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November 20, 2018

David Guinta (O)
25 Old Course Drive
Newport Beach, CA 92660

RE:

AA-2011-3250-PMLA-SL
Related Case: ZA-2013-3530-ZAA
Address: 6327 West Primrose Ave
Community Plan: Hollywood
Council District: 4
CEQA: ENV-2011-3249-MND

Rick Pardo (R)
1026 Broadway Avenue #709
Los Angeles, CA 90015

EXTENSION OF TIME

On March 15, 2013 the Deputy Advisory Agency conditionally approved AA-2011-3250-PMLA-SL, composed of four single-family small lots. On August 22, 2016 a two year Extension of Time for Parcel Map No. AA-2011-3250-PMLA-SL was approved pursuant to AB 116. 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 Deputy Advisory Agency hereby grants an additional 6 year extension, totaling 11 years from the decision date for the recording of the final map.

Therefore, the new expiration date for Parcel Map No. AA-2011-3250-PMLA-SL is **March 15, 2024** and no further extension of time can be granted. The associated case number ZA-2013-3530-ZAA is synchronized per 12.36G (2) and will expire **March 15, 2024**.

Vincent P. Bertoni
Director of Planning

Steve Kim
City Planner
SK:DJ

TIME EXTENSIONS PER ORDINANCE NO. 182,106

City of Los Angeles – Department of City Planning

APPLICANT INFORMATION

Applicant's Name: Frankie Peay Company: BDR Inc
Address: P.O. Box 517 Telephone: (818) 968-1475
Agoura Hills, Ca.91376 E-mail: frankie@bdr.la

PROJECT ADDRESS: 6327 Primrose ENVIRONMENTAL CASE #: ENV-2011-3249-MND

PROJECT DESCRIPTION

Develop 4-6 units on the lot

Subdivision Case No. (if applicable): AA-2011-3250-PMLA-SL AB116 for 2 years	Effective Date of Approval: 3/15/13	Original Expiration Date*: 3/15/16	New Expiration Date: 3/14/18
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.

☐ No

☐ No

☐ No

☐ No

☒ Yes☐ No☒ Yes

If "Yes", which significant aspects were considered?

☐ Other:☐ No☒ Yes☐ N/A☐ No☒ Yes

If "Yes", which significant aspects were considered?

☐ Other:

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.

☐ NO***

*** If "NO", the Director of Planning may require additional environmental review or documentation.

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LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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April 2, 2013

Jason Kingston (A/O)
Primrose Homes LLC
P.O. Box 572559
Tarzana, CA 91357

Ken Stockton (R)
Ken Stockton Architect, Inc
5522 Fallbrook Avenue
Woodland Hills, CA 91364

Case No. AA-2011-3250-PMLA-SL
6327 West Primrose Avenue
Hollywood Planning Area
Zone : RD2-1XL
D.M. : 151-5A-187
C.D. : 4
CEQA : ENV-2011-3249-MND
Legal Description: Lot 178, Tract
Hollywood Park Place

LETTER OF CORRECTION

On March 15, 2013, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2011-3250-PMLA-SL, for a maximum four (4) single-family Small Lots, in the Hollywood Community Plan.

Staff received a email letter from the applicant's representative on March 21, 2013 requesting a letter of correction from the Department of City Planning for Conditions 7, 11, 12, 24, and 28 which were erroneously included in the original determination letter.

Corrected Condition No. 7

7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.
 - a. Improve Primrose Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) Repair and/or reconstruct and broken concrete curb, concrete gutter, or concrete sidewalk adjacent to the subject property.
 - ~~(2) Suitable surfacing to join the existing pavement and to complete a 22 feet wide half roadway. Deleted~~
 - (3) Any necessary removal and reconstruction of existing improvement.

(4) The necessary transition to join the existing improvements.

Corrected Condition No. 11

11. ~~The submitted Map does not comply with the 15-foot front yard setback for the lots fronting Gramercy Place in the RD2-1XL Zone. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning. Deleted~~

Corrected Condition No. 12

12. ~~Provide and maintain 20-foot common access driveway and egress/ingress purposes all the way to the public street. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning. Deleted~~

Corrected Condition 28

28a.

