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<http://planning.lacity.org>

October 18, 2016

Robert Kayvon (A)(O)
1890 Silver Lake Blvd
Los Angeles, CA 90039

RE: AA-2009-3514-PMLA
Address: 1916 W. Silver Lake Blvd
Community Plan: Silver Lake-Echo Park-
Elysian Valley
Council District: 13

Michael O'Brien (R)
1633 Morton Ave., Ste. 8
Los Angeles, CA 90039


EXTENSION OF TIME

On August 31, 2011, the Advisory Agency conditionally approved Preliminary Parcel Map No. AA-2009-3514-PMLA. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Advisory Agency hereby grants an 8 year extension, totaling 11 years, from the decision date for the recording of the final map for AA-2009-3514-PMLA located at 1916 W. Silver Lake Blvd in the Silver Lake-Echo Park-Elysian Valley Community Plan.

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

Therefore, the new expiration date for the subject vesting tentative tract map is August 31, 2022 and no further extension of time to record a final map can be granted.

Vincent P. Bertoni
Director of Planning


Herman Van Buren
City Planner
DSW: HVB: JD

TIME EXTENSIONS PER ORDINANCE No. 182,106

City of Los Angeles – Department of City Planning

APPLICANT INFORMATION

Applicant's Name: Robert Kayvon Company: _____
 Address: 1890 Silver Lake Blvd. Telephone: 323-620-1612
 Los Angeles, CA 90039 E-mail: rkayvon@yahoo.com

PROJECT ADDRESS: 1916 Silver Lake Blvd. ENVIRONMENTAL CASE #: ENV-2009-3515-MND

PROJECT DESCRIPTION

4 unit condominium

Subdivision Case No. (if applicable):	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
AA-2009-3514-PMLA	8-31-2011 9-16-09	8-31-2014 9-16-12	8-31-2022
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:

* may be eligible for an additional discretionary extension per LAMC

DISCLAIMER

This Time Extension does not grant a vested right to proceed. If your project has not been vested, then your project may be subject to new zoning ordinances adopted after your project was approved. A new discretionary land use approval and updated environmental documentation may be required in order to issue the necessary permits from the Department of Building and Safety.

CEQA ADEQUACY**

No Yes Does the current project substantially conform to the project as approved?

No Yes Did the subject discretionary approval consider significant aspects of the project?

If "Yes", which significant aspects were considered?

Building Location Height Density Use Parking Access

Other: _____

No Yes Was the environmental documentation for the project completed in compliance with the City's CEQA Guidelines?

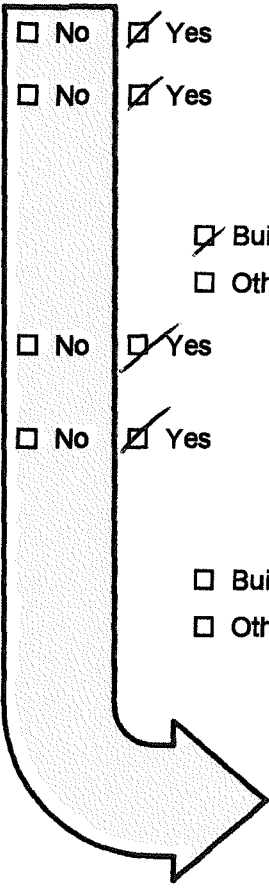
No Yes For projects **without** a Categorical Exemption, did the EIR, MND, ND, or other environmental document consider significant aspects of the project?

If "Yes", which significant aspects were considered?

Building Location Height Density Use Parking Access

Other: _____

N/A



If any of the four questions can be answered "No", then the prior discretionary approval and environmental review did not consider significant aspects of the approved project and the existing environmental documentation under CEQA is not adequate for the issuance of the extension.

Director's Written Finding: The prior discretionary approval and environmental review considered significant aspects of the approved project and the existing environmental documentation under CEQA is adequate for the issuance of the extension.

YES NO***

Completed by:	Date:	If Director's Written Finding "YES", Stamp:
JOHN DACEY	10/18/16	DEPARTMENT OF CITY PLANNING APPROVED BY: <i>[Signature]</i>

** Time Extensions for subdivisions do not need to make the CEQA adequacy finding.
 *** If "NO", the Director of Planning may require additional environmental review or documentation.

