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CITY PLANNING**

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Decision Date: April 23, 2021

Last Day to Appeal: May 10, 2021

Bob Mossanen (A) (O)  
Bomo Investments, LLC.  
8721 Sunset Blvd. P-6  
West Hollywood, CA 90096

Sarah Tadeusiak (R)  
Weston Engineering  
6355 Topanga Canyon Blvd. #345  
Woodland Hills, CA 91367

Case No.	AA-2019-5438-PMLA-SL
Related Cases:	ADM-2019-5442-SLD
CEQA:	ENV-2019-5439-CE
Location:	542 North Serrano Avenue
Council District:	13 – O'Farrell
Neighborhood Council:	Wilshire Center-Koreatown
Community Plan Area:	Wilshire
District Map:	141B193
Land Use Designation:	Medium Residential
Zone:	R3-1
Legal Description:	Lot 4, Block 8, Tract: LA PALOMA ADDITION

In accordance with provisions of Section 17.53 and Section 12.22.C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Parcel Map No. AA-2019-5438-PMLA-SL located at 542 North Serrano Avenue, for a maximum of **four (4) small lots**, pursuant to the Small Lot Subdivision Ordinance No. 185,462, as shown on map stamp-dated April 14, 2021, in the Wilshire Community Plan. This unit density is based on the R3 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.) 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**

*Any questions regarding this report should be directed to Julia Li of the Permit Case Management Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.*

1. That the common access easement shall be clearly designated on the parcel map from the front of the property line adjoining the Serrano Street.
2. That a 5-foot wide strip of land be dedicated along Serrano Street adjoining the subdivision to complete a 30-foot wide half right-of-way in accordance with Local Street Standards of the LA Mobility Plan.
3. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.
5. That all common access easements including the vehicular access and pedestrian accesseasement be part of the adjoining lots.
6. That, if necessary, public sanitary sewer easements be dedicated on the final map basedon an alignment approved by the Central Engineering District Office.
7. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
8. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
9. That all pedestrian common access easements be shown on the final map.

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

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

10. 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**

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

11. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division, shall issue a clearance letter stating that no Building or Zoning Code violations existing relating to the subdivision on the subject site once the following items have been satisfied:
- a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
  - b. Revise the proposed Lot Matrix to reflect the required setback for common driveway access.
  - c. Resubmit the map to provide and maintain a minimum (10 ft. for 4 or less dwelling) common driveway access. No projections are allowed into the required common driveway access. Provide the 10 ft. wide common driveway access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common driveway access.
  - d. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes: There is a 30 ft. Building Line along Serrano Avenue on this Subdivision.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

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

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

**DEPARTMENT OF TRANSPORTATION**

*Please contact this section at (213) 482-7024 for any questions regarding the following.*

12. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or as shall be determined to the satisfaction of the Department of Transportation.
  - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
  - c. 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 550, Station 3.
  - d. That a fee in the amount of \$205 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**

*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) 264-6807**. You should advise any consultant representing you of this requirement as well.*

13. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submit plot plans for Fire Department approval and review prior to recordation of Small Lot subdivision.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

- e. 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.
- f. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- h. 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.
- i. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- j. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- k. Site plans shall include all overhead utility lines adjacent to the site.
- l. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders.
- m. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- n. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
  - (i) The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

- (ii) The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
  - (iii) In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
  - (iv) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
  - (v) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- o. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - q. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

#### **DEPARTMENT OF WATER AND POWER**

- 14. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S- 1.(c).)

#### **BUREAU OF SANITATION**

- 15. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated December 16, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

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

**DEPARTMENT OF RECREATION AND PARKS**

*If you have any questions or comments regarding this information please feel free to contact Park Fees staff, at 213-202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org), at your convenience.*

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

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

18. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information. CEQA document must address tree removals.

**DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

19. 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) small lots.
  - b. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2019-5442-SLD. In the event the Advisory Agency modifies Preliminary Parcel Map No. AA-2019-5438-PMLA-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map.
  - c. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2019-5438-PMLA-SL shall not be issued until after the final map has been recorded.
  - d. Provide a minimum of two covered off-street parking spaces per dwelling unit.

