

DEPARTMENT OF  
CITY PLANNING

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January 10, 2020

Granvillie Home, LLC (O)  
2444 Wilshire Boulevard, Suite 310  
Santa Monica, CA 90403

Frank Rayati  
Westside Management (A)  
2444 Wilshire Boulevard, Suite 310  
Santa Monica, CA 90403

Kamran Kazemi (R)  
Tala Associates  
1916 Colby Avenue  
Los Angeles, CA 90025

RE: AA-2016-439-PMLA  
Related Case: N/A  
Address: 1721 S Granville Ave  
Community Plan: West Los Angeles  
Zone:[Q] RD1.5-1  
Council District: 11  
CEQA No.: 2016-440-CE

**EXTENSION OF TIME**

On August 3, 2016, the Deputy Advisory Agency approved Parcel Map No. AA-2016-439-PMLA for a maximum of four (4) residential condominiums and to allow a fourth (4<sup>th</sup>) dwelling unit to maintain a minimum lot area of 1,400 square feet in lieu of 1,500 square feet in the RD1.5-1 Zone (see Condition No. 12) as shown on map dated July 27, 2016 in the West Los Angeles Community Plan. In accordance with the provisions of Section 17.07 A2 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension from the decision date for the recording of the final map for AA-2016-439-PMLA located at 1721 Granville Avenue, located in the West Los Angeles Community Plan Area.

Therefore, the new expiration date for the subject map is **August 19, 2025**, and no further extension time to record a final map can be granted.

Vincent P. Bertoni, AICP  
Director of Planning

Bob Duenas  
Principal City Planner

*Denderson*

NM:DH

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<http://planning.lacity.org>

Decision Date: August 3, 2016

Appeal Period Ends: August 18, 2016

Granville Homes, LLC (O)  
2444 Wilshire Boulevard, Suite 310  
Santa Monica, CA 90403

Frank Rayati  
Westside Management (A)  
2444 Wilshire Boulevard, Suite 310  
Santa Monica, CA 90403

Kamran Kazemi (R)  
Tala Associates  
1916 Colby Avenue  
Los Angeles, CA 90025

RE: Preliminary Parcel Map:  
AA-2016-439-PMLA  
Related Cases: N/A  
Address: 1721 Granville Avenue  
Community Plan: West Los Angeles  
Zone: RD1.5-1  
Council District: 11 – Bonin  
CEQA No.: ENV-2016-440-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.50 and 17.53-J, the Advisory Agency approved Parcel Map No. AA-2016-0439-PMLA, located at 1721 S. Granville Avenue for a maximum of **four (4) residential condominiums** and to allow a fourth (4<sup>th</sup>) dwelling unit to maintain a minimum lot area of 1,400 square feet in lieu of 1,500 square feet in the RD1.5-1 Zone (see Condition No. 12) as shown on map dated July 27, 2016 in the West Los Angeles Community Plan. This unit density is based on the RD1.5-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077. 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 - SPECIFIC CONDITIONS**

1. That the entire parcel map area be labeled as Parcel "A" on the final map.
2. That any fee deficit under Work Order No. EXP00143 expediting this project be paid.
3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Granville Avenue adjoining the subdivision by reconstructing additional concrete sidewalk to provide a 5-foot wide concrete sidewalk; replace the existing curb and gutter with integral concrete curb and gutter; repair and replace any broken or off grade roadway pavement; close any unused driveway with standard curb and gutter; landscape the parkway area and plant trees as necessary.
  - b. Construct the necessary sewer house connection sewer to serve the subdivision and evaluate the efficiency of the existing house connection sewer, or any other arrangement acceptable to the West Los Angeles Engineering District Office.

**Note:**

Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

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

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

5. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Show all street dedication 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.