If "NO", please explain why CEQA is not adequate:

**DEPARTMENT OF
CITY PLANNING**
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

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<http://planning.lacity.org>

Decision Date: June 3, 2016

Appeal End Date: June 20, 2016

Robert Kayvon (A)(O)
1860 Silver Lake Boulevard
Los Angeles, CA 90039

Michael O'Brien (R)
1633 Morton Avenue, Suite 8
Los Angeles, CA 90026

RE: Case No. AA-2009-3514-PMLA-M1
Address: 1916 Silver Lake Boulevard
Planning Area: Silver Lake-Echo Park-
Elysian Valley
Zone : R2-1VL
D.M. : 145-5A207
C.D. : 13
CEQA: ENV-2016-39-CE
Legal Description: Edendale Tract, Lots
133 and 136

LETTER OF MODIFICATION

On August 31, 2011, in accordance with the provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved AA-2009-3514-PMLA composed of two (2) lots with a maximum density of two (2) condominium units per lot, for a maximum total of four (4) condominium units, as shown on map stamp-dated October 22, 2009.

Based on the new Mobility Plan 2035, adopted on August 11, 2015, and the change of Rockford Road classification to Hillside Limited Standards, the Advisory Agency's approval is subject to the following modified conditions:

BUREAU OF ENGINEERING

MODIFY CONDITION NO. 1 to read:

1. That a 3-foot wide sidewalk easement be provided along Rockford Road adjoining the subdivision.

MODIFY CONDITION NO. 3.A. to read:

- A. Improve Rockford Road adjoining the subdivision by the construction of the following:

- (1) A concrete curb, a concrete gutter, and a 4-foot wide concrete sidewalk.
- (2) Suitable surfacing to join the existing pavement and to complete a 14-foot wide half roadway.
- (3) Any necessary removal and reconstruction of the existing improvements.
- (4) The necessary transitions to join the existing improvements.

BUREAU OF STREET LIGHTING

DELETE CONDITION NO. 14.

DELETE CONDITION NO. 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT) – MODIFIED FINDING

THAT THE PROPOSED MAP PROVIDES SUCH STREET OR ALLEY DEDICATION OR IMPROVEMENTS AS ARE NECESSARY TO ACHIEVE THE PURPOSES OF CITY REGULATIONS.

The Proposed Parcel Map was circulated to various agencies, including the Bureau of Engineering. The Bureau of Engineering recommended modified conditions of approval, such as a 3-foot wide sidewalk easement along Rockford Road; a concrete curb, concrete gutter, and a 4-foot wide concrete sidewalk on Rockford Road; and suitable surfacing to join the existing pavement and to complete a 14-foot wide half roadway on Rockford Road. The proposed division of land complies with such requirements as have been established by the Subdivision Map Act or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

Goal 9P of the Framework Element states: "Appropriate lighting required to (1) provide for nighttime vision, visibility, and safety needs on streets, sidewalks, parking lots, transportation, recreation, security, ornamental, and other outdoor locations;...and (3) protect and preserve the nighttime environment, views, driver visibility, and otherwise minimize or prevent light pollution, light trespass, and glare."

There is an existing street light at the corner of Silver Lake Boulevard and Rockford Road directly across from the subject property. Additionally, there are two other street lights within a 70-foot radius of the site. Requiring an additional street light at or near the intersection of Silver Lake Boulevard and Rockford Road would not contribute to the nighttime vision, visibility and safety, and would increase light pollution, light trespass and

glare, and therefore would be inconsistent with the Framework Element. As such, an additional street light on Rockford Road is not warranted.

All other conditions of Parcel Map No. AA-2009-3514-PMLA remain unchanged.

Vincent P. Bertoni, AICP
Advisory Agency



Kevin S. Golden
Deputy Advisory Agency

VPB:KG:JV

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 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077
818.374.5050

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401

Forms are also available on-line at www.lacity.org/pln.

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.