	Parcel A	Parcel B	Parcel C	Parcel D
Front yard setback	13.4' (north)	13.4' (north)	14.6' (south)	14.6' (south)
Rear yard setback	5' (south)	5' (south)	12' (north)	12' (north)
Side yard setback (east)	13.9'	0'	0	5'
Side yard setback (west)	0'	6.8''	6' 5'	0'

- b. ~~A 10-foot wide access easement between Parcel A, B, C and D.~~
b. There shall be a 10-foot wide easement access easement serving parcels A, B, C, and D.

All other conditions remain unchanged.

MICHAEL J. LOGRANDE
 Director of Planning


 JIM TOKUNAGA
 Deputy Advisory Agency

MJL:JT:

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INFORMATION
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Decision Date: March 15, 2013

Appeal Period: April 1, 2013

Jason Kingston (A/O)
Primrose Homes LLC
P.O. Box 572559
Tarzana, CA 91357

Ken Stockton (R)
Ken Stockton Architect, Inc
5522 Fallbrook Avenue
Woodland Hills, CA 91364

Case No. AA-2011-3250-PMLA-SL
6327 West Primrose Avenue
Hollywood Planning Area
Zone : RD2-1XL
D.M. : 151-5A-187
C.D. : 4
CEQA: ENV-2011-3249-MND
Legal Description: Lot 178, Tract
Hollywood Park Place

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted Mitigated Negative Declaration ENV-2011-3249-MND as the environmental clearance and Parcel Map AA-2011-3250-PMLA-SL, for a maximum four (4) single-family Small Lots, as shown on map stamp-dated February 27, 2012 and subject to the following conditions. This unit density is based on the RD2 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 shall legally interpret the Zoning Code as it applies to this particular property.

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 any 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 permit issued.

BUREAU OF ENGINEERING

1. That a 12-foot wide strip of land be dedicated along Primrose Avenue adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards.
2. That any hillside surcharge fee in conjunction with the Very High Fire Hazard Severity Zone be paid.
3. That if necessary and for street address purposes this parcel map is approved as a "Small Lot Subdivision"
4. That if this parcel is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354."
5. That any necessary public sanitary sewer easement be dedicated within the common access area on the final map based on an alignment approved by Central Engineering District Office.
6. That if necessary, and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name sign for the common access driveways.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.
 - a. Improve Primrose Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) Repair and/or reconstruct and broken concrete curb, concrete gutter, or concrete sidewalk adjacent to the subject property.
 - (2) Suitable surfacing to join the existing pavement and to complete a 22 feet wide half roadway.
 - (3) Any necessary removal and reconstruction of existing improvement.
 - (4) The necessary transition to join the existing improvements.
 - b. Construct the necessary mainline sewer and house connections under Primrose Avenue to serve each and evaluate the efficiency to the existing house connection

NOTES: The Planning Department should review the adequacy of the common access area width and make a determination in this regard. Any questions regarding this report should be directed to Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

DEPARTMENT OF BUILDING AND SAFETY - ZONING DIVISION

8. 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 permit and signed inspection card to show completion of the demolition work.
9. Specify the correct Parcel Map No. for the small lot Subdivision Purposes on the final map.
10. Show all street dedications as required by the Bureau of Engineering and provide net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property lines after dedications.
11. The submitted Map does not comply with the 15-foot front yard setback for the lots fronting Gramercy Place in the RD2-1XL Zone. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.
12. Provide and maintain 20-foot common access driveway and egress/ingress purposes all the way to the public street. Revise the Map to show compliance with the above requirement 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 not comply with Building and Zoning Code requirements. Plan check will be required before and 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 application is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

13. 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. In addition, the following items shall be satisfied:

FIRE DEPARTMENT

14. 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.
15. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
16. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

17. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
18. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
19. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
20. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
21. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as a part of any new or future construction.
22. Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map Action.

