) abutting properties to the east, which are also located in the RD2-1VL Zone and designated Low Medium II Residential, are substandard lots developed with residential structures. Of the two (2) abutting lots, one of the substandard lots (2207 and 2209 North Apex Avenue), is developed with a duplex. The proposed project's location, size, height and density is compatible with the surrounding area. The surrounding area has long been established with a mix of single-family and multi-family residential structures that vary in height in scale. With the granting of the Adjustments to allow a 15% reduction in the minimum lot area and a 20% reduction in the minimum lot width, the project would be compatible with and will not adversely affect or further degrade adjacent properties, the neighborhood, or the public health, welfare and safety.

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

The property is located in the Silver Lake – Echo Park – Elysian Valley Community Plan area with a RD2-1VL Zone and Low Medium II Residential land use designation. The Silver Lake – Echo Park – Elysian Valley Community Plan states that, "Enhancing quality of life and preserving neighborhood character are priorities of the Plan, based on input from community stakeholders." The following goals, objectives and policies are applicable to the proposed project.

GOAL 1: A safe, secure and high quality residential environment for all economic, age and ethic segments of the Plan Area.

Policy 1-1.2: Improve the quality of existing single family and multiple family housing throughout the Plan Area.

Policy 1-1.4: Encourage new infill residential development that complements existing development and architectural style.

Policy 1-1.5: Protect existing stable single family and low-density multiple family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Policy 1-1.7: Promote the unique quality 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.

The Silver Lake – Echo Park – Elysian Valley Community Plan seeks to encourage new housing through infill development that is compatible with the existing neighborhood. The proposed project consists of a duplex that is four-stories, 44 feet in height with a 2.24:1 FAR, which is compatible with the surrounding properties and neighborhood that consists of single-family and multi-family structures ranging in height from one- to three-stories. The use, size and scale of the duplex will complement the eclectic character and architectural styles in the surrounding area. Additionally, the granting of the Adjustments to allow a 15% reduction in the minimum lot area and a 20% reduction in the minimum lot width, would enable the approval of the parcel map, which creates two (2) residential condominium units and an opportunity for homeownership in the area.

Furthermore, the City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3(b) (New Construction of Small Structures) and Section 15332, Class 32 (Infill Development Project) and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

Therefore, the project is in substantial conformance with the Silver Lake – Echo Park – Elysian Valley Community Plan.

These findings shall apply to both the tentative and final maps for Preliminary Parcel Map No. AA-2018-7129-PMLA-CN.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin S. Golden
Deputy Advisory Agency

KSG:DL:KSG:MA

Note:

If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as

noted in this letter. For an appeal to be valid to the Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

