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CITY PLANNING**

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DEPUTY DIRECTOR

March 9, 2023

**Owner/Applicant**

4700 St Charles Place LLC  
127 N. Robertson Blvd.  
Beverly Hills, CA 90211

**Representative**

Jonathan E. Hakimi  
Summit Development Consulting

**RE:** Tentative Tract Map No. AA-2018-3260-  
PMLA-SL

Related Cases: None

Address: 4688-4700 West St. Charles Place  
Community Plan: West Adams-Baldwin Hills-  
Leimert

Council District: 10 – Heather Hutt

Existing Zone: RD1.5-1-O

CEQA: ENV-2018-3261-CE

**EXTENSION OF TIME**

On December 16, 2019, the Deputy Advisory Agency (DAA) approved AA-2018-3260-PMLA-SL for the approval of three (3) small lots, located at 4688-4700 West St. Charles Place in the West Adams-Baldwin Hills-Leimert Community Plan.

Pursuant to LAMC Section 17.07 A.1, the initial life of the parcel map approval is three years. Absent an allowable extension of time or tolling, the subdivider shall record the final map within this period, or in this instance, by **December 16, 2022**.

On March 3, 2023, the Subdivider's Representative, Jonathan E. Hakimi from Summit Development Consulting, provided written correspondence to City Planning, along with documentation regarding the map's eligibility for tolling under the development moratorium provisions of the Subdivision Map Act (see letter attached as **Exhibit 1**), pursuant to Government Code Sections 66463.5(d)(1)-(2). Specifically, this letter cites evidence of Los Angeles Department of Water and Power (LADWP), a public agency, delays between August 2021 through February 2023, **Exhibit 2**. The delays were based on the recordation of easements for the project's water & power systems and clearance items needed for the final map; and LADWP's inaction of providing those clearances upon request of the developer have resulted in delays in recordation of the final map.

Based on the DAA's review of the documentation and evidence provided, the City hereby determines that the Subdivision Map Act's development moratorium tolling applies to the map entitlement, approved under AA-2018-3260-PMLA-SL, specifically the provisions set forth in Government Code Section 66463.5(d)(1)-(2), related to BOE's Conditions of Approval Nos. 1-7, S1-S3, and 60 (LADWP).

The parcel map approval shall be tolled for 525 days (the period from August 26, 2021 to February 2, 2023), and extend the time for the subdivider to file the final map from December 16, 2022 to May 24, 2024.

Therefore, the new expiration date for the subject map is **May 24, 2024.**

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in dark ink, appearing to read 'NR', is positioned above the name Nelson Rodriguez.

Nelson Rodriguez  
Deputy Advisory Agency  
VPB:AMV: NR

cc: Councilmember Hugo Soto-Martinez

Encls.: Exhibit 1 – March 3, 2023 Letter from Summit Development Consulting; with Exhibits A through F  
Exhibit 2 – Email correspondences from Subdivider to LADWP

## Exhibit 1

March 3, 2023

Attn: Los Angeles Department of City Planning C/O Anna Vidal

Re: 4700 St. Charles Pl. - AA-2018-3260-PMLA-SL – Parcel Map Time Extension

Dear Anna Vidal,

In accordance with California Government code section 66463.5 (b) & (f), we are requesting an extension of parcel map 2018-3260. This extension request is based on a “development moratorium”, as defined within subsection, caused by the Los Angeles Department of Water and Power (LADWP). LADWP is the public agency that regulates the provision of services to the property in question and provides their approval of the subdivision through the tract clearance process which involves the recordation of easements for public utilities. Easements are plotted on the final map are based on LADWP’s design of water & power services for the tract or subdivision.

LADWP is responsible for providing tract clearances for this project’s water & power systems. LADWP’s *inaction* of providing tract clearance letters upon request of the developer resulted in delays in recordation of the final map. The developer had followed up with LADWP multiple times from initial requests for clearances in August 2021 through February 2023.

Accompanied by this letter are exhibits inclusive of correspondence between LADWP and the developer, who had requested clearance from LADWP’s power & water systems.

