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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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Decision Date: February 28, 2020

Appeal Date: March 9, 2020

Eileen Brown (A)(O)
Bronson Homes, LLC
9 S. Alta Vista Blvd
Los Angeles, CA 90036

Aaron Bellison, AICP (R)
BMR Enterprises
5250 Lankershim Blvd, Suite 500
Los Angeles, CA 91601

Mo Sahebi, PE 33508 (E)
Planex Associates, Inc.
1330 Olympic Blvd
Santa Monica, CA 90404

Case No. VTT-82542-SL
Incidental Cases: ADM-2018-7495-SLD;
ZA-2018-7499-ZAA;
DIR-2018-7497-CCMP
CEQA: ENV-2018-7496-CE
Location: 1242, 1242 1/2 , 1246 South
Bronson Avenue
Council District: 10 – Wesson, Jr.
Neighborhood
Council: Olympic Park
Community Plan
Area: Wilshire
Land Use
Designation: Medium Residential
Zone: R3-1-O-HPOZ
Legal Description: Pt Lots 8 and 9; Block BLK 17;
Boulevard Heights Drive

The Advisory Agency determined, based on the whole of the administrative record, Case No. ENV-2018-7496-CE, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15332 (Class 32) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. In accordance with provisions of Section 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approves Vesting Tentative Tract Map No. VTT-82542-SL located at 1242, 1242 1/2 , 1246 South Bronson Avenue, for a maximum **six (6) small lots**, pursuant to the LAMC Section 12.22 C.27, as shown on **map stamp-dated June 11, 2019**, in the Wilshire Community Plan. This unit density is based on the R3-1-O-HPOZ 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 Mr. Georgic Avanesian or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

1. That if this tract 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.
2. That if this tract 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.
3. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
4. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central Engineering District Office.
5. 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.
6. 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.
7. 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, 12th 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.

8. 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.

9. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of ZA case ZA-2018-7499-ZAA. Show compliance with all the conditions/requirements of the ZA case as applicable.

- c. 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 and side yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- d. Lot 1 do not comply with the minimum 18 ft. building line setback along Bronson Avenue. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- e. Resubmit the map to provide and maintain a minimum 16 ft. common driveway access. No projections are allowed into the required common driveway access. Provide the 16 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.
- f. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

There is an 18 ft. Building Line along Bronson Avenue on this Subdivision.

This property is located in a Methane Zone.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

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

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

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351 or (213) 482-6504. You should advise any consultant representing you of this requirement as well.

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

DEPARTMENT OF WATER AND POWER

12. 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

13. 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 August 26, 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

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

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

15. 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

16. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning

Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

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

CEQA document must address protected tree removals.

17. 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 or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

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

18. 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 6 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-2019-7495-SLD and DIR-2018-7497-CCMP. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. VTT-82542-SL in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to
 - c. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract No. 82542-SL shall not be issued until after the final map has been recorded.
 - d. Provide a minimum of 2 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. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. ZA-2018-7499-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. ZA-2018-7499-ZAA is not approved, the subdivider shall submit a tract modification.

- g. The applicant shall comply with all conditions imposed by Case No. DIR-2018-7497-CCMP.
- h. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- i. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone, wooden, wrought iron, or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- j. 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.
- k. 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.
- l. 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.
- m. 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	Rear	Side	Side
1	18' (West)	0 (East)	5' (South)	5' (North)
2	5' (South)	5' (North)	0 (East)	0 (West)
3	5' (South)	5' (North)	0 (East)	0 (West)
4	5' (South)	5' (North)	0 (East)	0 (West)
5	5' (South)	5' (North)	0 (East)	0 (West)
6	5' (South)	5' (North)	5' (East)	0 (West)

The final map shall be revised to indicate that the 18-foot setback established by the Building Line shall be observed for Lot No. 1 as established pursuant to Ordinance No. 46,098 unless an Adjustment is granted by the Zoning Administrator pursuant to LAMC Section 12.28.