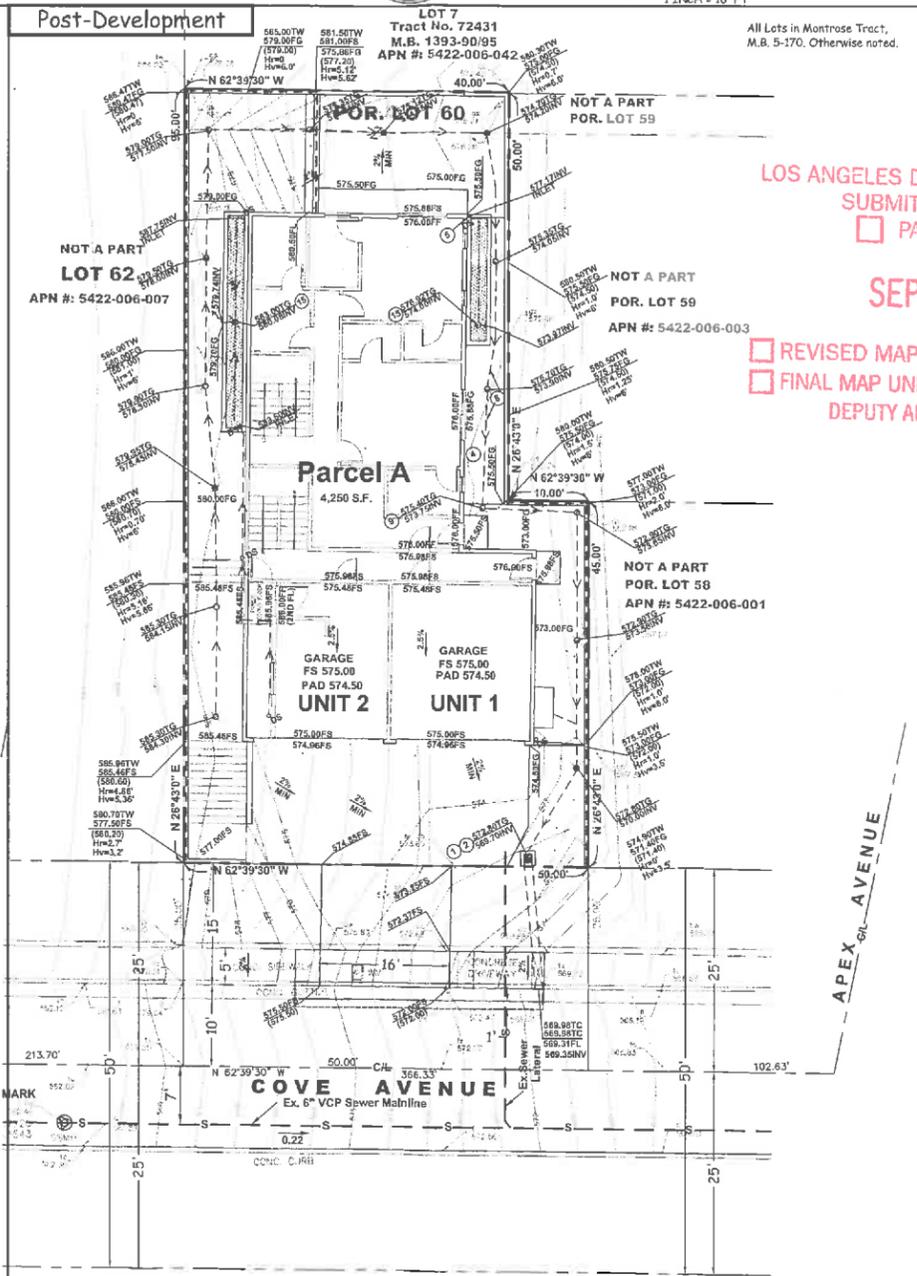
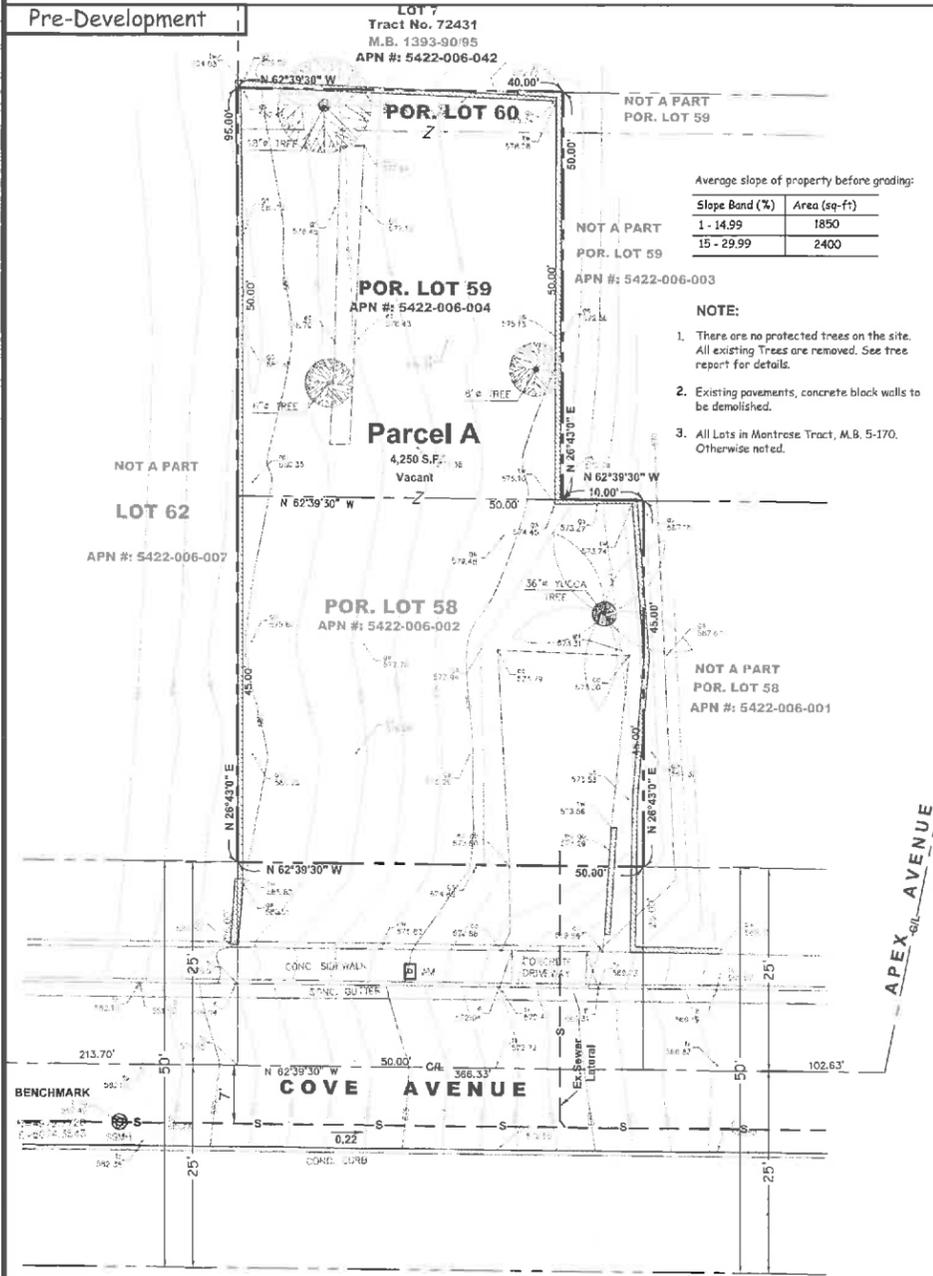
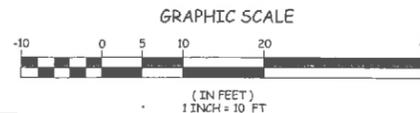
West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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

