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CITY PLANNING

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**DECISION DATE: November 2, 2021**

Maurice Abikzer (A/O)  
15233 Ventura Boulevard, Suite 425  
Sherman Oaks, CA 91403

Mike Miao, Apple Engineering Group (R)  
9080 Telstar Avenue, Suite 309  
El Monte, CA 91731

RE: Case Number: AA-2020-4533-PMLA-HCA-CN  
Related Case: N/A  
Address: 2119 South Federal Avenue  
Community Plan: West Los Angeles  
Zone: R2-1  
District Map: 123B149  
Council District: 11 – Bonin  
CEQA No.: ENV-2020-4534-CE  
Legal Description: Lot 5, Block None, Tract  
TR 8755

Last Day to File an Appeal: November 17, 2021

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Sections 15303 (Class 3) and 15315 (Class 15), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Parcel Map No. 2020-4533-PMLA-HCA-CN composed of one lot, located at 2119 South Federal Avenue for a maximum of **two residential condominium units**, as shown on map stamp-dated January 14, 2021. This unit density is based on the R2-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.*

1. That the subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

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

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

2. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated July 25, 2018, Log No. 104185 and attached to the case file for Parcel Map No. 2020-4533-PMLA-HCA-CN.

**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 Laura Duong at (213) 482-0434 to schedule an appointment.*

3. 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 are not permitted to remain on the site without a main structure. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Show the street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property line after dedication.

Note: Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

**DEPARTMENT OF TRANSPORTATION**

4. 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 (213) 482-6543. You should advise any consultant representing you of this requirement as well.*

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Parcel Map Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- f. Site plans shall include all overhead utility lines adjacent to the site.
- g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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

6. 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**

7. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated December 3, 2020. 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**

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

**DEPARTMENT OF RECREATION AND PARKS**

*Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org) for any questions or comments.*

9. 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**

10. 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 sub divider 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](http://planning.lacity.org).*

11. 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 two (2) residential condominium units.
  - b. That the subdivider shall comply with the **West Los Angeles Transportation Improvement and Mitigation Specific Plan** prior to the issuance of a building or grading permit.
  - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
  - d. Prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.
  - e. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
  - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - g. That the subdivider considers the use of solar energy and consult with the Department of Water and Power regarding feasible energy conservation measures.

## 12. 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.

#### **DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS**

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. 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 Section 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.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3 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 tract 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, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

**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) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - (1) No street lighting requirements.

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

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

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



- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Federal Avenue adjoining the subdivision by the removal of existing sidewalk and construction of a 5-foot wide concrete sidewalk and landscaping of parkway; repair and replace any broken and/or off-grade concrete curb and gutter, and roadway pavement; including any necessary removal and reconstruction to join the existing improvements in a manner satisfactory to the City Engineer.
  - (2) Construct the necessary house connection sewer to serve the parcel.

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

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

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the 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 Deputy Advisory determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Sections 15303 (Class 3) and 15315 (Class 15), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Section 15303 Class 3 includes a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

Section 15315 Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is consistent with all the requirements of this class as it is a subdivision of one parcel, in conformance with the General Plan and zoning, asking and receiving no variances or exceptions, all local standards are being met, there was no recent subdivision of the land, and the parcel has a slope of less than 20 percent.

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

In connection with the approval of Parcel Map No. 2020-4533-PMLA-HCA-CN the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The project site is within the Exposition Corridor Transit Neighborhood Plan (Specific Plan) established by Ordinance 186,402 and effective December 26, 2019; however, the Specific Plan exempts projects on R2 zoned lots from Specific Plan review. The project site is in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP, Ordinance 186,105 and 186,108); the Project is subject to Department of Transportation clearance of the WLA TIMP.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the West Los Angeles Community Plan, which designates the site with a Low Medium I Residential land use designation. The R2 zone is a corresponding zone and is consistent with the land use designation. The project site has approximately 6,195 square feet (0.142 acres) of lot area, which would permit a maximum of two dwelling units.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. The parcel map was prepared by a licensed civil engineer, Guoxin Miao

(License C73059). Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, 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 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned R2-1, the zone would permit a maximum of two dwellings on the approximately 6,195 square-foot site. As the map is proposed for a two-unit condominium subdivision, it is consistent with the density permitted by the zone.