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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FAX: (213) 978-1275
INFORMATION
www.planning.lacity.org

Decision Date: August 31, 2011

Appeal Period Ends: September 15, 2011

Robert Kayvon(A)(O)
1890 Silver Lake Blvd.
Los Angeles, CA 90039

Case No. AA-2009-3514-PMLA
Related Case: ZA-2009-3578-ZAA
Address: 1916 N. Silver Lake Blvd.
Planning Area: Silver Lake-Echo Park-Elysian
Valley
Neighborhood Council: Silver Lake
Zone: R2-1VL
D. M.: 145-5A207
C. D.: 13 – Eric Garcetti
CEQA: ENV-2009-3515-MND
Legal Description: Lot 133, EDENDALE TRACT

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2009-3415-PMLA, composed of two(2) lots, 4,603 square feet, for lot A, and 4,625 square feet, for lot B, in lieu of the 5,000 square feet per lot requirement, with a maximum density of two(2) condominium units on each lot, for a maximum total of four(4) condominium units, as shown on map stamp-dated Oct. 22, 2009, and subject to the following conditions. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property. For an appointment with the Advisory Agency or a City Planner call (213) 978-1329.

In addition, in accordance with Public Resources Code Section 21092 and CA Code of Regulations Title 14, Section 15072(the Guidelines for the California Environmental Quality Act) the Advisory Agency adopted Mitigated Negative Declaration ENV-2009-3515-PMLA.

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. A copy of the first page of this grant and all conditions and/or subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building issued.

The Advisory Agency's approval is subject to the following conditions:

BUREAU OF ENGINEERING

1. That a 7-foot wide strip of land be dedicated along Rockford Road adjoining the subdivision to complete a 22-foot wide half right-of-way dedication.
2. That the existing sanitary sewer easement within the subdivision be correctly shown on the final map.
3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

A. Improve Rockford Road being dedicated and adjoining the subdivision by the construction of the following:

- (1) A concrete curb, a concrete gutter, and a 4-foot wide concrete sidewalk.
- (2) Suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvements.

B. Construct the necessary house connections to serve each parcel and evaluate the efficiency of the existing house connection.

DEPARTMENT OF BUILDING AND SAFETY – GRADING DIVISION

4. Comply with any requirements of 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

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:

5. 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.
6. Specify on the map the proposed number of condominium units for the project.
7. 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 requirement shall be required to comply with current code as measured from new property lines after dedication.
8. The submitted Map does not comply with the minimum lot area (5,000 s.f.), maximum density (two dwelling unit maximum per lot) requirement of the R2-1VL Zone. Revise the Map to show compliance with the above requirements or obtain approval from the Department of City Planning.

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.

***NOTE TO PLAN CHECKER: The Advisory Agency, acting as an Associate Zoning Administrator, also approved, pursuant to Section 17.53 of the Los Angeles Municipal Code, the following variation from the Code as it applies to this subdivision:**

An adjustment to allow 2 condominium units, 4,603 square feet for Lot A, and 4,625 square feet for Lot B, in lieu of the 5,000 square feet per lot requirement.

DEPARTMENT OF TRANSPORTATION

9. Prior to the recordation of the final map satisfactory arrangements shall be made with the Department of Transportation to assure that a minimum of 20-foot reservoir space be provided between any security gate(s) and the property.
10. Prior to the recordation of the final map satisfactory arrangements shall be made with the Department of Transportation to assure parking stalls be designated so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A-5(i)a.

11. Prior to the recordation of the final map satisfactory arrangements shall be made with the Department of Transportation to assure a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.
12. Prior to the recordation of the final map satisfactory arrangements shall be made with the Department of Transportation to assure that a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

13. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - A. During demolition, the Fire Department access will remain clear and unobstructed.
 - B. All structures should be fully sprinklered.
 - C. The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Safety plan, which is an element of the General Plan of the City of Los Angeles.
 - D. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - E. Site plans shall include all overhead utility lines adjacent to the site.
 - F. Any roof elevation changes in excess of three feet may require the installation of ships ladders.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans, or building permit applications, etc. and shall be accomplished BY APPOINTMENT ONLY. In order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. If you have a consultant representing you, you should advise him/her of this requirement as well.