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

Preliminary Parcel Map LA No. 2018-7219

Site Address: 2309-2311 W. Cove Avenue, Los Angeles, CA 90039
 Scope of Work: Proposed 4-Story Duplex



Average slope of property before grading:

Slope Band (%)	Area (sq-ft)
1 - 14.99	1850
15 - 29.99	2400

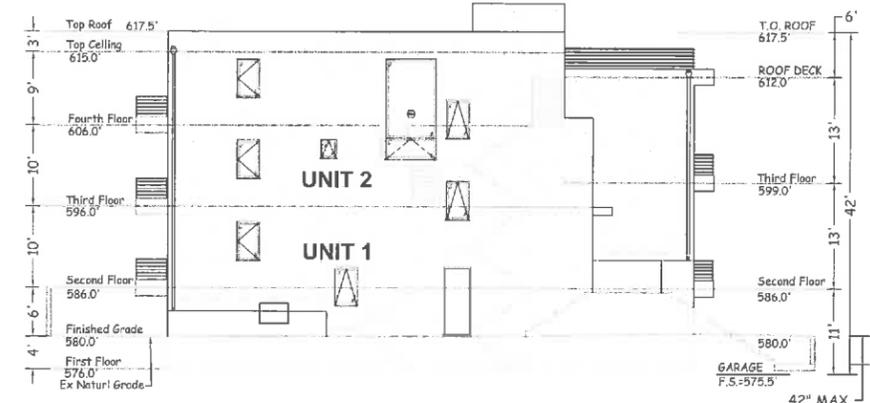
- NOTE:
- There are no protected trees on the site. All existing trees are removed. See tree report for details.
 - Existing pavements, concrete block walls to be demolished.
 - All Lots in Montrose Tract, M.B. 5-170. Otherwise noted.

PROJECT LOCATION



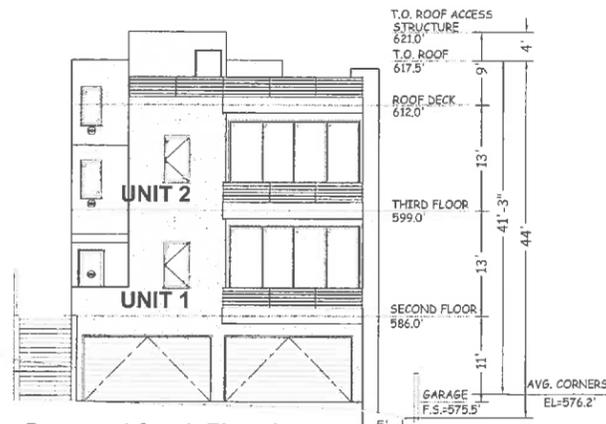
Vicinity Map
 TG 594-E-5 Not to Scale

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 PARCEL MAP
 SEP 04 2019
 REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
 DEPUTY ADVISORY AGENCY