- (ii) Except for the portion location on Lot No. 1, the Common Access Easement may have a minimum width of 16 feet clear-to-sky. The portion of the Common Access Easement located on Lot No. 1 may maintain a zero-foot clear to sky width only if it is in compliance with the following:
 - a. Vehicular access is provided and maintained for Lot Nos. 2 through 6 and shall not be permanently obstructed;
 - b. A minimum height clearance is provided to the satisfaction of the Department of Building and Safety and the Fire Department to ensure vehicular and emergency access to Lot Nos. 2 through 6 is provided and maintained; and
 - c. The portion of the building located over the Common Access Easement is designed in conformance with the approval of the Country Club Park Historic Preservation Overlay Zone, Case No. DIR-2018-7497-CCMP.
- n. 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.

Tenant Relocation Conditions

19. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
20. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

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 tract 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 tract 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 tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, 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 tract 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) No Street Lighting Requirement.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.

- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - (1) 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 tract map action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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

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

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

The Advisory Agency hereby finds that this tract 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 Advisory Agency determines that based on the whole of the administrative record, Case No. ENV-2018-7496-CE, the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

There are five (5) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

The project proposes to demolish the existing structures and remove the existing trees for the construction of six small lot homes, ranging in height from approximately 33 feet to 41 feet with 12 vehicular parking spaces, in an area designated and zoned for multi-family dwellings. The surrounding lots are developed with single- to three-story multi-family dwellings and are of a similar size and slope of the subject property. Thus, there are no unusual circumstances, which may lead to a significant effect on the environment. The project site is not located within the vicinity of state designated scenic highways in the City of Los Angeles, and therefore the subject site is

not designated as a state scenic highway, nor are there any designated state scenic highways located near the project site.

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor abutting properties, are identified as a hazardous waste site. Per the Certificate of Compatibility issued by the Director of Planning on August 2, 2019, Case No. DIR-2018-7497-CCMP, "the subject property is a Non-Contributing Feature in the Country Club Park HPOZ. At the time of the August 2008 Historic Resources Survey several major alterations were noted on the property, including non-original stucco cladding, replacement windows, a second door on the front façade, a block wall and fence along the front yard, and additional hardscape in the front yard. The property was designated as a Non-Contributor in the HPOZ on the basis that it had undergone numerous alterations." Therefore, the project site has not been identified as a historic resource by local or state agencies, and the project site has not 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; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. On August 2, 2019, a Certificate of Compatibility was approved, Case No. DIR-2018-7497-CCMP, for the demolition of the existing structures.

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 project is for the demolition of a two-story duplex, one-story garage, a single-story unpermitted accessory structure, the removal of 21 non-protected trees on site, and the removal of one street tree, for the construction, use, and maintenance of six small lot homes on an 8,108 net square foot site. The westernmost unit will be 33 feet and 5 inches, while the remaining units will be four stories and approximately 41 feet and 8 inches in height. All units will provide two vehicular parking spaces, for a total of 12 vehicular parking spaces. As a residential development, and a project, which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is located within the Wilshire Community Plan area and the Country Club Park Historic Preservation Overlay Zone (HPOZ), with a land use designation of Medium Residential and is zoned R3-1-O-HPOZ. As shown in the case file, the project is consistent with the applicable Wilshire Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.19 acres. The properties to the north and west are zoned R3-1-O-HPOZ and improved with multi-family structures ranging in height from one to three stories. Properties to south and east are zoned R3-1-O-HPOZ and C4-1-O and improved with residential and commercial uses.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Per the arborist report dated March 26, 2018, issued by Javier Cabral #WE8116A, there are 21 non-protected trees (18 Italian Cypress and 3 Citrus) on site that are proposed to be removed. Additionally, one Chinese banyan (ficus microcarpa) located in the public right-of-way will be removed and replaced pursuant to

Urban Forestry Division standards. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a mixed-used building will be on a site, which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. VTT-82542-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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The project site is located within the Country Club Park HPOZ. The site is subject to an 18-foot building line established pursuant to Ordinance No. 46,098. The applicant has requested a reduction of the setback pursuant to incidental Case No. ZA-2018-7499-ZAA. During the public hearing, the Advisory Agency stated that approval of the reduced front yard would be addressed per incidental Case No. ZA-2018-7499-ZAA. As such the Advisory Agency has revised the Setback Matrix in this determination to reflect 18 feet pursuant to the Building Line unless otherwise approved per incidental Case No. ZA-2018-7499-ZAA.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract 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-O-HPOZ, which is consistent with the land use designation. The project site has approximately 8,108 net square feet of lot area, which would permit a maximum of 10 dwelling units. As shown on the Vesting Tentative Tract Map No. 82542-SL, the project proposes to subdivide the project site into six small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone.