BUREAU OF STREET LIGHTING

14. Prior to final recordation for this project 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.
15. Construct a new street light. One (1) on Rockford Rd.

Notes:

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

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

BUREAU OF SANITATION

16. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

DEPARTMENT OF PARKS AND RECREATION

17. That the Quimby fee be based on the R2 zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

18. Prior to the recordation of the final map, the subdivider shall prepare and execute 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 4 dwelling units.
 - B. Provide a minimum of 2.25 off-street parking spaces per dwelling unit satisfactory to the Department of Building and Safety.
 - C. **Landscape Plans.** 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, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation, after completion of the landscape and irrigation installation, until close of escrow.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation, or close of escrow, whichever ever comes last.
- D. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan will be prepared consistent with the Silver Lake Community Plan.
- E. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- F. **Solar Report.** That a solar access report be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- G. **Energy Conservation.** 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.
- H. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
19. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by **Condition No. 19c and 21** of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of

intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

20. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV 2009-3515-MND:

- MM-1 Grading shall be kept to a minimum.
- MM-2 Natural features, such as prominent knolls or ridge lines shall be preserved.
- MM-3 Project shall comply with the City's Hillside Development Guidelines.
- MM-4 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.
- MM-5 Every Building, structure or portion thereof shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- MM-6 the exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8105.15.
- MM-7 The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8104.
- MM-8 Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs.
- MM-9 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
- MM-10 The exterior of the proposed building shall be constructed of materials, such as, high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.
- MM-11 The applicant shall install air filtration system(s) to reduce the diminished air quality effects on occupants of the project.

- MM-12 RESIDENTIAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building & Safety.
- MM-13 COMMERCIAL/INSTITUTIONAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building & Safety.
- MM-14 1) General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403, (2) All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications, (3) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off when not in use to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emission peaks and discontinued during second stage smog alerts, (4) Electricity from power poles rather than temporary diesel or gasoline powered generators shall be used to the extent feasible, (5) All construction vehicles shall be prohibited from idling in excess of five minutes, both on and off-site, (6) The applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.
- MM-15 Fences shall be constructed around the site to minimize trespassing, vandalism.
- MM-16 Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building & Safety.
- MM-17 All haul route hours shall be limited to off-peak hours as determined by the Board of Building & Safety Commissioners
- MM-18 The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- MM-19 The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-20 LADBS shall stagger haul trucks based upon a specific area's capacity, as determined by LADOT, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.

- MM-21 The City of Los Angeles Department of Transportation (LADOT) shall recommend to the Building & Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel and the appropriate number of flag people.
- MM-22 Trucks having no current hauling activity shall not idle but be turned off.
- MM-23 The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- MM-24 No parking shall be permitted on street during Red Flag Days in compliance with the Los Angeles Fire Department "Red Flag No Parking" Program.
- MM-25 In order to preserve adequate access for emergency vehicles, all construction material shall be stored on-site and not on the street during hauling and construction operations.
- MM-26 The applicant shall provide a soils and/or geotechnical report to LADBS (reports needed to be determined by LADBS) for review and approval that shall include measures to mitigate impacts related to grading.
- MM-27 The applicant shall obtain haul route approval from the Board of Building & Safety Commissioners for the import/export of graded materials in excess of 1,000 cubic yards.
- MM-28 All haul route hours shall be limited to off-peak hours as determined by the Board of Building & Safety Commissioners.
- MM-29 The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- MM-30 The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-31 LADBS shall require the applicant to have all employees park their personal vehicles outside of the hillside area and utilize a developer sponsored vanpool system for transport to the site.
- MM-32 LADBS shall stagger haul trucks based upon a specific area's capacity, as determined by LADOT, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
- MM-33 The City of Los Angeles Department of Transportation (LADOT) shall recommend to the Building & Safety Commission Office the appropriate size

of trucks allowed for hauling, best route of travel and the appropriate number of flag people.