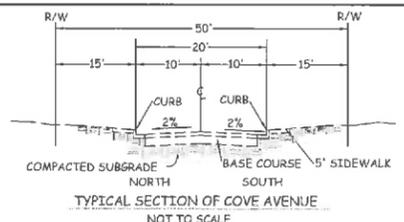


Proposed West Elevation
 Not to Scale

- ABBREVIATIONS:**
- AC Asphalt Concrete
 - CONC Concrete
 - D/A Driveway Apron
 - DWY Driveway
 - EP Edison Pole
 - EX Existing
 - FL Flow Line Elevation
 - P/L Property Boundary Line
 - PVMT Pavement
 - RW Retaining Wall
 - SMH Sewer Manhole
 - TC Top of Curb Elevation
 - WF Wooden Fence
 - WM Water Meter
 - WV Water Valve
- LEGEND:**
- (100.25) Existing Elevation
 - 101- Ex. Ground Contour Line
 - Retaining Wall
 - Ex. Structure
 - Ex. Tree, Diameter
 - Prop. Flow Line
 - Area Drain



Proposed South Elevation
 Not to Scale



BASIS OF BEARINGS:
 The bearings shown hereon are based on the bearing of N 54°32'57" W of the centerline of Cove Avenue, as shown on map of Parcel Map No. 4712, recorded in Book 151, Pages 31 and 32 of parcel maps, in the office of the county recorder of Los Angeles county.

BENCH MARK:
 ELEV. 582.40
 Temporary Benchmark top of MH lid per structure ID. 49403024



SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN
 135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 TEL: (626) 570-1918 FAX: (626) 737-8786
 EMAIL: info@tritechassociates.com

Preliminary Parcel Map LA No. 2018-7219
 SCALE: 1"=10'
 DATE: 8-27-19
 DRAWN BY: ii
 REVISED:
 2311 W Cove Avenue, Los Angeles, CA 90039
 SHEET 1 OF 1 SHEETS
 JOB NO. 180316

Legal Description:
 Being a subdivision of portion of Lots 58, 59 and 60 of Montrose Tract per map recorded in Book 5, page 170 of maps, in the office of county recorder of said county.
 APN: 5422-006-045

Zoning: RD2-1v

Existing Lot Area:
 Lot 58 Arb 1 = 2,250 sq. ft.
 Lot 59 Arb 1 = 1,800 sq. ft.
 Lot 60 Arb 1 = 200 sq. ft.
 Total = 4,250 sq. ft.

Required Parkings: 4 spaces
Parking Provided: 4 Spaces (2 Standard, 2 Compact)

Number of Stories: 4 (not including Roof Deck)

Building Height: 44'-0" (Zoning)
 41'-3" (Building Code)

Occupancy Groups: R-3/U
Type of Construction: V-A
Fire Sprinklers: Fully Sprinklered (NFPA-13) w/ Fire Alarm
Allowable Zoning Code Floor Area:
 Buildable Lot Area = 2,200 sq. ft.
 f.a.r. = 3 x 2,200 sq. ft. = 6,600 sq. ft.
Building code floor area summary (not including exit stairs, mechanical):
 First Floor (R-3) = 923 sq. ft.
 Second Floor (R-3) = 1,475 sq. ft.
 Third Floor (R-3) = 1,549 sq. ft.
 Fourth Floor (R-3) = 923 sq. ft.
 Lobby (R-3) = 75 sq. ft.
 Total Building Area (R-3) = 4,945 sq. ft.
 Parking Garage Area (U) = 678 sq. ft.
 Total Building Floor Area = 5,623 sq. ft.

Zoning Code Floor Area Summary (not including stairs):
 First Floor = 923 sq. ft.
 Second Floor = 1,475 sq. ft.
 Third Floor = 1,549 sq. ft.
 Fourth Floor = 923 sq. ft.
 Lobby = 75 sq. ft.
 Total Zoning Floor Area = 4,945 sq. ft.

Lausd:
 First Floor = 995 sq. ft.
 Second Floor = 1,658 sq. ft.
 Third Floor = 1,658 sq. ft.
 Fourth Floor = 1,054 sq. ft.
 Total = 5,375 sq. ft.

Exit Stairway = 501 sq. ft.
Mechanical/Electrical = 26 sq. ft.
Roof Deck = 576 sq. ft.

Notes:
 1. No existing easement on site.
 2. Haul route application will be filed separately.
 3. The site is located in a Hillside Area, Grading Area and Very High Fire Hazard Severity Zone.