- e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable materials.
- f. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map's setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27:

(i) Setbacks shall be permitted as follows:

Setback Matrix				
Lot No.	Front (W)	Rear (E)	Side (S)	Side (N)
A	25 feet	3 inches	10 feet	5 feet
B	3 inches	3 inches	10 feet	5 feet
C	3 inches	3 inches	10 feet	5 feet
D	3 inches	10 feet	5 feet	5 feet

- g. 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 the required front yard.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- i. 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.
- j. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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



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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

condition.

20. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
21. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

#### **DEPARTMENT OF CITY PLANNING – STANDARD SMALL LOT CONDITIONS**

SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

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

SL-2. 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 grading or building permits before the recordation of the final map. 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.

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

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the parcel in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved

by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - (e) That drainage matters be taken care of satisfactory to the City Engineer.
  - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the parcel and any necessary topography of adjoining areas be submitted to the City Engineer.
  - (g) That any required slope easements be dedicated by the final map.
  - (h) That each lot in the parcel comply with the width and area requirements of the Zoning Ordinance.
  - (i) That 2.5-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting un-subdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - (j) That any 2.5-foot future street and/or alley adjoining the parcel be dedicated for public use by the parcel, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

- (c) All grading done on private property outside the parcel boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Serrano Ave.

Notes:

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

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

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.

- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - (a) Improve Serrano Avenue adjoining the subdivision by the construction of the following:
    - 1) A concrete curb, a concrete gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
    - 2) Suitable surfacing to join the existing concrete pavements and to complete an 18-foot wide half roadway.
    - 3) Any necessary removal and reconstruction of existing improvements, all satisfactory to the Central District Office of the Bureau of Engineering.
    - 4) The necessary transitions to join the existing improvements.
  - (b) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

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

Any removal of the existing street trees shall require Board of Public Works approval.

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

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

The Advisory Agency hereby finds that this parcel conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

**FINDINGS OF FACT (CEQA)**

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

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) The project site has no value as habitat for endangered, rare or threatened species;
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site can be adequately served by all required utilities and public services.

The proposed project is for the subdivision of one existing lot, totaling 7,250 net square-feet, into four (4) lots (Lot A, Lot B, Lot C and Lot D) ranging from 1,502 square feet to 2,529 square feet each, for the construction, use and maintenance of four (4) small-lot homes in the R3-1 zone. The four units will be three stories, approximately 43 feet, 7 inches in height with two parking spaces per lot for a total of eight (8) vehicular parking spaces. Vehicular access will be via a common access driveway accessible off of Serrano Avenue. As a new 4-unit small lot subdivision development, and a project which is characterized as in-fill development, the project qualifies for the Section 15332, Class 32 Categorical Exemption.

The project site was developed with a two-story single-family structure and the demolition of both structures are in conjunction with the proposed project. On June 3, 2020, Demolition Permit No. 19019-10000-03813 was finalized with the Department of Building and Safety (LADBS) for the demolition of a single-family dwelling and detached garage. On June 19, 2020, the applicant submitted four building permit applications to LADBS for the construction of four (4) new 3-story small lot single-family dwellings project under Permit Nos. 20010-10000-02030 thru 20010-10000-02034. At the preparation of this justification, the building permits have not been finalized. There are no protected trees on site.

The subject site consists of one level rectangular lot consisting of approximately 7,250 net square feet of lot area post dedication. The site is located within the Wilshire Community Plan area, with a land use designation of Medium Residential and is zoned R3-1. The R3 Zone would permit a maximum of nine (9) dwelling units. The site is located on the east side of Serrano Avenue with approximately 50 feet of frontage. The project site is also subject to a 30-foot Building Line pursuant to Ordinance No. 44,007. The site is located within the City of Los Angeles Transit Priority Area (ZI-2452), Urban Agriculture Incentive Zone, and Los Angeles State Enterprise Zone (ZI-2374). The site is also located approximately 2.38 kilometers from the Puente Hills Blind Thrust. The abutting properties to the north and east are zoned R3-1 and are improved with one-story single-family dwellings. The abutting properties to the south and west across Serrano Avenue are zoned R3-1 and improved with one-story duplexes.