- MM-34 Trucks having no current hauling activity shall not idle but be turned off.
- MM-35 The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- MM-36 No parking shall be permitted on street during Red Flag Days in compliance with the Los Angeles Fire Department "Red Flag No Parking" Program.
- MM-37 In order to preserve adequate access for emergency vehicles, all construction material shall be stored on-site and not on the street during hauling and construction operations.
- MM-38 The applicant shall provide a soils and/or geotechnical report to LADBS (reports needed to be determined by LADBS) for review and approval that shall include measures to mitigate impacts related to grading.
- MM-39 Fences shall be constructed around the site to minimize trespassing, vandalism, short cut attractions and attractive nuisances.
- MM-40 Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.
- MM-41 Prior to issuance of any permit for demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the department of Building & safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- MM-42 The applicant shall submit an emergency response plan for approval by the City Planning Department and the Fire Department. The emergency response plans shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
- MM-43 All applicable code provisions pertaining to fire safety including, but not limited to, use of fire-resistant plant materials for landscaping and routine brush clearance, shall be implemented.

- MM-44 Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- MM-45 Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-46 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-47 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-48 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-49 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-50 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-51 Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-52 Preserve riparian areas and wetlands.
- MM-53 Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- MM-54 Incorporate appropriate erosion control and drainage devices such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified in Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet.

- MM-55 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-56 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- MM-57 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-58 Legibility of stencils and signs must be maintained.
- MM-59 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-60 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-61 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- MM-62 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- MM-63 Environmental impacts may result from project implementation due to relocation of families. However, these potential impacts will be mitigated to a level of insignificance by submitting a relocation plan to the City Planning Department for approval.
- MM-64 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

- MM-65 Incorporate into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-66 Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a level of insignificance by the following measures.
- MM-67 The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- MM-68 If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- MM-69 Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:
- a. High-efficiency toilets (maximum 1.28gpf), including no-flush or waterless urinals, in all restrooms an appropriate. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from processes equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater systems.)

- MM-70 Unless otherwise required, and to the satisfaction of the Department of Building & Safety, the applicant shall:
- a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwellings).
 - b. Install no more than one shower head per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - c. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room (s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - d. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement and the applicant shall be responsible for ensuring compliance.
- MM-71 In addition to the requirements of the Landscape Ordinance, the landscape Plan shall incorporate the following:
- a. Weather-based irrigation controller with rain shutoff.
 - b. Matched precipitation (flow) rates for sprinkler heads.
 - c. Drip/microspray/subsurface irrigation where appropriate.
 - d. Minimum irrigation system distribution uniformity of 75 percent.
 - e. Proper hydro-zoning, turf minimization and use of native/ drought tolerant plant materials: and
 - f. Use of landscape contouring to minimize precipitation runoff.
 - g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 square feet and greater, to the satisfaction of the Department of Building & Safety.

- MM-72 If conditions dictate, the Department of Water and Power may postpone new power connections for this project until power supply is adequate.
- MM-73 Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as part of the project's solid waste disposal program.
- MM-74 Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste services(s) to the satisfaction of the Department of Building & Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction related wastes.
- MM-75 To facilitate on-site separation and recycling of demolition and construction related wastes, the contractors(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as part of the project's regular solid waste disposal program.

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department issued on 03/02/2011, the proposed project Mitigated Negative Declaration No. ENV-2009-3515-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2009-3515-MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- Air Quality (construction, operational);
- Greenhouse Gas Emissions;
- Hazardous Materials (asbestos, methane);
- Noise (constructions);
- Public Services (fire, police)
- Utilities (solid waste);

The Advisory Agency, to mitigate the above impacts, required Condition Nos. 1 through 19 and the above MM conditions as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) Which are specifically intended to mitigate such impacts on all projects.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in Condition No. 20.

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2009-3514-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THAT THE PROPOSED MAP SUBSTANTIALLY COMPLIES WITH THE VARIOUS ELEMENTS OF THE CITY'S GENERAL PLAN.

The adopted Silver Lake - Echo Park - Elysian Valley Community Plan designates the subject property for Low Medium I Residential density with corresponding zones of R2, RD3, and RD4. The 9800 square foot property is zoned R2-1VL, and will be split into two lots(4,603, for lot A, and 4,625 square feet, for lot B in lieu of the 5,000 square feet per lot requirement), with a maximum density of two(2) condominium units on each lot, for a maximum total of four(4) condominium units. The deviation of the 5,000 square feet per lot requirement is less than 20%. The Advisory Agency, as an Acting Associate Zoning has the authority to grant deviations of no more than 20% from the applicable area requirements as long as the findings of Section 12.28 of the Los Angeles Municipal Code(contained below in this report, under 'Findings of Fact(Adjustment)') are made. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the City's General Plan.