NOTES: *Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, and Station 3. Please contact DOT at (213) 482-7024 for any questions.*

BUREAU OF STREET LIGHTING - SPECIFIC CONDITIONS

23. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
24. Install one (1) new street light on Primrose Avenue, if street widening is required.

NOTES: Street lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office

DEPARTMENT OF RECREATION AND PARKS

25. That the Quimby fee be based on the RD2 Zone.

DEPARTMENT OF WATER AND POWER

26. Satisfactory arrangement shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and payment of regular connection charges.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

27. 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) lots.
- b. That a minimum of two (2) parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
- 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 (6) months and all other plants for a period of 60 days after landscape and irrigation installation, or close of escrow, whichever comes last.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Community Plan.
 - e. **Fence.** That prior to issuance of a certificate of occupancy, the subdivider shall comply with the following to the satisfaction of the Advisory Agency.
 - i. A minimum 6-foot high, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. 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 shall 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.
- i. **Indemnification.** Upon the effective date of this conditional approval, the applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

28. **Small Lot Subdivision-note to the City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176354 (Small Lot Subdivisions) and Section 17.53 J (Minor Deviations) of the Los Angeles Municipal Code, the Advisory Agency requires the applicant to provide, as well as approved the following variations from the Municipal Code, as it applies to this subdivision and proposed development on the site:

a.

	Parcel A	Parcel B	Parcel C	Parcel D
Front yard setback	13.4' (north)	13.4' (north)	14.6' (south)	14.6' (south)
Rear yard setback	5' (south)	5' (south)	12' (north)	12' (north)
Side yard setback (east)	13.9'	0'	0	5'
Side yard setback (west)	0'	6.8"	6'	0'

- b. A 10-foot wide access easement between Parcel A, B, C and D.
- c. An affidavit or reciprocal vehicle and pedestrian access easement between Parcels A, B, C and D shall be recorded.

- d. A Maintenance Association shall be formed, 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 members of the association and shall be subject to a proportionate share of the maintenance. The subdivider shall submit a copy of this Agreement to the Planning Department for placement in the tract file.
29. 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 Nos. 29 & 30 (next two conditions) 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.
30. 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-2011-3249-MND:
- MM-1 The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
 - MM-2 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-3 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - MM-4 Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
 - MM-5 The grading plan shall conform to the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
 - MM-6 Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet

structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- MM-7 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- MM-8 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- MM-9 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise level.
- MM-10 The project contractor shall use power construction equipment with state-of-the art noise shielding and muffling devices.
- MM-11 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 minimum design features: fire lanes, where required, shall be a following 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-12 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. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-13 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-14 A landscape plan prepared by a licensed Landscape Architect to be submitted and approved by City Planning Department.
 - MM-15 Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
 - MM-16 Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
 - MM-17 A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
 - MM-18 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 process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
 - MM-19 There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.
31. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:
- CM-1 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
 - CM-2 Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas.
 - CM-3 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - CM-4 Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer

- CM-5 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-6 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-7 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-8 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise level.
- CM-9 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-10 If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- CM-11 Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- CM-12 Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- CM-13 A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- CM-14 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 process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

FINDINGS OF FACT (CEQA)

On April 11, 2012, Planning Department staff issued a Mitigated Negative Declaration, No. ENV-2011-3249-MND, for the proposed project. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2011-3249-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);
- ☐ Geology (Seismic, construction);
- ☐ Noise (constructions);
- ☐ Public Services (fire, schools);
- ☐ Recreation (parks);
- ☐ Agricultural Resources;
- ☐ Utilities (solid waste);

The Advisory Agency, to mitigate the above impacts, required Condition **Nos. 28, 30, and 31**, 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.

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. 29**.

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 located in Zone C, areas of minimal flooding

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2011-3250-PMLA-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66474 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential density with corresponding zones of RD2, and RDI.5. The property is not located within a Specific Plan area. The (.24 net acres) 10,499 net square feet property, zoned RD2-1XL will allow for 5 small lot residential units. The adopted Plan zone allows for the proposed subdivision and encourages the rebuilding of deteriorated single family dwellings for the same use. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and zone.