- c. Clarify the proposed number of condominium units. The site plan indicates 4 while the project description indicates 3. A maximum of 3 units are allowed based on 1,500 square feet of lot area per dwelling unit as allowed for the RD1.5 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

**Notes:**

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.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

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**

6. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum 20-foot reservoir space be provided between any security gate(s) and the property line, or to the satisfaction of the Department of Transportation (DOT).
  - b. Parking stall shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
  - c. This project is subject to the West Los Angeles Transportation Corridor Specific Plan requirements. A parking area and driveway plan be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Avenue, Los Angeles, 90045. For an appointment, call (213) 485-1062.

**FIRE DEPARTMENT**

7. Prior to the recordation of the final map or the approval of a building permit, a plot plan shall be submitted for approval by the Fire Department and shall include the following minimum design features:
- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. 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.
  - c. 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
  - d. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
  - e. Entrance to the main lobby shall be located off the address side of the building.
  - f. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
  - g. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - h. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - i. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

**Note:**

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) 482-6504. You should advise any consultant representing you of this requirement as well.

### **BUREAU OF STREET LIGHTING**

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.
  - a. Construct new street lights: one (1) on Granville Avenue.

### **INFORMATION TECHNOLOGY AGENCY**

9. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12<sup>th</sup> Floor, Los Angeles, CA 90012, 213 922-8363.

### **DEPARTMENT OF RECREATION AND PARKS**

10. That the Quimby fee be based on the RD1.5-1 Zone.

### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

11. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
  - a. 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 plantings shall be brought up to current standards. When the City has previously 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. If street tree removal is required call 311 or 1-800-996-2489 to initiate the permitting process.

**Note:**

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

Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. 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.

## **DEPARTMENT OF CITY PLANNING- SITE SPECIFIC CONDITIONS**

Approvals conducted at 201 North Figueroa Street, 4<sup>th</sup> Floor unless otherwise indicated.

12. 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 four (4) residential condominiums.
- b. Provide a minimum of two (2) and one half (1/2) covered off-street parking spaces per dwelling unit. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted, and maintained satisfactory to the Department of Building and Safety.

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

- c. 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.
- d. 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 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. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

**Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the LAMC as it applies to this subdivision and the proposed development on the site.

## Approved Variations as follows:

1. A lot area of 5,900 square feet in lieu of 6,000 square feet
13. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
  14. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
    - a. Defend 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.
    - b. 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 judgment or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
    - c. 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 \$25,000. 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 (b).
    - d. 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 (b).
    - e. If the City determines it necessary to protect the City's interests, execute the indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
    - f. 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 that 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. Actions include 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.

#### **FINDINGS OF FACT (CEQA)**

The Department of City Planning, on May 31, 2016, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15 and Class 3, Category 2. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. The project is an infill project located in an existing multiple family residential neighborhood and will not create any impacts on an environmental resource of hazardous or critical concern. The project is in compliance with existing zoning and adopted land use designations. It would not create a significant cumulative impact on the environment nor are any unusual circumstances anticipated, given that the project will be required to adhere to all applicable building codes and regulated construction methods. . The project is not located on or adjacent to a scenic highway, has not been identified as a hazardous waste site, nor is it the location of a historical resource.

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Preliminary Parcel Map No. AA-2015-0439-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **The proposed map will be/is consistent with applicable general and specific plans.**

The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

The adopted West Los Angeles Community Plan designates the property for Low Medium II Residential uses subject to the RD1.5, RD2, RW2, and RZ2.5 Zones. The site contains 0.135 net acres (5,900 square feet). The project is in request of an Advisory Agency Adjustment, pursuant to LAMC Section 17.53-J, to permit a lot area reduction of less than 20 percent. The applicant is proposing to develop four (4) residential condominiums consistent with Section 17.00 of the Los Angeles Municipal Code.

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 Preliminary Parcel Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Low Medium II Residential within the West Los Angeles Community Plan and is zoned consistent appropriately as RD1.5-1. Apartments, condominiums, and other multi-family are permitted in said land use designation and zone. The project has appropriately requested a lot area adjustment of less than 20 percent for a lot area that totals 5,900 square feet in lieu of 6,000 square feet otherwise required for four (4) residential units. The map provides the required components a preliminary parcel map.

Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Section 17.53 of the Los Angeles Municipal Code as well as the intent and purpose of the General Plan.