Owner:
 Adaptive Capital
 P.O. Box 6620
 Beverly Hills, CA 90212
 (310) 867-5564 phone
 email: ml777@mail.com
 Contact: Mark Leichter

Designer (Agent for Owner):
 Rafael Martinez
 11405 Washington Place
 Los Angeles, CA 90066
 (310) 880-4365 phone
 rafael@rafalmartinezdesign.com

Architect of Record:
 Brian Noteware AIA
 2800 28th St., Suite 160
 Santa Monica, CA 90405
 (310) 452-5444 phone
 Email: brian@briannoteware.com
 License #C21514

Contractor:
 Owner-Build

Surveyor:
 JEA INC. dba
 Jess Esparza & Associates
 6107 York Blvd.
 Los Angeles, CA 90042
 (213) 880-3832 phone
 email: jessesp@jea.com

Civil Engineer:
 Trittech Engineering Associates Inc.
 135 N San Gabriel Blvd,
 San Gabriel, CA 91775
 (626) 570-1918
 Email: info@tritechengineer.com

Earth Work:
 Cubic yards of cut 192.96
 Cubic yards of fill 138.65
 Shrinkage (15%) 33.52
 Cubic yards of import 192.96
 *cut and fill amount is estimated only, actually amount may vary due to other unknown factors. (site condition, soil engineer's recommendation)

Preliminary Parcel Map LA No. 2018-7219

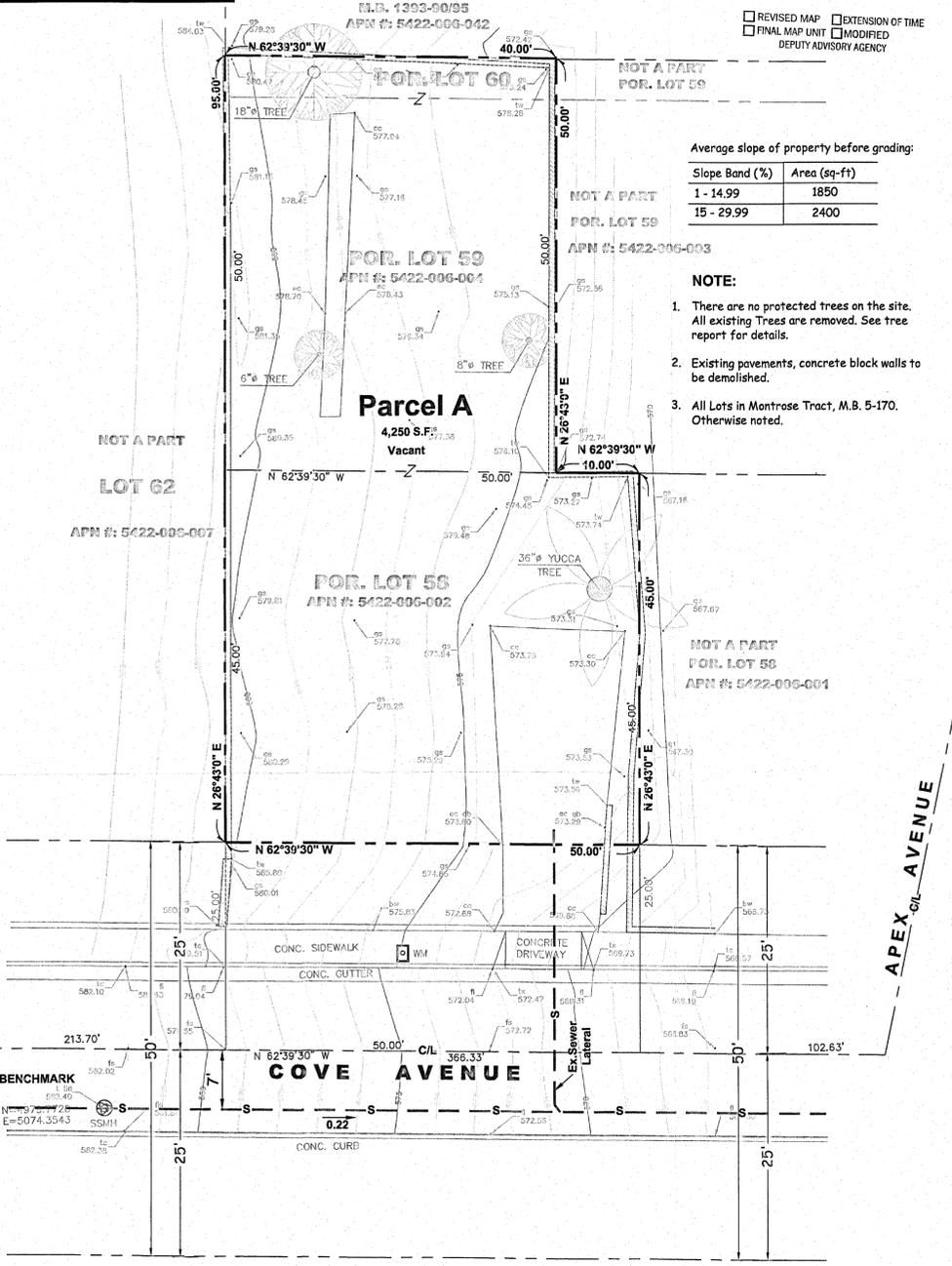
Site Address: 2309-2311 W. Cove Avenue, Los Angeles, CA 90039
 Scope of Work: Proposed 4-Story Duplex