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

The site is one of the few under-improved properties in the vicinity. The development of this parcel is an infill of an otherwise mix-density residential neighborhood, within the Hollywood Community Plan.

The Hollywood Community Plan recommends and sets forth planning goals and objectives to maintain the community's distinctive character through improving the function, design, and economic vitality of communities. The subject site is mid-block, one-lot subdivision with frontage on Primrose Avenue. The design of the project will be consistent with the residential character of the neighborhood compatible in design with the surrounding structures in area.

The project will be in conformance with the recommendations and goals of the Hollywood Community Plan.

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

The site is one of a few under-improved properties in the vicinity. The subject site is a level, rectangular-shaped parcel located on the north side of Primrose Avenue and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study area. The subject site is located on a block which serves as a transition between multi-family and single-family homes. To the east/north, there are single-family residential development(s) located in the R1 Zone. The project is providing an appropriate development that is consistent with the RD2 Zone and the Low Medium II residential land use designation.

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

On both sides of Primrose Avenue, between Holly Drive and Vine Street, The area is zoned RD2 with a Low Medium II Residential designation.

Adjacent land uses include a mix of residential uses, with multi-single family dwellings to the south, east and west developed at the RD2 density. Single-family uses to the north at the R1 density. The site is one of the few under-improved sites in the area which is currently developed with a one-story single-family dwelling with a detached garage. The proposed project will improve and increase the value of adjoining properties and will provide needed additional housing in the community. Moreover, furthering the Hollywood Community Plan goal to promote and insure the provision of adequate housing for all persons, regardless of income, age or ethnic background, and promote good design. Therefore, the proposed subdivision will be physically suitable for the proposed density of the development.

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

The 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, and risk of upset are concerned.

Furthermore, the project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife. Therefore, the design of the proposed 4-Small Lot Subdivision is not likely to result in any kind of adverse impact on fish, wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There are no apparent health problems that might be caused by the design or construction of the proposed single family units. The Bureau of Engineering has reported that existing sanitary sewer is available under Primrose Avenue adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

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

No such easements are known to exist. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the final Parcel Map.

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

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

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 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 Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on February 27, 2013* 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.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 the date of approval, unless an extension of time has been requested in person before 5:00 p.m. March 15, 2016.

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) 473-9919.