- (b) **The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.**

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (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) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects."

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Granville Avenue is a local standard street that is currently improved to a 60-foot right-of-way width and has been conditioned to repair and reconstruct the existing, adjoining five-foot wide sidewalk and landscape the parkway area and plant trees as necessary. LAMC Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The site contains 0.135 net acres (5,900 square feet). The project is in request of an Advisory Agency Adjustment, pursuant to LAMC Section 17.53-J, to permit a fourth (4<sup>th</sup>) dwelling unit to maintain a minimum lot area of 1,400 square feet in lieu of 1,500 square feet, all located on a 5,900 square-foot lot in the RD 1.5 Zone. This request reflects a reduction of 7 percent from what the Municipal Code typically requires. The map provides the required components of a preliminary parcel map.

The design and layout of the parcel map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Fire Department, Department of Building and Safety, Bureau of Engineering, and the Department of Transportation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The project has been conditioned to construct the necessary house connection sewer to serve each parcel and evaluate the efficiency of the existing house connection sewers, to the satisfaction of the West Los Angeles Engineering District Office. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the parcel map, building permit, grading permit, or certificate of occupancy.

The adopted West Los Angeles Community Plan designates the property for Low Medium II Residential uses subject to the RD1.5, RD2, RW2, and RZ2.5 Zones. The subject site is located within the West Los Angeles Transportation Improvement and Mitigation Specific plan and has been conditioned by the Department of Transportation as such. The proposed project, however, does not appear to reach a threshold that would require an additional trip assessment. The Specific Plan states that it is applicable to projects located in the R3-1 or less restrictive zones. For projects that create 42 or fewer new daily trips, as the project is anticipated to create, the payment of processing fees and the completion of dedication and improvement requirements would be mandated. Other public improvements, such as light signalization would only be required if the project was determined to create a significant impact on the surrounding transportation system. Granville Avenue is a local standard street that is currently improved to a 60-foot right-of-way width and has been conditioned to repair and reconstruct an existing sidewalk and parkway. The project has appropriately requested a lot area adjustment of less than 20 percent to permit a fourth (4<sup>th</sup>) dwelling unit to maintain a minimum lot area of 1,400

square feet in lieu of 1,500 square feet otherwise required in the RD 1.5 Zone. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the applicable General Plan and Specific Plan.

**(c) The site is physically suitable for the proposed type of development.**

The site is a flat parcel containing approximately 0.135 net acres (5,900 square feet) post dedication and is located in a mixed density residential neighborhood. The subject site is not located in a hazardous zone and does not contain any known hazards (i.e., toxic waste, methane hazards, very high fire hazard severity zone etc.). The site is located in an identified fault zone and is subject to liquefaction; however, any construction that occurs on site will be required to adhere to appropriate seismic and geotechnical requirements, as deemed appropriate. The site is relatively level and is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone. The site is an in-fill lot in a substantially developed urban area. The subject site is surrounded by parcels zoned RD1.5-1 and [Q]R3-1. Adjacent uses include a two-story, 14-unit apartment building to the north located on a lot zoned RD1.5; two, detached, one-story dwelling units to the south located on a lot zoned RD1.5; a two-story, 10-unit condominium building to the east, across Granville Avenue on a lot zoned [Q]R3-1; and a one-story, single-family residence to the west (facing the Westgate Avenue), located on a lot zoned RD1.5. The site is an in-fill lot in a substantially developed urban area and Granville Avenue is an established multi-family residential street.

The Department of City Planning, on May 31, 2016, determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15 and Class 3, Category 2 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units.