As mentioned above, the project site is approximately 7,250 square feet in size, which would permit a base density of nine (9) dwelling units by right. The R3 Zone requires a minimum lot area of 5,000 square feet and a minimum area of 800 square feet per dwelling unit. The project

proposes the construction of four (4) dwelling units, which is under the maximum permitted density. The proposed building height of 43 feet, 7 inches is under the 45 foot maximum as permitted per the R3-1 Zone. In addition, the proposed yard setbacks have been conditioned to comply with the setback matrix as shown in the revised preliminary parcel map. As conditioned, the project would be consistent with the goals, objectives, and policies of the Community Plan and with the applicable zoning regulations.

The subject site is approximately 0.17 acres and located wholly within the City of Los Angeles. The surrounding properties are zoned R3-1 and are developed with single-family and multi-family residential uses. The subject site is located within a fully developed urban area. As such, the site does not contain or have value as a habitat for endangered, rare or threatened species, and is not located adjacent to any habitat for endangered, rare or threatened species. There are no existing trees on the project site.

The project will not result in any significant effect relating to traffic, noise, air quality, or water quality. The estimated trips generated for three small lot homes is below the daily vehicle trip threshold for potentially significant traffic impacts pursuant to the Traffic Study Exemption Thresholds as determined by the Los Angeles Department of Transportation. In addition, the project shall comply with Regulatory Compliance measures that regulate construction-related noise levels including Noise Ordinance Nos. 144,331 and 161,574, such that the proposed project will not result in any significant noise impacts. Construction and operational emissions from project-related traffic will not exceed the localized significance thresholds for criteria air pollutants set by the Southern California Air Quality Management District. The project is limited to residential uses and does not involve industrial or other activities that would substantially degrade water quality. During construction of the proposed project, the applicant will be required to comply with the City's Noise Ordinance No. 161,574, which regulates noise from demolition and construction activities. Section 41.40 of the LAMC prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturday. All such activities are also prohibited on Sundays and all federal holidays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. The project would not result in any significant construction noise impacts with the implementation of the City's Noise Ordinances and regulations.

The building construction phase includes the construction of the proposed buildings on the subject property, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the subject property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM<sub>2.5</sub> and PM<sub>10</sub> emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO<sub>x</sub> emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time. Appropriate dust control measures would be implemented as part of the proposed project during each phase of development, as required by South Coast Air Quality Management District (SCAQMD) Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove

bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

In addition, the project will not result in significant impacts related to air quality because it falls below the 80 dwelling unit interim air threshold that was developed by the Department of City Planning based on CalEEMod model runs relying on reasonable assumptions, consulting with SCAQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the proposed development would not have a significant impact on air quality.

Construction activities would not involve any significant excavation near an identified water source. In addition, the project will be required to comply with various regulatory requirements, which would reduce stormwater flows off-site. The project will comply with Chapter VI Article 4.4 of the LAMC, Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs) to reduce or prevent pollutant discharges. Under the conditions of a building permit for the project, the project applicant will be required to eliminate or reduce non-stormwater discharges to waters of the nation, develop and implement a Stormwater Pollution Prevention Plan (SWPPP) for project construction activities, and perform inspections of the stormwater pollution prevention measures and control practices to ensure conformance with the site SWPPP. Therefore, development of the proposed project would not degrade the quality of stormwater runoff from the site.

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) exceptions which the City is required to consider before finding a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There are two known approved projects of the same multi-family residential development type within 500 feet of the subject site. On January 29, 2016, the Deputy Advisory Agency approved AA-2015-569-PMLA-SL for a subdivision of four (4) small lot homes in accordance with the Small Lot Subdivision Ordinance No. 176,357, located at 557-559 N. Oxford Avenue. On October 21, 2020, the Deputy Advisory Agency approved AA-2019-1709-PMLA-SL for a subdivision of three (3) small lot homes in accordance with the Small Lot Subdivision Ordinance No. 176,357, located at 507 N. Oxford Avenue. Given there are more than 100 properties within 500 feet of the project site, the development of three properties including the project site, as small lot subdivisions do not create a cumulative impact of a succession of known projects of the same type and in the same place as the subject project.