Pursuant to LAMC Section 17.06 B, a Vesting Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It 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 Vesting Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. 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. 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 17.05 enumerates the design standards for a tract 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 tract map be designed in conformance with the zoning regulations of the project site. As the project site is zoned R3-1-O-HPOZ, the zone would permit a maximum of 10 dwellings on the approximately 8,108 net square-foot site. As the map is proposed for a six small lot subdivision, 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-ways for vehicular access. During the public hearing, the representative requested that a portion of the common access easement located on Lot No. 1 be permitted to not be clear to the sky to allow for the construction of a porte cochere for the dwelling on Lot No. 1. The project was designed with consideration of the existing character in the HPOZ and was approved by the Country Club Park HPOZ per Case No. DIR-2018-7497-CCMP. At the public hearing, the Advisory Agency requested clarification regarding the design of the porte cochere and if the height clearance for vehicular access would be adequate for the Department of Building and Safety and the Fire Department. The Advisory Agency indicated that while common access easements are generally required to be open and clear to the sky, that this is a unique circumstance due to the HPOZ. The approval has been conditioned to require that access be provided and maintained at all times for Lot Nos. 2 through 6 and that the vertical height clearance be provided to the satisfaction of the Department of Building and Safety and the Fire Department.

The tract 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 tract map for compliance with the Street Design Standards. 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 project site is a composed of two parcels forming a flag shaped lot approximately 8,108 net square feet. The site is developed with with a two-story duplex, one-story garage, and an unpermitted accessory structure. There are 21 non-protected trees on site that are proposed to be removed. One street is also proposed for removal. The proposed project would demolish the existing structures and remove the existing trees for the construction, use, and maintenance of six small lot homes. The westernmost unit, fronting Bronson Avenue, will be 33 feet and 5 inches, while remaining units will be four stories and approximately 41 feet and 8 inches tall. All units will have two parking spaces, for a total of 12 vehicular parking spaces. The project site is located 2.2 km (1.4 miles) from the Puente Hills Blind Thrust Fault, 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, or tsunami inundation zone. The site is located within a methane zone and will be required to comply with all applicable regulations as it pertains to development within a methane 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 tract 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 site will be physically suitable for the proposed type of development.

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

The properties to the north and west are zoned R3-1-O-HPOZ and improved with multi-family structures ranging in height from one to three stories. Properties to south and east are zoned R3-1-O-HPOZ and C4-1-O and improved with residential and commercial uses. The project site, which is comprised of two parcels, consists of approximately 8,108 net square feet of land and is developed with a two-story duplex, one-story garage, and an unpermitted accessory structure. The project proposes to construct six small lot homes, one unit will be approximately 33 feet and 5 inches tall, while the remaining units will be 41 feet and 8 inches tall. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of ten dwelling units and a height of 45 feet. The tract 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 tract 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 project site is currently developed with a two-story duplex, one-story garage, and an unpermitted accessory structure. Per the arborist report dated March 26, 2018, issued by

Javier Cabral #WE8116A, there are 21 non-protected trees (18 Italian Cypress and 3 Citrus) on the project site and one street tree, Chinese banyan (*ficus microcarpa*), within the public right-of-way located along Bronson Avenue adjacent to the project site. The surrounding area is presently developed with structures. 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 appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

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

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

As required by LAMC Section 12.03, the project site has a minimum of 50 feet of frontage along Bronson Avenue, which is a public street. The project site consists of parcels identified as Lot No. 8 and 9 of the Boulevard Heights Tract and is identified by the Assessor Parcel No. 5081-007-009. The project has been designed so as not to conflict with two existing easements. As shown on the tract map along the northern property line, a 3-foot public utility easement and a 4-foot 5-inch walk, drainage, and utility easement exists along the southern property line are both being observed.