**(d) The site is physically suitable for the proposed density of development.**

The subject property is located within the adopted West Adams – Baldwin Hills – Leimert Community Plan which designates the subject property for Low Medium II Residential land use with the corresponding RD1.5, RD2, RW2, and RZ2.5 Zones. The Low Medium II Residential land use designation and the RD1.5-1 Zone permit the residential condominium development subject to a density requirement of one dwelling unit per 1,500 square feet of lot area (Section 12.09.1 of the Los Angeles Municipal Code). With 5,900 square feet of total lot area, the subject site, however, contains 100 square feet less than what would typically be required to construct four residential condominiums. The property contains approximately 0.135 net acres (5,900 square feet) post dedication. The project has appropriately requested a lot area adjustment of less than 20 percent in order to meet the minimum lot area requirements of the RD1.5-1 Zone. The subject site is a flat, infill lot in a substantially developed urban area with adequate infrastructure.

The Department of City Planning, on May 31, 2016, determined that the proposed project was categorically exempt under Article III, Section 1, Class 15; Class 3, Category 2; and Class 5, Category 10 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels, the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units; and minor alterations in land use limitations in areas with an average slope of less than 20%. The physical characteristics of the site and surrounding area are consistent with existing development and urban character of the surrounding community. 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 site is located in an identified fault zone and is subject to liquefaction; however, any construction that occurs on site will be required to adhere to appropriate seismic and geotechnical requirements, as deemed appropriate. The subject site is not located in any other hazardous zone, (i.e., toxic waste, very high fire hazard severity zone etc.) and is not located in a slope stability study area, high erosion hazard area, or Alquist-Priolo Fault Zone.

Therefore, the project site is physically suitable for the proposed type of 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, on May 31, 2016, determined that the proposed project was categorically exempt under Article III, Section 1, Class 15; and Class 3, Category 2 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project has been identified as not having any potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset to these resources is concerned. Furthermore, the project site, as well as the surrounding area is presently developed with multi-family structures which do not provide a natural habitat for fish or wildlife. Therefore, in light of the whole record, the proposed project would not cause substantial impacts on the environment.

- (f) **The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

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, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. The project has been conditioned to construct the necessary house connection sewer to serve each parcel and evaluate the efficiency of the existing house connection sewers, to the satisfaction of the Central Los Angeles Engineering District Office. Additionally, given that the project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA), no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, Public Park or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed 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 property within the proposed subdivision.

- (h) **The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. (ref. section 66473.1)**

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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 (FURTHER AUTHORITY OF THE ADVISORY AGENCY TO GRANT ADJUSTMENTS OF NOT MORE THAN 20%)**

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- a. **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 project consists of four residential condominium units, providing a total of twelve (12) subterranean parking spaces, that front on Granville Avenue and are located on a 5,900 square-foot lot in the RD1.5-1 Zone. The subject site is surrounded by parcels zoned RD1.5-1 and [Q]R3-1. Adjacent uses include a two-story, 14-unit apartment building to the north located on a lot zoned RD1.5; two, detached, one-story dwelling units to the south located on a lot zoned RD1.5; a two-story, 10-unit condominium building to the east, across Granville Avenue on a lot zoned [Q]R3-1; and a one-story, single-family residence to the west (facing the Westgate Avenue), located on a lot zoned RD1.5. The site is an in-fill lot in a substantially developed urban area and Granville Avenue is an established multi-family residential street.

The project has been conditioned by the Bureau of Engineering to repair and reconstruct the existing five-foot wide sidewalk and landscape the parkway area on Granville Avenue and plant trees as necessary. While the reduced minimum lot area is not within the density requirements established by the RD1.5 Zone, the proposed density of the site would be similar and in some cases significantly less intense than that of adjacent multi-family projects located on Granville Avenue. While the reduced minimum lot area for the fourth unit is not within the density requirements established by the RD1.5 Zone, the proposed density of the site would be similar and in some cases significantly less intense than that of adjacent multi-family projects located on Granville Avenue, which were constructed to the R3-1 Zone's density. For example, the property to the north is composed of two record

lots, totaling 11,794 square feet, and contains 15 dwelling units. The requested lot area reduction does not create any noticeable adverse impacts to the surrounding neighborhood or street frontage. The permitted lot area reduction does not create any noticeable adverse impacts to the surrounding neighborhood or street frontage. The project will allow for needed sidewalk improvements along Granville Avenue and the slight reduction in required lot area are in keeping with the intent of the underlying zone.