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

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

The subject site is a level, rectangular shaped lot, consisting of approximately 6,195 square feet (0.142 acres) of lot area. The subject site was previously developed with a single-family house which was demolished in 2018. There are two (2) non-protected significant trees on-site that will be protected in place; there are no protected trees on site and no adjacent street trees that would be impacted by the project. The subject site is currently under construction for two new three-story, 33-foot in height residential units with two parking stalls per unit (Building Permit Nos. 18010-20000-03810 and 18010-20000-03811); these structures have not yet been issued a certificate of occupancy.

The proposed Project is a one-lot subdivision with two three-story, 33-foot in height residential condominium units with two parking stalls per unit on an approximately 6,195 square-foot (0.142 acres) lot in the R2-1 Zone.

The project site is located within the 1.15 km (0.71 miles) from the Santa Monica Fault and is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone. Prior to the issuance of any permits, the project would be

required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is outside the Flood Zone Type X, which denotes areas of minimal floor hazard. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. A Geotechnical Investigation Report was prepared by AGI Geotechnical, Inc. dated July 2, 2018 for the subject site, and a Soils Report Approval Letter was issued by LADBS on July 25, 2018 (Log No. 104185). 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 immediately to the north, south, and west are also zoned R2-1 and are developed with a mix of single family homes and duplexes ranging between one- and three-stories in height. The property immediately to the south at 2123 Federal is under the same ownership as the subject site and is under construction for two 3-story single-family dwellings; the applicant has verified that they do not plan to seek any entitlement for the development of that property at this time or in the future. The properties across Federal Avenue to the east are zoned R2-1, (T)(Q)C2-1, and (Q)RD3-1 and are developed with duplexes, a fourplex, and a two-story condominium building. The properties further to the south and east (along Olympic Boulevard) are zoned C2-1, (Q)C2-1, (T)(Q)P-1, and (T)(Q)C2-1 and are developed with one- through four-story commercial buildings.

The Project proposes a one-lot subdivision with two three-story, 33-foot in height residential condominium units with two parking stalls per unit on an approximately 6,195 square-foot (0.142 acres) lot in the R2-1 Zone. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of two dwelling units and a height of 33 feet. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. A Geotechnical Investigation Report was prepared by AGI Geotechnical, Inc. dated July 2, 2018 for the subject site, and a Soils Report Approval Letter was issued by LADBS on July 25, 2018 (Log No. 104185). 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 subject site was previously developed with a single-family house which was demolished in 2018. The subject site is currently under construction for two new three-story, 33-foot in height residential units with two parking stalls per unit (Building Permit Nos. 18010-20000-03810 and 18010-20000-03811); these structures have not yet been issued a certificate of occupancy. The surrounding area is developed with structures. As described in the Arborist Report prepared by Class One Arboriculture on July 19, 2021,

there are two non-protected significant trees on-site that will be protected in place; there are no protected trees on-site or in the vicinity of the project and no adjacent street trees that would be impacted by the project. Therefore, neither the site nor the surrounding area provides a natural habitat for fish or wildlife. As such, the project, 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 20 feet of frontage along Federal Avenue, which is a public street. The project site consists of a parcel identified as Lot No. 5 of Tract No. 8755 and is identified by the Assessor Parcel Map No. 4260-007-005. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

These findings shall apply to both the tentative and final maps for Parcel Map No. 2020-4533-PMLA-HCA-CN.