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

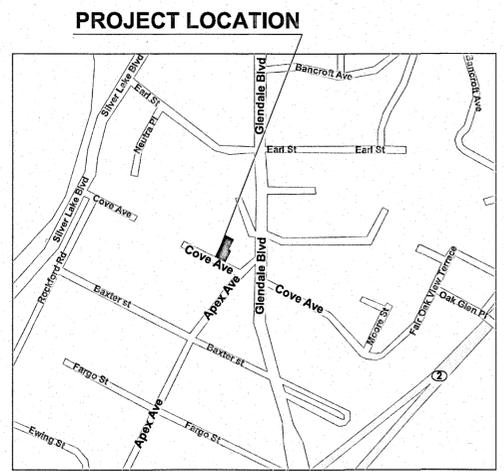
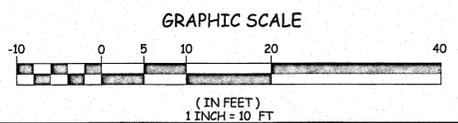
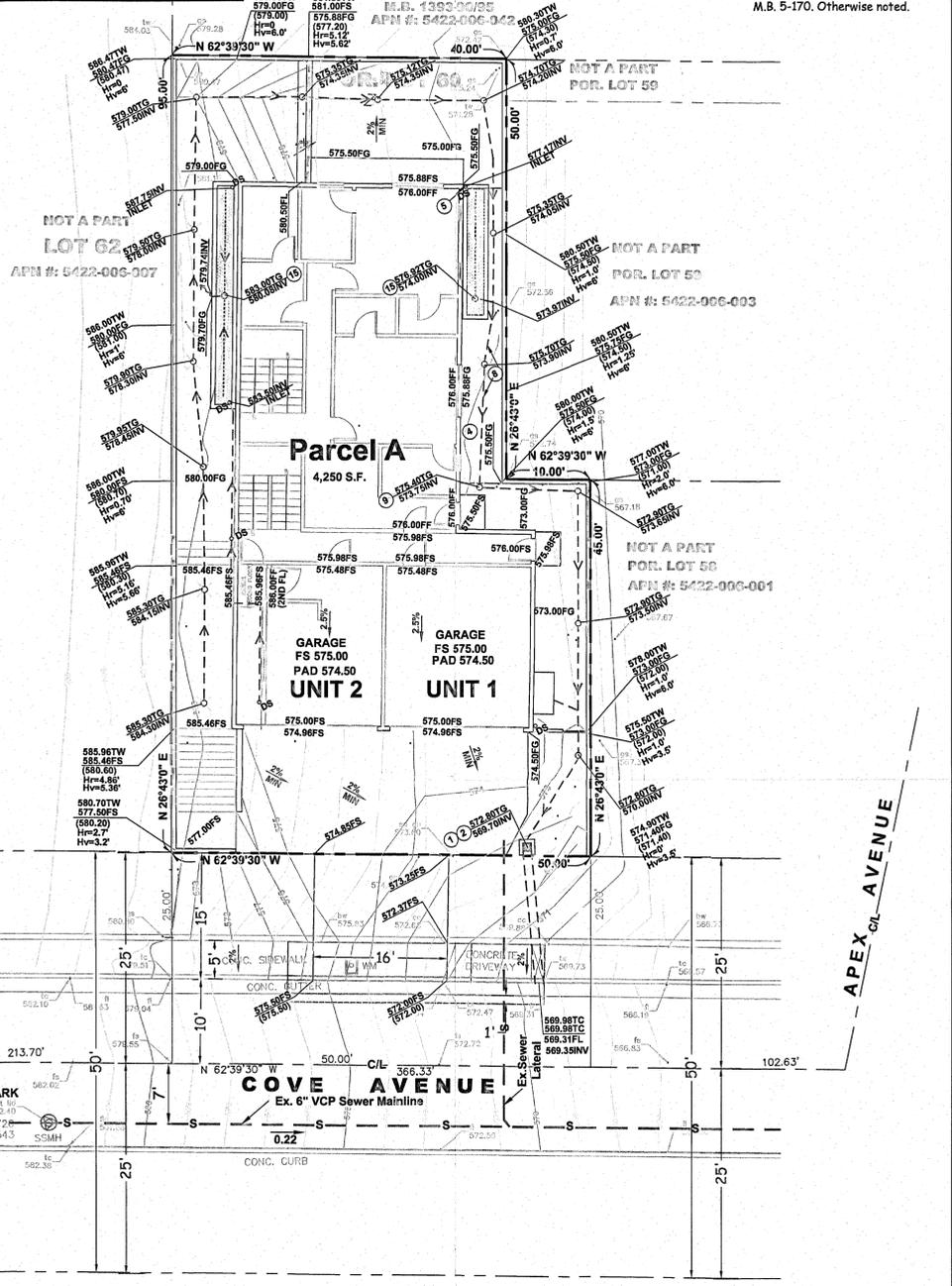
SEP 04 2019