- b. **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 not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The site is a flat parcel containing approximately 0.135 net (5,900 square feet) post dedication in a mixed density residential neighborhood. The subject site is surrounded by parcels zoned RD1.5-1 and [Q]R3-1. Adjacent uses include a two-story, 14-unit apartment building to the north located on a lot zoned RD1.5; two, detached, one-story dwelling units to the south located on a lot zoned RD1.5; a two-story, 10-unit condominium building to the east, across Granville Avenue on a lot zoned [Q]R3-1; and a one-story, single-family residence to the west (facing the Westgate Avenue), located on a lot zoned RD1.5. The site is an in-fill lot in a substantially developed urban area and Granville Avenue is an established multi-family residential street.

The Department of City Planning, on May 31, 2016, determined that the proposed project was categorically exempt under Article III, Section 1, Class 15; and Class 3, Category 2 of the California Environmental Quality Act. These exemptions are for the division of land into four or fewer parcels and the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project has been identified as not having any potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset to these resources is concerned. Furthermore, the project site, as well as the surrounding area is presently developed with multi-family structures which do not provide a natural habitat for fish or wildlife. Therefore, in light of the whole record, the proposed project would not cause substantial impacts on the environment.

The adopted West Los Angeles Community Plan designates the property for Low Medium II Residential uses subject to the RD1.5, RD2, RW2, and RZ2.5 Zones. The subject site is located within the West Los Angeles Transportation Improvement and Mitigation Specific plan and has been conditioned by the Department of Transportation as such. The proposed project, however, does not appear to reach a threshold that would require an additional trip assessment. The Specific Plan states that it is applicable to projects located in the R3-1 or less restrictive zones. For projects that create 42 or fewer new daily trips, as the project is anticipated to create, the payment of processing fees and the completion of dedication and improvement requirements would be mandated. Other public improvements, such as light signalization would only be required if the project was determined to create

a significant impact on the surrounding transportation system. Granville Avenue is a local standard street that is currently improved to a 60-foot right-of-way width and has been conditioned to repair and reconstruct an existing sidewalk and parkway. The project has appropriately requested a lot area adjustment of less than 20 percent to permit a fourth (4<sup>th</sup>) dwelling unit to maintain a minimum lot area of 1,400 square feet in lieu of 1,500 square feet otherwise required in the RD 1.5 Zone. While the reduced minimum lot area for the fourth unit is not within the density requirements established by the RD1.5 Zone, the proposed density of the site would be similar and in some cases significantly less intense than that of adjacent multi-family projects located on Granville Avenue, which were constructed to the R3-1 Zone's density. For example, the property to the north is composed of two record lots, totaling 11,794 square feet, and contains 15 dwelling units. The requested lot area reduction does not create any noticeable adverse impacts to the surrounding neighborhood or street frontage. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the applicable General Plan and Specific Plan.

The project addresses a policy of the West Los Angeles Community Plan to promote the preservation of existing single-family and multi-family neighborhoods. With the approved lot area adjustment, the project proposes a density that is consistent with the zoning designation in the subject neighborhood. A lot area reduction of less than 20 percent (7 percent) does not conflict with the Community Plan and the conditioned sidewalk improvements are consistent with the Mobility Element 2035 and the applicable Specific Plan.

- c. **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 project site is a vacant, 5,900 square-foot (0.135 net acre), interior lot located on the south side of Hargis Street. The site is developed with two, single-story residential structures that are presently vacant and fenced up.