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

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

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
[\(213\) 482-7077](tel:(213)482-7077)

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Rm 251  
Van Nuys, CA 91401  
[\(818\) 374-5050](tel:(818)374-5050)

**West Los Angeles**  
West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
[\(310\) 231-2598](tel:(310)231-2598)

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

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

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP  
Advisory Agency

*Connie Chau*

Connie Chau  
Deputy Advisory Agency

CC:MS:CC:ds

# TENTATIVE PARCEL MAP NO. AA-2020-4533

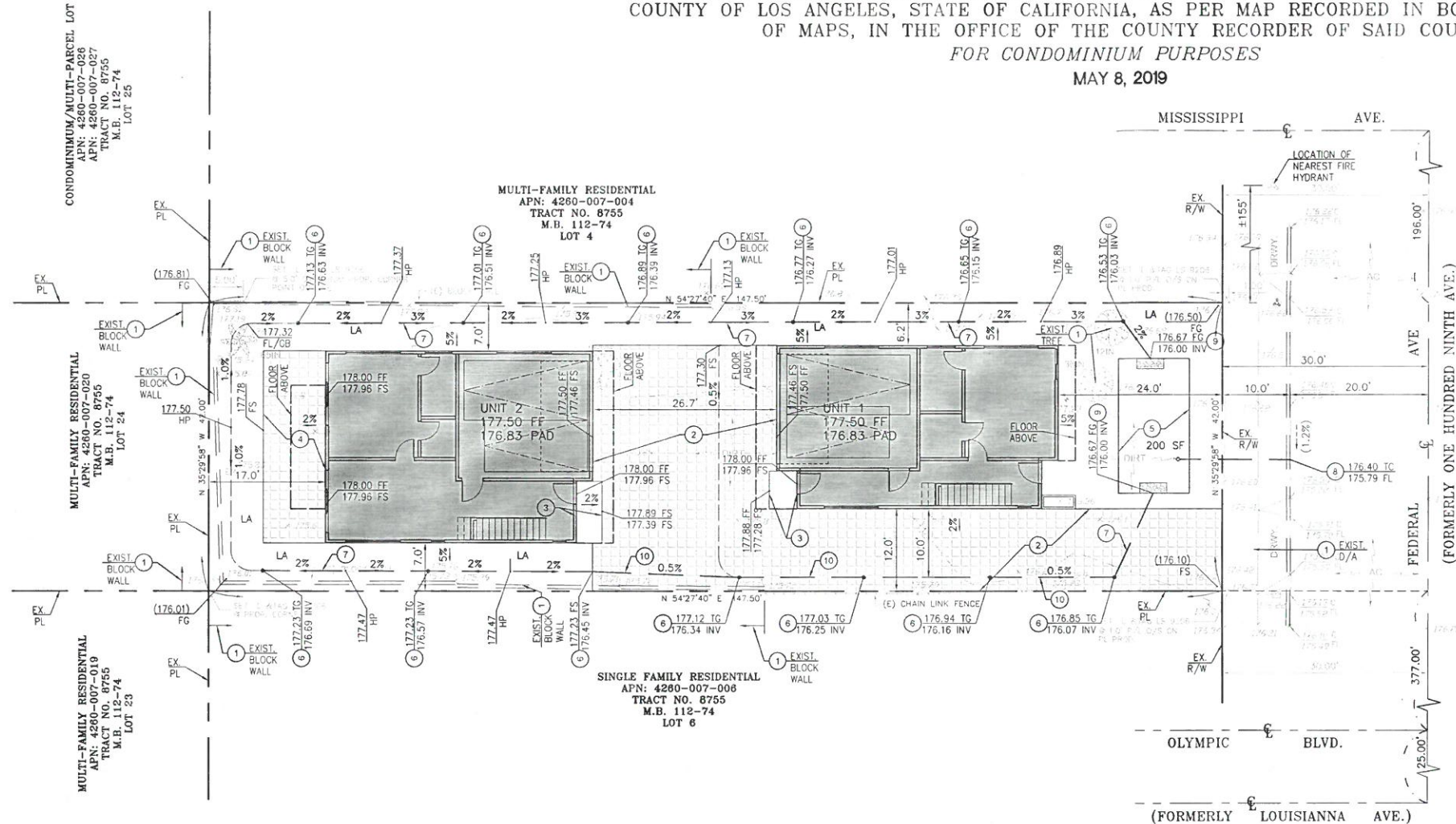
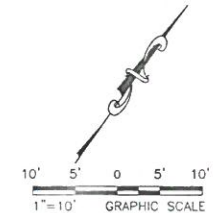
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 5 OF TRACT NO. 8755, IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 112 PAGE 74  
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
FOR CONDOMINIUM PURPOSES  
MAY 8, 2019