THAT THE PROPOSED MAP PROVIDES SUCH STREET OR ALLEY DEDICATION OR IMPROVEMENTS AS ARE NECESSARY TO ACHIEVE THE PURPOSES OF CITY REGULATIONS.

The Proposed Parcel Map was circulated to various agencies, including the Bureau of Engineering. The Bureau of Engineering recommended conditions of approval, such as a 7-foot wide dedication along Rockford Road, adjoining the parcel map, to complete a 22-foot wide half right-of-way dedication; sidewalk, curb, and gutter improvement of Rockford Road; and that an existing sanitary sewer easement within the parcel map be correctly

shown on the final map. The proposed division of land complies with such requirements as have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

THAT THE PROPOSED MAP PROVIDES ACCEPTABLE LOT DESIGN OR LOT SIZES WHICH CLOSELY CONFORM TO THE SIZE OF THE CONTIGUOUS OR NEARBY LOTS ON THE SAME STREET.

The site is currently developed with one 859 square foot building. The proposed Parcel Map proposes to demolish the building, split the lot into two parcels, 4,603 square feet for lot A, and 4,625 square feet for lot B, and develop the parcels with two dwelling units each. The proposed lot sizes and lot design closely conform to the lot sizes and lot designs of the nearby lots. The property is in a designated Hillside area and many of the lots in the area are steeply sloped. Density and the design of the proposed Parcel Map is compatible with the City's General Plan.

THAT THE PROPOSED PARCEL MAP DOES NOT RESULT IN THE REORIENTATION OF A LOT OR PARCEL IN SUCH A MANNER AS TO BE DETRIMENTAL TO ADJOINING PROPERTIES OR THE SURROUNDING NEIGHBORHOOD.

The existing property is approximately 100 feet by 99 feet. The proposed Parcel Map would split the lot down the middle creating two rectangular lots, each, approximately 50 feet by 99 feet. The lots would be rectangular-shaped, equal in size, and accessible from Silver Lake Boulevard. This reorientation, creating two 50-foot-wide lots, would provide adequate street frontage, and would not be detrimental to adjoining properties or the surrounding neighborhood.

The site is located in a Hillside grading area, but is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset, is concerned. However, measures are required as part of this approval which shall mitigate the above mentioned impacts to a less than significant level.

Furthermore, the project site, as well as the surrounding area is presently was developed with residential structures and does not provide a natural habitat for either fish or wildlife.

FINDINGS OF FACT (ADJUSTMENT):

A. The granting of the adjustment shall result in development that is compatible

and consistent with the surrounding uses, and shall create no adverse impacts or any adverse impacts have been mitigated.

The lot sizes and density of the proposed Parcel Map are consistent and compatible with the surrounding properties and with the pattern of residential uses in the area. The adjacent properties are also improved with developments of equivalent or greater density. The proposed project shall allow for ample access such that surrounding uses shall not be negatively impacted.

B. The granting of the adjustment is in conformance with the intent and purpose of the General Plan, and with the spirit and intent of the Planning and Zoning Code of the City.

The adopted Silver Lake - Echo Park – Elysian Valley Community Plan designates the subject property for Low Medium I density with corresponding zones of R2, RD3, and RD4. The R2-1VL zone, which is the zone designation of the site, allows two dwelling units per lot, and requires a minimum of 5,000 square feet of area per lot, according to Section 12.09 of the Los Angeles Municipal Code. The proposed Parcel Map would allow two condominium dwelling units per lot. With the proposed adjustment, each new lot would have a less than 2% deficiency in lot area. Lot A would be 4,603 square feet, and lot B would be 4,625 square feet. The small(2%) adjustment in lot area is still in conformance with the overall intent of the Planning and Zoning code, because the new lots would be 50 feet wide, each, and be comparable in size to other lots in the surrounding area. Furthermore, the development of this site, in conformance with the underlying land use designation, supports the housing production policies of the Community Plan, and the objective to “conserve and improve the varied and distinctive residential character of the District(Community).”

C. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.

The existing lot area is substandard for dividing the parcel into 2 R2 lots, but only by a small amount(less than 2%). The existing property is approximately 100 feet by 99 feet. The proposed Parcel Map would split the lot down the middle, creating two rectangular lots, 4,625 square feet for lot A, and 4,625 square feet for lot B. These proposed lot sizes are based on square footage after the required right-of-way dedications and improvements. The adjustment is required because the lot sizes would be slightly less than 5,000 square feet each. The site would still allow the proposed development to be close to within the range of the lot size of what the Zoning regulation of R2 zone allows. This proposed Parcel Map and adjustment, would create two 50-foot-wide lots, would provide adequate street frontage, and would not be detrimental to adjoining properties or the surrounding neighborhood.

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

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

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 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 East Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP- 7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 p.m. on September 25, 2011* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
818.374.5050

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

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

Pursuant to Ordinance 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.

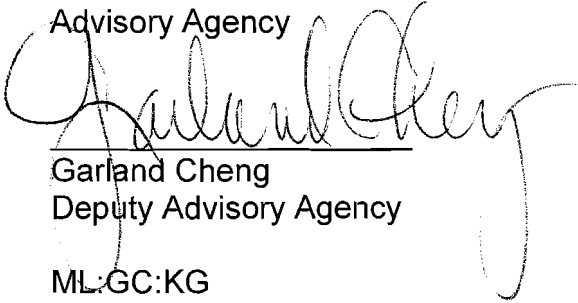
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the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

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

August 31, 2014. No requests for time extensions or appeals received by mail shall be accepted.

If you have any questions, please call Parcel Maps staff at (213) 978-1396.