The adopted West Los Angeles Community Plan designates the property for Low Medium II Residential uses subject to the RD1.5, RD2, RW2, and RZ2.5 Zones. The subject site is located within the West Los Angeles Transportation Improvement and Mitigation Specific plan and has been conditioned by the Department of Transportation as such. The proposed project, however, does not appear to reach a threshold that would require an additional trip assessment. The Specific Plan states that it is applicable to projects located in the R3-1 or less restrictive zones. For projects that create 42 or fewer new daily trips, as the project is anticipated to create, the payment of processing fees and the completion of dedication and improvement requirements would be mandated. Other public improvements, such as light signalization would only be required if the project was determined to create a significant impact on the surrounding transportation system. Granville Avenue is a local standard street that is currently improved to a 60-foot right-of-way width and has been conditioned to repair and reconstruct an existing sidewalk and parkway. Adjacent uses include a two-story, 14-unit apartment building to the north located on

a lot zoned RD1.5; two, detached, one-story dwelling units to the south located on a lot zoned RD1.5; a two-story, 10-unit condominium building to the east, across Granville Avenue on a lot zoned [Q]R3-1; and a one-story, single-family residence to the west (facing the Westgate Avenue), located on a lot zoned RD1.5. The site is an in-fill lot in a substantially developed urban area and Granville Avenue is an established multi-family residential street.

The project meets the objective of the West Los Angeles Community Plan to provide for additional, high quality housing. The zoning administrator's adjustments do not conflict with any objectives of policies of the Community Plan. In terms of physical development, the project will meet all other requirements of the Municipal Code and its street presence will enhance Granville Avenue from the presently vacant residential structures.

The RD1.5-1 Zone permits the development of residential condominiums. Properties zoned RD1.5 are permitted one dwelling unit per 1,500 square feet of lot area. Based on the project's site net lot area of 5,900 square feet, three (3) residential units are permitted on site by-right. The project, however, has requested to permit a density calculated at 100 square feet less than what would typically be required to construct four residential condominiums. Given the design and orientation of the proposed project and the fact that project will result in a density that is significantly less intense than some properties that front on Granville Avenue, the proposed reduced lot area meets the intent of the General Plan.

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2016-0439-PMLA.

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

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

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

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the West Los Angeles 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 4:30 PM on August 18, 2016\* at one of the Department's Development Services Centers, located at:

Figueroa Plaza  
201 N. Figueroa Street, 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213 482-7077

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

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

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

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Public Counter staff at (213) 482-7077 and (818) 374-5050.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 4:30 p.m. August 3, 2019.

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

Vincent P. Bertoni, AICP  
Advisory Agency



NICHOLAS HENDRICKS  
Deputy Advisory Agency

NH:JM

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

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

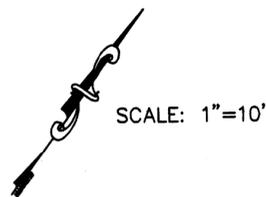
If you have any questions, please call the Development Services Center staff at (213) 482-7077 or (818) 374-5050.