PROJECT LOCATION  
2119-2121 FEDERAL AVE  
LOS ANGELES, CA 90025.



VICINITY MAP  
T.G. # 632-A6 N.T.S.



**CONSTRUCTION NOTES:**

1. PROTECT IN PLACE.
2. CONST. DRIVEWAY WITH PAVERS.
3. CONST. CONC. PAVEMENT.
4. CONST. PATIO WITH PAVERS.
5. CONST. RAIN GARDEN WITH LINER
6. CONST. 6" AREA DRAIN.
7. CONST. 4" PVC DRAINAGE PIPE, SCHEDULE 40 @ SLOPE = 0.5%
8. CONST. 4" CURB DRAIN.
9. CONST. RIP RAP.
10. CONST. 4" PVC PERFORATED PIPE, SCHEDULE 40 @ SLOPE = 0.5%

**LEGAL DESCRIPTION:**

LOT 5 OF TRACT NO. 8755, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 112 PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**NOTE:**

1. REMOVE EXISTING TREES WITHIN PROJECT SITE UNLESS OTHERWISE MENTIONED
2. NO OAK TREES AND OTHER PROTECTED TREES ON THE PROJECT SITE.

**SURVEYOR'S NOTES:**

VERTICAL DATUM :  
Structure Sewer ID No. 520-160-010  
Lid Elevation= 179.00  
Per Navigate LA Lid Elevation

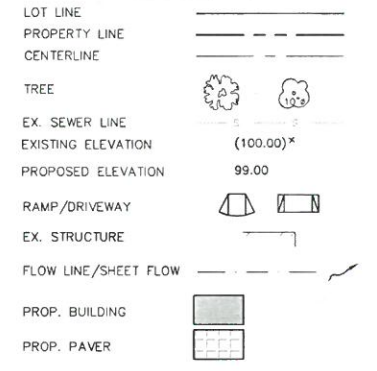
**REFERENCES :**

Lot 5 of Tract Map No. 8755  
Assessors Map No. 4260-007-005  
CEFB 123-149 Pages 163,164,167 & 172

**PROJECT DESCRIPTION**

1. PROJECT: 2 NEW THREE STORY SINGLE FAMILY DWELLINGS
2. ADDRESS: 2119-2121 FEDERAL AVENUE  
LOS ANGELES, CA 90025
3. OWNER: MAP INVESTMENTS, LLC
4. PRESENT ZONING: R2-1
5. PROPOSED ZONING: R2-1
6. APN: 4260-007-005
7. LOT SIZE: 6,195 SF/0.142 ACRES
8. BUILDING HEIGHT: 3 STORIES (33'-0")
9. PARKING: (1) TWO-CAR GARAGE FOR EACH UNIT
10. AN ENCROACHMENT PERMIT FROM THE CITY OF LOS ANGELES IS REQUIRED FOR ALL WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO CITY OF LOS ANGELES STANDARDS. EXISTING SITE DIMENSIONS NEED TO BE FIELD VERIFIED BY THE LICENSED CONTRACTOR.