Michael J. Logrande
Director of Planning

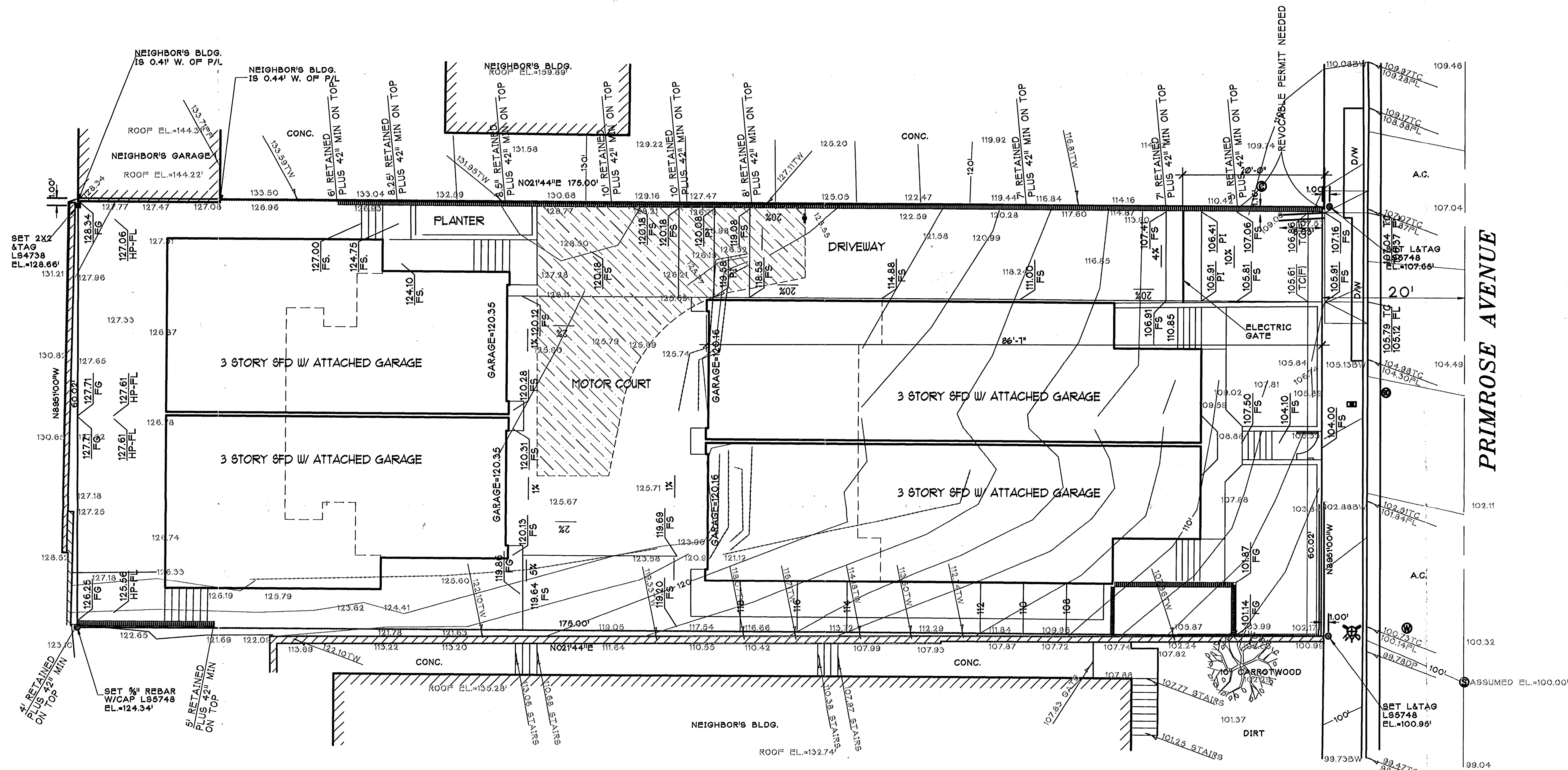


JIM TOKUNAGA
Deputy Advisory Agency

MJL:JT:DW

cc: Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M. 030B193
Bureau of Street Lighting
Street Tree Division & 1 Map

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



ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION:

LOT 118 HOLLYWOOD PARK PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NORTH

PRIMROSE AVENUE

WARLYN
P.O. BOX 57259
TARZANA, CALIFORNIA 91351-2559
818-340-8555

PROJECT NAME:
PRIMROSE
4 LOT "SMALL LOT" SUBDIVISION
6327 PRIMROSE AVE., HOLLYWOOD, CA

ARCHITECTURAL SITE PLAN	REVISIONS:
DRAWN: KES.	
DATE: 11-2-11	
PLAN CHK: 07/14/11	
PERMIT:	

KEN STOCKTON
ARCHITECTS, INC.
26500 W. AVALON ROAD, P.O. BOX 941, CALIFORNIA, CA 91302
(818) 888-3445 FAX: (818) 888-3604

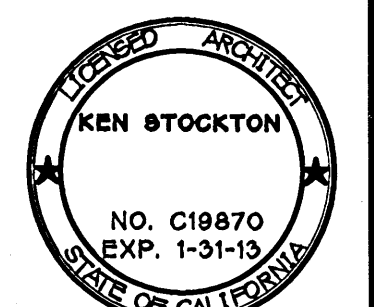
SHEET NO.

A-1

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

FEB 27 2012

REVISOR'S MAP
THIS EXTENSION
DIVISION OF L.P.



PRELIMINARY ONLY

AA-2011-3250

AA-2011-3250

Drawing Name: L:\11042\Eng\11042-000\Final Plots\Tentative\11042_PPM.dwg
Last Opened: Nov 10, 2011 - 10:02am by aret