As mentioned, the project proposes a 4-unit small lot development that is consistent with the zone and land use designation of the site, in conjunction with the approval of the Preliminary Parcel Map. The site is located within the City of Los Angeles Transit Priority Area (ZI-2452), Urban Agriculture Incentive Zone, and Los Angeles State Enterprise Zone (ZI-2374). The abutting properties to the north and east are zoned R3-1 and are improved with one-story single-family dwellings. The abutting properties to the south and west across Serrano Avenue are zoned R3-1 and improved with one-story duplexes. The subject site is located within a fully developed urban area.



The proposed development is not unusual for the vicinity of the subject site and will be compatible with existing uses in the area. Neither the existing use on the site, nor the proposed use demonstrates any unusual circumstances, and the project will not generate significant traffic, air quality, or noise impacts. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 19 miles west of the subject property. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies or has been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. The project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. In a correspondence dated November 19, 2019, the Office of Historic Resources confirmed that the property was not historic as the existing structures appeared to be substantially altered. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

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

In connection with the approval of Parcel Map No. AA-2019-5438-PMLA-SL, 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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

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

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Wilshire Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The Project Site is zoned R3-1, which is consistent with the land use designation. The project site has approximately 7,250 net square feet of lot area post dedication, which would permit a maximum of nine dwelling units. As shown on the parcel map, the Project proposes to subdivide the project site into four small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be

prepared by a licensed land surveyor or registered civil engineer but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map was prepared by professional land surveyor Richard F. Prutz (License No. 19335) and the map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Additionally, as a small lot subdivision, the map indicates the common access easement for vehicular and/or pedestrian access to the proposed small lots, consistent with LAMC Section 12.22 C,27. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C,27) and is consistent with the applicable General Plan.

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

For purposes of a subdivision, “design” and “improvement” is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, “design” refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and “improvements” refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned R3-1 the zone would permit a maximum of nine dwellings on the approximately 7,250 square-foot post dedicated site. As the parcel map is proposed for a four-lot small lot subdivision with a maximum height of 43 feet, 7 inches, it is consistent with the density permitted by the zone. As a small lot subdivision, the map indicates the common access easements from the public right-of-way for pedestrian access. The setback matrix, as conditioned, will ensure the project meets the setback requirements of LAMC Section 12.22.C.27.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended a 5-foot dedication and/or improvements to the public right-of-way along Serrano Avenue adjoining the subdivision which is consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The subject site consists of a level, rectangular, interior lot, containing approximately 7,250 net square feet of post dedicated lot area. The site is located on the east side of

Serrano Avenue with approximately 50 feet of frontage. The site is located within the Wilshire Community Plan area with a land use designation of Medium Residential and is zoned R3-1. The site is subject to a 30-foot building line established by Ordinance No. 44,007. The proposed project is for the construction, use, and maintenance of four small lot homes in conjunction with the demolition of one existing single-family dwelling and detached garage.

The project site is also located approximately 2.38 kilometers from the Puente Hills Blind Thrust but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane zone, or tsunami inundation zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas outside of a Flood Zone. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the project site is physically suitable for the proposed type of development.

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

The development of this parcel is an infill of a multiple-family and single-family residential neighborhood. Properties adjacent to the north and east are zoned R3-1 and are developed with single-family residences. The abutting properties to the south and west across Serrano Avenue are zoned R3-1 and improved with one-story duplexes. The project site is approximately 7,250 net square feet of post dedicated land and is improved with a one-story single-family dwelling and detached garage. The Project proposes to construct four small lot homes, which would be three stories with a maximum height of 43 feet, 7 inches. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of nine dwelling units and a maximum height of 45 feet. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed parcel map is physically suitable for the proposed density of the development.

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

The subject site and surrounding properties are fully developed and there are no wildlife habitats in proximity to the project. The project site is located within an urbanized area that is fully developed with various multi-family and single-family dwellings. Per the letter dated September 12, 2019, issued by licensed landscape architect Ryan Dierking, there are no

existing trees on the project site. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. As such, it has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

No such easements are known to exist. Easements will be recorded with the development for community driveways. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed parcel.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the parcel 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.