**LEGEND:**



**ABBREVIATIONS:**

- AC. ASPHALT CONCRETE
- APN. ASSESSOR'S PARCEL NUMBER
- BLDG. BUILDING
- CB. CATCH BASIN
- CBW. CONC. BLOCK WALL
- C/L, CL. CENTERLINE
- CLF. CHAIN LINK FENCE
- CONC. CONCRETE
- CONST. CONSTRUCT
- D/A. DRIVEWAY APRON
- EL. ELEVATION
- EP. EDISON POLE
- EXIST. EX. EXISTING
- FF. FINISH FLOOR ELEVATION
- FS. FINISH SURFACE ELEVATION
- FL. FLOW LINE ELEVATION
- GB. GRADE BREAK
- HP. HIGHPOINT
- LA. LANDSCAPING
- NTS. NOT TO SCALE
- NO. NUMBER
- PCC. PORTLAND CONCRETE CEMENT
- PM. PARCEL MAP
- PMT. PAVEMENT
- PVC. POLYVINYL CHLORIDE
- PL. PROPERTY LINE
- RR. RAILROAD
- R/W. RIGHT OF WAY
- SF. SQUARE FOOT
- SMH. SEWER MANHOLE
- STD. STANDARD
- SD. STORM DRAIN
- SPPWC. STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
- ST. STREET
- S/W. SIDEWALK
- TC. TOP OF CURB ELEVATION
- TP. TYPICAL
- VCP. VERIFIED CLAY PIPE
- WF. WOODEN FENCE
- WM. WATER METER

**PROJECT SITE:**

2119-2121 FEDERAL AVE.  
LOS ANGELES, CA 90025

**OWNER/DEVELOPER:**

MAP INVESTMENTS LLC  
2119 FEDERAL AVE  
LOS ANGELES, CA 90025  
PHONE: 818-995-8711  
EMAIL: INFO@MILESTONEDD.COM

**ARCHITECT:**

CHRIS SALAS  
SALAS DESIGN  
10652 DEERING AVE.  
CHATSWORTH, CA 91311  
PHONE: 818-886-1533  
EMAIL: CSALAS96@AOL.COM

**CIVIL ENGINEER:**

APPL ENGINEERING GROUP  
9080 TELSTAR AVENUE, SUITE 309  
EL MONTE, CA 91731  
Tel. (626) 552-9818  
EMAIL: INFO@APPLEENGINEERING.NET

**SOIL ENGINEER:**

AGI GEOTECHNICAL, INC.  
16555 SHERMAN WAY, SUITE A.  
VAN NUYS, CA 91406  
PHONE: 818-785-5244  
EMAIL: MARKKRUGER72@GMAIL.COM

**SETBACK MATRIX**

UNIT	FRONT	SIDE	REAR
1	24.0'	6.2'	26.7'
2	26.7'	7.0'	17.0'

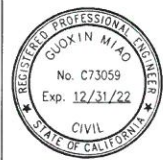
UNIT NO.	FLOORS AREA	GARAGE AREA
UNIT 1	1ST FLOOR: 557 SF 2ND FLOOR: 949 SF 3RD FLOOR: 1038 SF ROOF ACCESS: 27 SF SUBTOTAL: 2761 SF	385 SF
UNIT 2	1ST FLOOR: 1,115 SF 2ND FLOOR: 1,411 SF 3RD FLOOR: 1,271 SF ROOF ACCESS: 27 SF SUBTOTAL: 3159 SF	380 SF
TOTAL	5,920 SF	765 SF

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

JAN 14 2021

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

PLAN PREPARED BY:  
**APPLE ENGINEERING GROUP**  
SUBDIVISION, ENGINEERING DESIGN & SURVEYING  
9080 TELSTAR AVENUE, SUITE 309  
EL MONTE, CA 91731  
TEL: (626) 552-9818  
EMAIL: INFO@EOTHLY.US



**PRELIMINARY PARCEL MAP NO. AA-2020-4533**

**TENTATIVE PARCEL MAP**

SCALE: 1"=10'	APN: 4260-007-005	DRAWN BY: YAV
DATE: 1/14/2021		REVISED: YAV
2119-2121 FEDERAL AVE. LOS ANGELES, CA 90025		
SHEET 1 OF 1	JOB NO. P18190	

Y:\2018\18190-2119 Federal Ave., Los Angeles\2. Design\220. Tentative Map\Gen 1\18190-TM-RGRI.dwg