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

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

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

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

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

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

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No VTT-82542-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



May Srinopwongsagon
Deputy Advisory Agency
MS:CTL:IW:RV

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10- 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 Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

Forms are also available on-line at [http:// planning.lacity.org](http://planning.lacity.org)

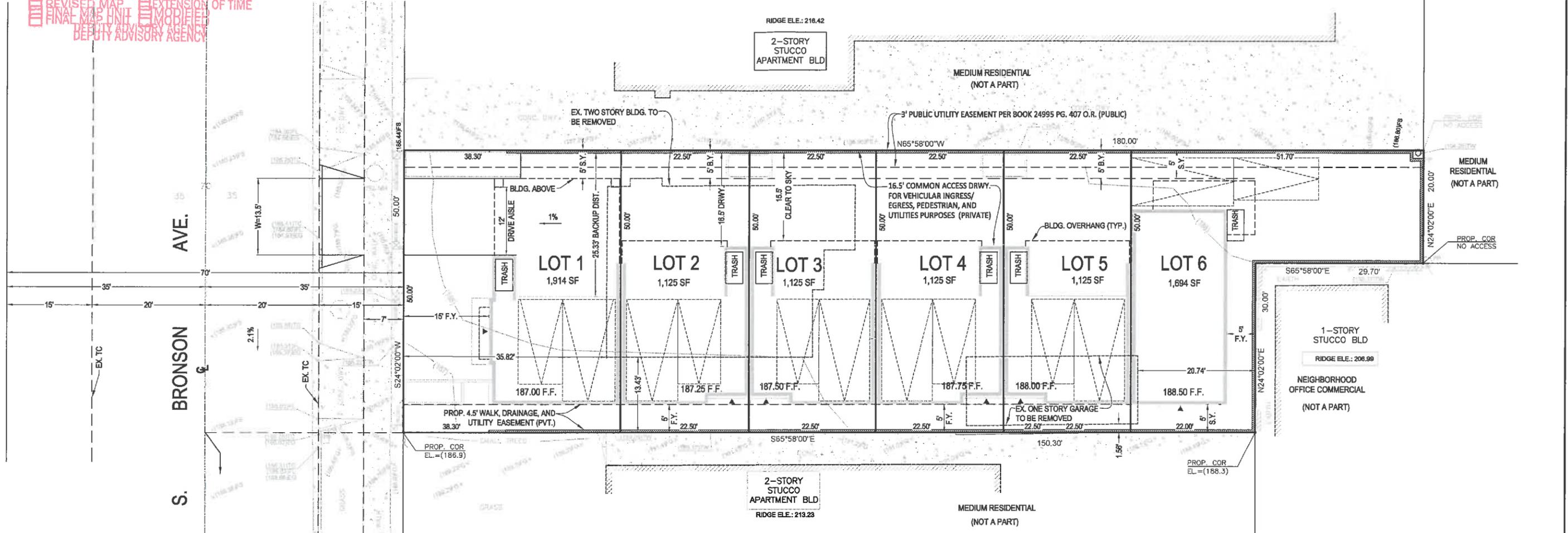
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the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

JUN 11 2019

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

VESTING TENTATIVE TRACT MAP NO. 82542

FOR SMALL LOT SUBDIVISION PURPOSES
 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



- LEGEND:**
- BUILDING FOOTPRINT
 - BOUNDARY OF THE LAND BEING SUBDIVIDED
 - SITE WALL
 - - - BUILDING OVERHANG
 - ... EXISTING CONTOUR
 - ▲ BUILDING ENTRANCE
 - ▲ BLDG. BUILDING
 - E.L. ELEVATION
 - E.P. EDGE OF PAVEMENT
 - EX. EXISTING
 - F.F. FINISHED FLOOR
 - F.S. FINISHED SURFACE
 - F.Y. FRONT YARD SETBACK
 - G.B. GRADE BREAK
 - PROP. PROPOSED
 - PRVT. PRIVATE
 - RES. RESIDENTIAL
 - R.Y. REAR YARD SETBACK
 - S.Y. SIDE YARD SETBACK
 - T.C. TOP OF CURB
 - T.P. TOP OF PAVEMENT
 - TYP. TYPICAL