Michael LoGrande
Advisory Agency



Garland Cheng
Deputy Advisory Agency

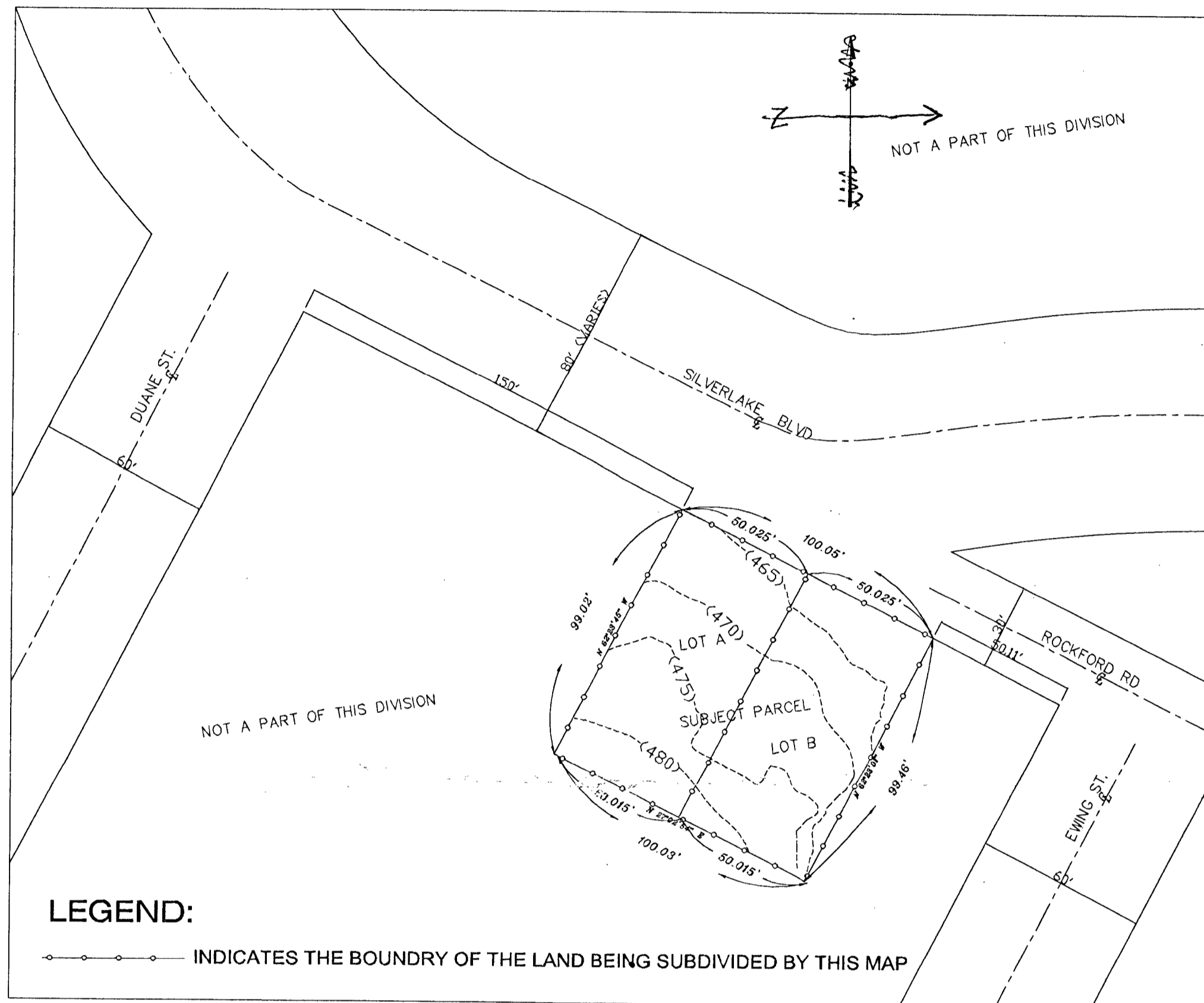
ML:GC:KG

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

Dept. of Building & Safety, Zoning & 2
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation,

PARCEL MAP L.A. NO. _____

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA



SCALE: 1" = 40'

NOTE:
NO PROTECTED TREES EXIST AT THIS SITE
NO HAZARDOUS CONDITIONS EXIST AT THIS SITE

Tentative Map Parcel map is approved
for filing only with Department of
City Planning without geological and
soil engineering reports. Such reports
may be required prior to the approval of
the map by the Department of Building and Safety.

Robert J. Wilson 10-22-09
Geologist, Building & Safety

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 133 OF EDENDALE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG NORTHEASTERLY LINE OF LOTS 133 AND 136 OF SAID TRACT SOUTH 62° 23'01" EAST 99.72 FEET TO THE NORTHEAST CORNER OF LOT 136 OF SAID TRACT, THENCE SOUTH 27°02'54" WEST 50.10 FEET ALONG THE EASTERLY LINE OF LOT 136 OF SAID TRACT TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 27°02'54" EAST, 100.03 FEET ALONG THE EASTERLY LINE OF LOT 136 OF SAID TRACT, THENCE NORTH 62° 23'45" WEST 99.02 FEET ALONG SOUTHWESTERLY LINE OF LOTS 133 AND 136 OF SAID TRACT, TO THE SOUTHWEST CORNER OF LOT 133 OF SAID TRACT, THENCE NORTH 26°47'00" EAST 100.05 FEET, ALONG WESTERLY LINE OF LOT 133 OF SAID TRACT, THENCE SOUTH 62°23'01" EAST 99.48 FEET, TO THE TRUE POINT OF BEGINNING.

Zone: R2-1VL
Proposed Project: Subdividing to two separate lots
and Building 4 to 5 SFD
Lot Area (sqft): 9,919.57 (4,959.78 EA)
Existing Structure: To be removed
Thomas Guide: PG, 594-Grde D5
Council District: 13

Address: 1916 N. SILVER LAKE BLVD. Los Angeles, CA 90039
APN: 5422-001-001, -003
Tract: EDENDALE TRACT
Block: None
Lot: 133
Arb: 1

Owner/Subdivider:
Robert Kayvon
1916 N. SILVER LAKE BLVD.
Los Angeles, CA 90039
Email: rkayvon@yahoo.com
Tel: (323) 620-1612
Fax: (323) 663-2216



Prepared by:
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TEL: 310-430-6033
Dated: 10-16-2009

AA-2009-3514-PMLA