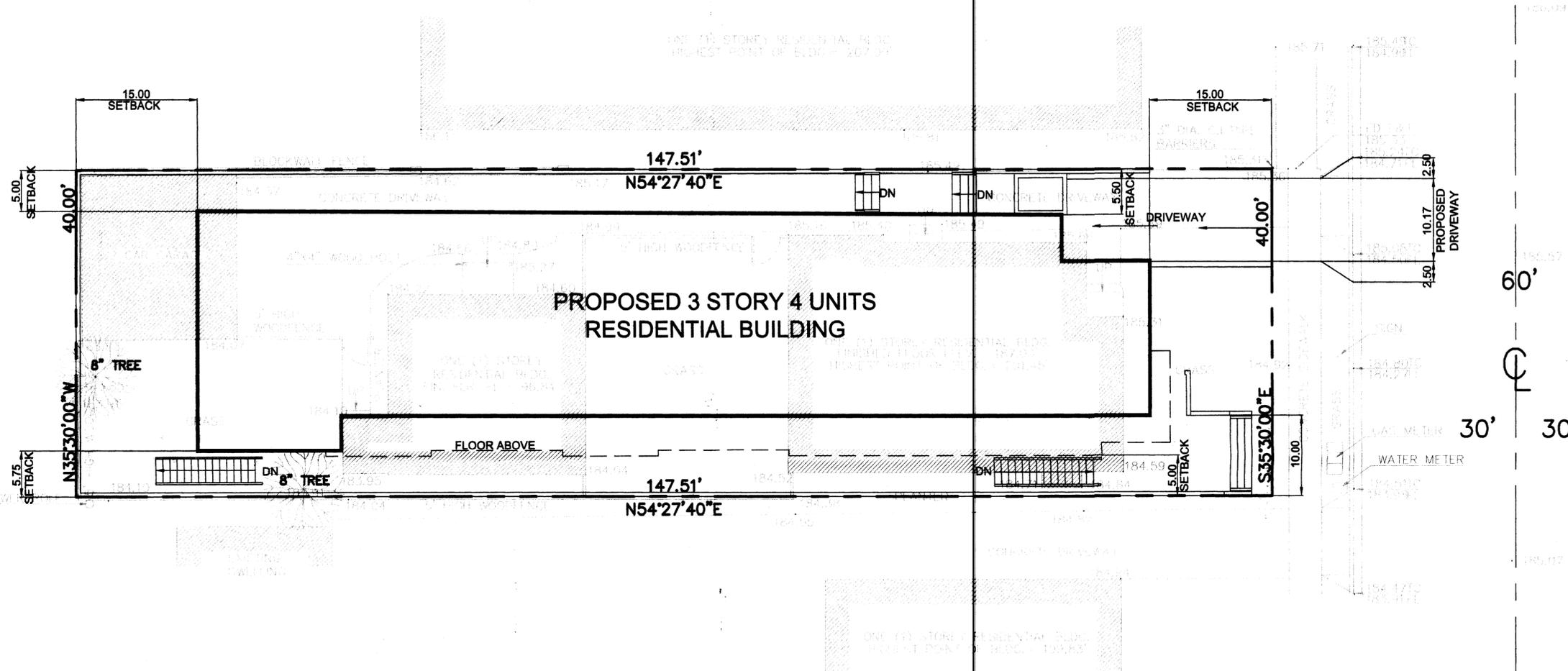
# REVISED PRELIMINARY PARCEL MAP FOR CONDOMINIUM PURPOSES

LOT 8 OF TRACT NO. 7525, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP  
RECORDED IN BOOK 87 PAGE 71 THROUGH 72 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY

APN: 4262-015-009



SCALE: 1"=10'



GRANVILLE AVENUE

60'  
30'  
30'



LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
 PARCEL MAP  
JUL 27 2016  
 REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
DEPUTY ADVISORY AGENCY

### TRACT MAP NOTES

OWNER  
GRANVILLE HOMES, LLC  
2444 WILSHIRE BLVD. STE 310  
SANTA MONICA, 90403  
(310) 453-0111  
ATTN: FRANK RAYATI

### ADDRESS SITE:

1721 GRANVILLE  
LOS ANGELES, CA. 90025  
GROSS AREA: 7,100.40 SQ.FT. = 0.163 ACRES  
PIQ + HALF OF GRANVILLE AVENUE  
NET AREA = PIQ ONLY  
5,900.39 SQ.FT. = 0.135 ACRES

### NOTES:

1. NO PROTECTED SPECIES ON THE SITE.
2. ALL UTILITIES ARE AVAILABLE TO SITE.
3. PROPOSED PROJECT: 4 UNITS RESIDENTIAL CONDOMINIUM
4. EXISTING ZONE RD1.5-1 PROPOSED ZONE: SAME
5. NO EASEMENT EXCEPT SHOWN HEREON.
6. SEWER IS AVAILABLE TO THE SITE.
7. ALL EXISTING STRUCTURE TO BE DEMOLISHED
8. NO HAZARDOUS CONDITIONS EXIST ON SITE
9. SITE IS NOT IN LIQUEFACTION
10. PROPOSED PARKING SPACES: 12 PARKING SPACES

PLANS PREPARED BY:  
TALA ASSOCIATES  
REYNALDO T DE RAMA  
R.C.E. 29108  
1916 COLBY AVENUE  
LOS ANGELES, CA 90025  
PHONE (424) 832-3455  
FAX (310) 473-5968  
JN2925 JULY 25, 2016

VICINITY MAP  
N.T.S.