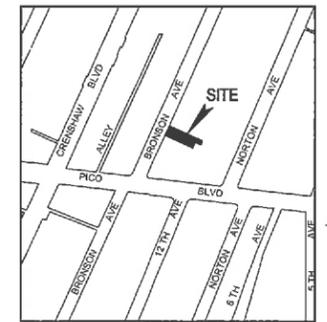
- NOTES:**
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1-O-HPOZ ZONE, PURSUANT TO ORDINANCE NO. 185,462.
 - THERE ARE NO WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
 - CITY SEWER IS AVAILABLE.
 - SITE DRAINAGE WILL BE CONDUCTED TO S. BRONSON AVE.
 - THERE ARE NO WELLS ON THE PROPERTY.
 - THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS ON THIS SITE EXCEPT THE SITE IS IN LIQUEFACTION ZONE PER L.A. CITY ZIMAS.
 - PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
 - ALL TRASH PICK UP WILL BE CONDUCTED ON SITE, INDIVIDUALLY AT EACH UNIT.

SETBACK MATRIX						
LOT NO.	AREA (S.F.)	FRONT	REAR	SIDE	SIDE	
1	1,914	15'-0" (WEST)	0'-0" (EAST)	5'-0" (SOUTH)	5'-0" (NORTH)	
2	1,125	5'-0" (SOUTH)	5'-0" (NORTH)	0" (EAST)	0" (WEST)	
3	1,125	5'-0" (SOUTH)	5'-0" (NORTH)	0" (EAST)	0" (WEST)	
4	1,125	5'-0" (SOUTH)	5'-0" (NORTH)	0" (EAST)	0" (WEST)	
5	1,125	5'-0" (SOUTH)	5'-0" (NORTH)	0" (EAST)	0" (WEST)	
6	1,694	5'-0" (SOUTH)	5'-0" (NORTH)	5'-0" (EAST)	0" (WEST)	

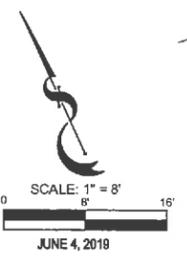
LEGAL DESCRIPTION:
 THE NORTHERLY 30 FEET OF LOT 8 AND THE SOUTHERLY 20 FEET OF LOT 9, IN BLOCK 17 OF BOULEVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER / SUBDIVIDER:
 BRONSON HOMES, LLC
 132 S. RODEO DRIVE
 BEVERLY HILLS, CA 90212
 (323) 664-0202

CIVIL ENGINEER:
 MO SAHEBI, PE 33508
 PLANEX ASSOCIATES INC.
 1330 OLYMPIC BLVD.,
 SANTA MONICA, CA 90404
 TEL: (310) 664-6311



SUMMARY:
 PROPOSED NUMBER OF LOTS: 6
 NUMBER OF RESIDENCE PARKING PROVIDED: 12
 EXISTING NUMBER OF UNITS: 2
 EXISTING NUMBER OF STRUCTURES: 2
 NUMBER OF 12" OR LARGER TREES TO BE REMOVED: 0
 MAXIMUM BUILDING HEIGHT: 45 FT.
 APN: 5434-033-006
 SITE GROSS AREA = 9,858 S.F.
 SITE NET AREA = 8,108 S.F.
 EXISTING AND PROPOSED ZONING: R3-1-O-HPOZ
 EXISTING AND PROPOSED LAND USE: MEDIUM RESIDENTIAL



1246 S. BRONSON AVE., LOS ANGELES, CA 90019

NO.	REVISION

PREPARED BY:
 MO SAHEBI, PE 33508
 PLANEX ASSOCIATES INC.

PLANEX Associates
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404
 TEL: (310) 664-6311

SHEET 1 OF 1
 PFN: 1810-459

6/4/2019