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power,

Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

These findings shall apply to both the parcel and final maps for Parcel No. AA-2019-5438-PMLA-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency

*Deborah Kahen*

Deborah Kahen  
Deputy Advisory Agency  
DK:GG:CD:MR

Note: 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 Central Area Planning Commission within 15 calendar days of the decision date. 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 City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

**\*Appeal forms are available on-line at [www.planning.lacity.org](http://www.planning.lacity.org)**

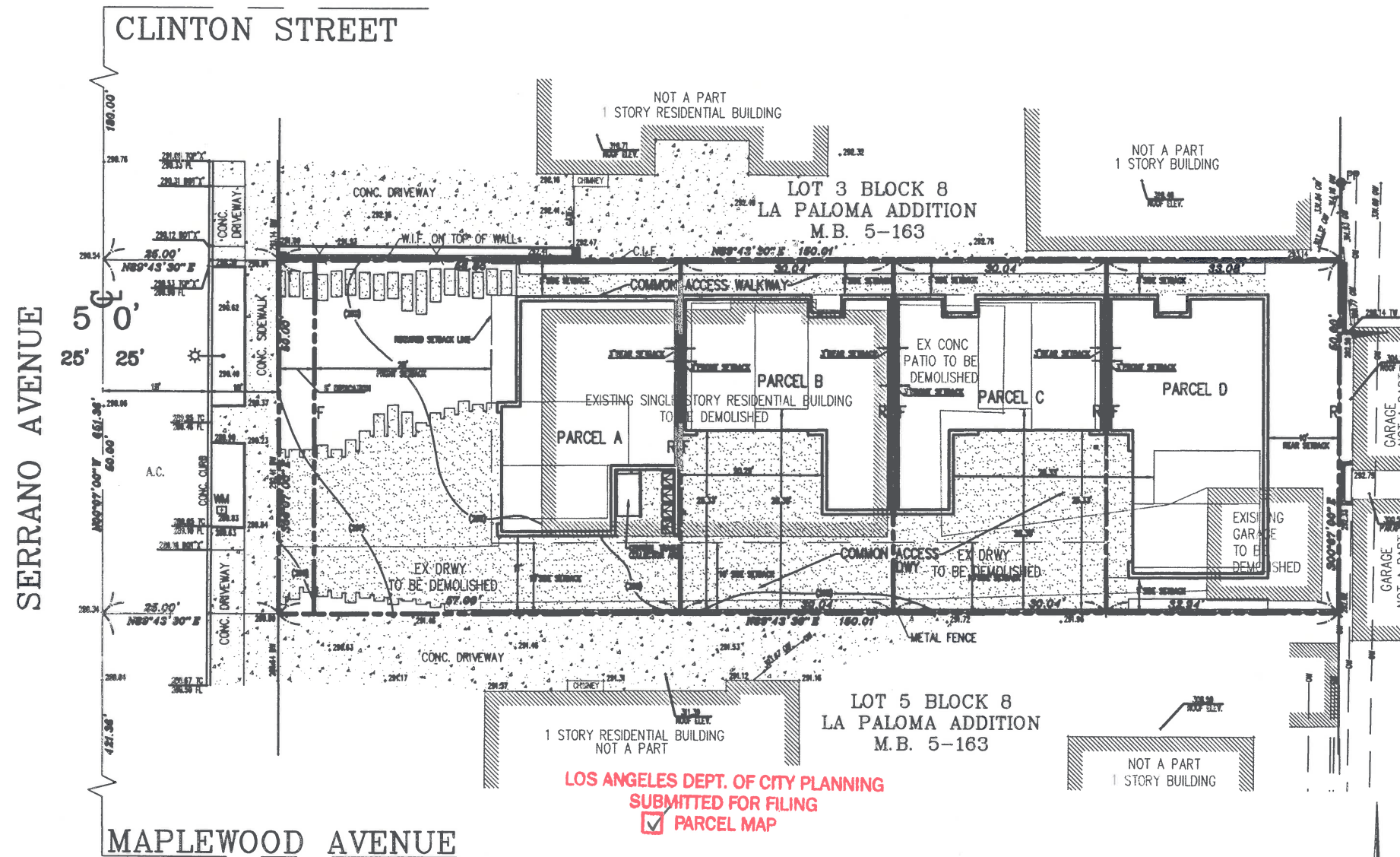
Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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 this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.