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

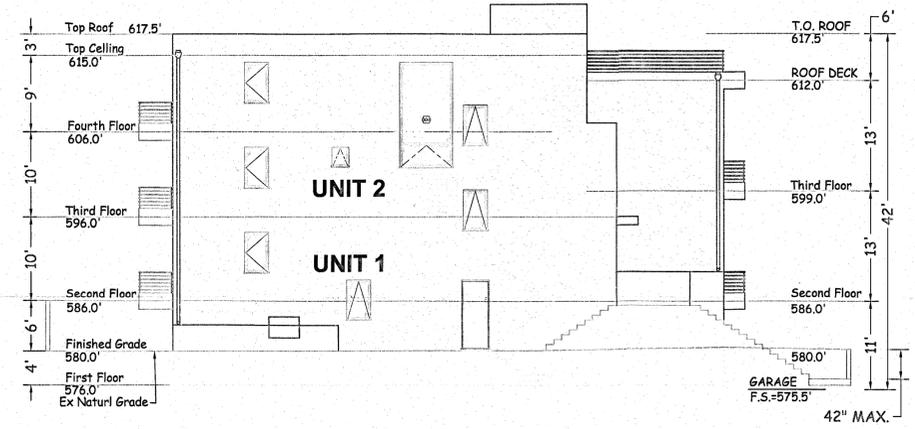
Pre-Development



Post-Development



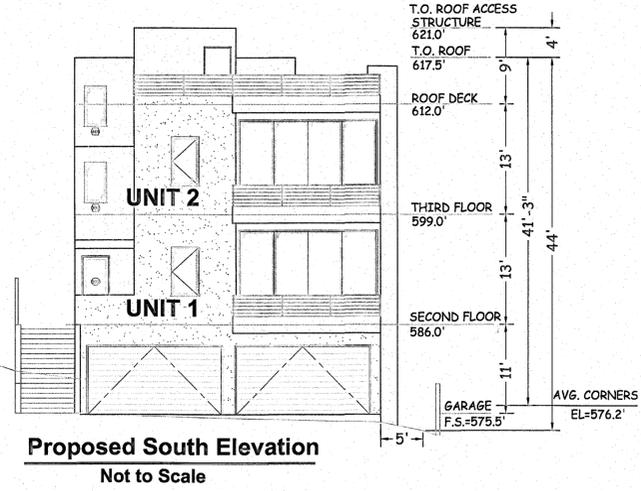
Vicinity Map
 TG 594-E-5 Not to Scale



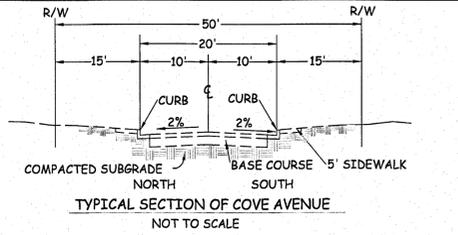
Proposed West Elevation
 Not to Scale

ABBREVIATIONS:

- AC Asphalt Concrete
 - CONC. Concrete
 - D/A Driveway Appron
 - DWY. Driveway
 - EP Edison Pole
 - EX Existing
 - FL Flow Line Elevation
 - P/L Property Boundary Line
 - PVMT. Pavement
 - RW Retaining Wall
 - SMH Sewer Manhole
 - TC Top of Curb Elevation
 - WF Wooden Fence
 - WM Water Meter
 - WV Water Valve
- LEGEND:**
- (100.25) Existing Elevation
 - 101 Ex. Ground Contour Line
 - Retaining Wall
 - Ex. Structure
 - Ex. Tree, Diameter
 - 10" Prop. Flow Line
 - Area Drain



Proposed South Elevation
 Not to Scale



BASIS OF BEARINGS:

The bearings shown hereon are based on the bearing of N 54°32'57" W of the centerline of Cove Avenue, as shown on map of Parcel Map No. 4712, recorded in Book 151, Pages 31 and 32 of parcel maps, in the office of the county recorder of Los Angeles county.

BENCH MARK:

ELEV. 582.40
 Temporary Benchmark top of MH lid per structure ID. 49403024

Legal Description:
 Being a subdivision of portion of Lots 58, 59 and 60 of Montrose Tract per map recorded in Book 5, page 170 of maps, in the office of county recorder of said county.
 APN: 5422-006-045

Zoning: RD2-1vl
Existing Lot Area:
 Lot 58 Arb 1 = 2,250 sq. ft.
 Lot 59 Arb 1 = 1,800 sq. ft.
 Lot FR 60 Arb 1 = 200 sq. ft.
 Total = 4,250 sq. ft.

Required Parking: 4 spaces
Parking Provided: 4 Spaces (2 Standard, 2 Compact)

Number of Stories:
 4 (not including Roof Deck)
Building Height:
 44'-0" (Zoning)
 41'-3" (Building Code)

Occupancy Groups: R-3/U
Type of Construction: V-A
Fire Sprinklers: Fully Sprinklered (NFFPA-13) w/ Fire Alarm

Allowable Zoning Code Floor Area:
 Buildable Lot Area = 2,200 sq. ft.
 f.a.r. = 3 x 2,200 sq. ft. = 6,600 sq. ft.

Building code floor area summary
 (not including exit stairs, mechanical):
 First Floor (R-3) = 923 sq. ft.
 Second Floor (R-3) = 1,475 sq. ft.
 Third Floor (R-3) = 1,549 sq. ft.
 Fourth Floor (R-3) = 923 sq. ft.
 Lobby (R-3) = 75 sq. ft.

Total Building Area (R-3) = 4,945 sq. ft.
 Parking Garage Area (U) = 678 sq. ft.
 Total Building Floor Area = 5,623 sq. ft.

Zoning Code Floor Area Summary
 (not including stairs):
 First Floor = 923 sq. ft.
 Second Floor = 1,475 sq. ft.
 Third Floor = 1,549 sq. ft.
 Fourth Floor = 923 sq. ft.
 Lobby = 75 sq. ft.
 Total Zoning Floor Area = 4,945 sq. ft.

Lausd:
 First Floor = 995 sq. ft.
 Second Floor = 1,658 sq. ft.
 Third Floor = 1,658 sq. ft.
 Fourth Floor = 1,064 sq. ft.
 Total = 5,375 sq. ft.

Exit Stairway = 501 sq. ft.
 Mechanical/Electrical = 26 sq. ft.
 Roof Deck = 576 sq. ft.

NOTE:
 1. No existing easement on site.
 2. Haul route application will be filed separately.
 3. The site is located in a Hillside Area, Grading Area and Very High Fire Hazard Severity Zone.

Owner:
 Adaptive Capital
 P.O. Box 6620
 Beverly Hills, CA 90212
 (310) 867-5564 phone
 email: m1777@mail.com
 Contact: Mark Leichter

Designer: (Agent for Owner)
 Rafael Martinez
 11465 Washington Place
 Los Angeles, CA 90066
 (310) 880-4365 phone
 rafael@rafaelmartinezdesign.com

Architect of Record:
 Brian Noteware AIA
 2800 28th St., Suite 160
 Santa Monica, CA 90405
 (310) 452-5444 phone
 Email: brian@brianoteware.com
 License #C21514

Contractor:
 Owner-Builder

Surveyor:
 JEA INC. dba
 Jess Esparza & Associates
 6107 York Blvd.
 Los Angeles, CA 90042
 (213) 880-3832 phone
 email: jessesparza@aol.com

Civil Engineer:
 Trittech Engineering Associates Inc.
 135 N San Gabriel Blvd,
 San Gabriel, CA 91775
 (626) 570-1918
 Email: Info@tritechengineer.com

Earth Works
 Cubic yards of cut 192.96
 Cubic yards of fill 138.65
 Shrinkage (15%) 33.52
 Cubic yards of import 192.96
 *cut and fill amount is estimated only. actually amount may vary due to other unknown factors. (site condition, soil engineer's recommendation)

SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN
 135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 TEL: (626) 570-1918 FAX: (626) 737-8786
 EMAIL: info@tritechassociates.com

Preliminary Parcel Map LA No. 2018-7219
 SCALE: 1"=10'
 DATE: 8-27-19
 DRAWN BY: ii
 REVISOR:
 2311 W Cove Avenue, Los Angeles, CA 90039
 Sheet 1 of 1 Sheets
 JOB NO. 180316