# REVISED PRELIMINARY PARCEL MAP NO. AA-2019-5438-PMLA-SL



## OWNER/APPLICANT:

BOMO INVESTMENTS, LLC  
8721 W SUNSET BLVD. STE P8  
WEST HOLLYWOOD, CA. 90069  
310-247-8200 X103

## SURVEYOR:

M&G LAND SURVEYING  
347 SOUTH ROBERTSON BLVD.  
BEVERLY HILLS, CA. 90211  
310-659-0871

## LEGAL DESCRIPTION:

LOT 4 IN BLOCK 8 OF LA PALOMA ADDITION TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## NOTES:

- FOUR LOT SMALL LOT SUBDIVISION WITH 3 STORY SINGLE FAMILY DWELLINGS.
- LOT AREA: 7,500.5 SQ. FT.  
7,250.49 SQ. FT. / .17 ACRE AFTER DEDICATION
- NO TREES ON SITE
- ZONE: R3-1
- NO HAZARDOUS CONDITIONS EXIST
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE, PURSUANT TO ORDINANCE NO. 185,462
- PROVIDED CENTRAL TRASH AREA

## MATRIX:

PARCEL	FRONT (W)	REAR (E)	SIDE (S)	SIDE (N)
A	25'-0"	0'-3"	10'-0"	5'-0"
B	0'-3"	0'-3"	10'-0"	5'-0"
C	0'-3"	0'-3"	10'-0"	5'-0"
D	0'-3"	10'-0"	5'-0"	5'-0"

## PARKING SUMMARY:

PARCEL	NO. OF BR	REQUIRED PARKING	PROVIDED PARKING
A	4	2	2
B	4	2	2
C	4	2	2
D	4	2	2
TOTAL PARKING STALLS		8	8

## LOT COVERAGE:

PARCEL	PARCEL SF	PARCEL ACRE	BUILDING FOOTPRINT	COVERAGE
A	2596.29	0.059	899.84	34.66%
B	1501.82	0.034	1004.42	66.88%
C	1501.82	0.034	1004.42	66.88%
D	1650.56	0.037	907.29	54.97%
TOTAL	7250.49		3815.97	52.63%

## DENSITY:

TOTAL LOT AREA	7,250.49
DENSITY (R3-1)	800.00
BUILDABLE AREA	4,400.39
MAX BY-RIGHT RFA (3X)	13,201.17

## HEIGHT:

PARCEL A	41.16'
PARCEL B	41.16'
PARCEL C	41.16'
PARCEL D	41.16'

EARTHWORK QUANTITIES	CUT C.Y.	FILL C.Y.
SITE PREPARATION	75	75
REMOVAL AND RECOMPACTION	555	555
TOTAL	630	630
EXPORT	0	0

*Richard F. Prutz*  
SIGNATURE

11-13-19  
DATE

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

APR 14 2021

☒ REVISED MAP ☐ EXTENSION OF TIME  
☐ FINAL MAP UNIT ☐ MODIFIED  
DEPUTY ADVISORY AGENCY

## LEGEND:

F - FRONT YARD  
R - REAR YARD  
-COMMON ACCESS DWY/  
COMMON ACCESS WALKWAY

SCALE 1" = 20'

PROJECT:  
PRELIMINARY PARCEL MAP  
NO. AA-2019-5438-PMLA-SL

542 N SERRANO AVE  
LOS ANGELES, CA. 90004

PREPARED BY:



WESTCON ENGINEERING, INC.  
LAND PLANNING ENGINEERING LAND SURVEYING  
6355 TOPANGA CANYON BLVD., SUITE 345  
WOODLAND HILLS, CA. 91367  
818-226-0444 VOICE 818-226-0448 FAX  
E-MAIL: info@westconeng.com

W.O. 19-124

SCALE: 1"=20'

DATE: 12/11/20

SHEET 1 OF 1