### **Exhibit A**

Representative of the developer, Erwin Cruz, requested clearance from LADWP Water System on August 26, 2021. The tentative parcel map was still active at this time.

### **Exhibit B**

LADWP Water Systems provide tract clearance letter on February 2, 2023. There was a 17-month delay from the developer’s request for clearance and the issuance of the clearance letter. The map expired December 16, 2022 and LADWP failed to provide the clearance letter prior to expiration of the tentative map.

### **Exhibit C**

Representative of the developer, Erwin Cruz, requested clearance from LADWP Power Systems on August 26, 2021. The tentative parcel map was still active at this time. Correspondence from LADWP's Gary Ostby within this thread stated that the LADWP tract design group had been reviewing the subdivision to provide power to the tract since March of 2021. There is a 5-month delay caused by LADWP's tract design group from time of assignment to this email thread.

### **Exhibit D**

According to LADWP's electrical service installation tracker, LADWP tract design group were assigned review of the project by LADWP's Real Estate Group on February 3, 2021 (one month earlier prior to date of assignment per LADWP's Gary Ostby's correspondence within Exhibit C). This tracker is as of the date of this letter, March 2, 2023. LADWP tract design group had never completed their review and had not circulated internally to LADWP real estate group who would then have provided power clearance. To this day, power systems clearance has not been received from LADWP while the ball has been in their court.

### **Exhibit E**

Provided herein is the LA Bureau of Engineer's map tracker which shows that the final map was filed in a timely manner with the City's engineer on 1/14/2021, prior to expiration of the map. Based on CA Gov. Code section 66463.5 (b), the map was filed in a timely manner and should have remained active and allowed the developer / subdivider to continue obtaining clearances and recordation of the final map.

### **Exhibit F**

This exhibit provides current photos of the property, showing that the homes have been constructed and are nearly move-in ready. Each of the three homes have active building permits through LADBS.

Based on the evidence provided in exhibits A-F, we ask that parcel map 2018-3260 be granted a one-year time extension to be able to record the final map based on CA Gov. Code section 66463.5 (b) & (f).

Sincerely,

Jonathan E. Hakimi  
President  
Summit Development Consulting  
Direct: (310) 405-9548

**Mo@planex.us**

---

**From:** Erwin Cruz <ecruz@roccadevelopment.com>  
**Sent:** Friday, August 27, 2021 10:13 AM  
**To:** Mo@planex.us  
**Cc:** Kimberly Rino  
**Subject:** FW: 4700 St Charles - PM MAP L.A. No. 2018-3260  
**Attachments:** Letter of Determination.pdf; #14 PMLA 2018-3260 ST-CHARLES Final Tract Map.pdf; Map Status Tracking System.pdf

Hi Mo,

Here is the email I sent to DWP Water request status of Water Clearance Letter and Requirements. I will cc' you in upcoming correspondences.

Erwin Cruz  
Assistant Project Manager  
Rocca Development, Inc.  
22231 Mulholland Hwy, Suite 209A  
Calabasas, CA 91302  
C: (747)234-8656  
E: [ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)  
W: [www.roccadevelopment.com](http://www.roccadevelopment.com)



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---

**From:** Erwin Cruz  
**Sent:** Thursday, August 26, 2021 4:30 PM  
**To:** Rafael.Viramontes@LADWP.com; Jones, William I. <William.Jones@ladwp.com>  
**Cc:** Kimberly Rino <krino@roccadevelopment.com>; Ben Rocca <brocca@roccadevelopment.com>  
**Subject:** 4700 St Charles - PM MAP L.A. No. 2018-3260

Hi Rafael & Will,

I am working with BOE in obtaining our Parcel Map Condition Clearances for the 4700 St Charles PI Property (APN:5071019042), Parcel Map No: 2018-3260. BOE requires a Clearance Letter from DWP Water prior to issuing clearance for condition #60 of the attached Letter of Determination for the property. Please review the attachments and advise what DWP Water requires from us/ownership prior to issuing this clearance letter. Your timely assistance is greatly appreciated.

Thank you,

Erwin Cruz

Assistant Project Manager

Rocca Development, Inc.

22231 Mulholland Hwy, Suite 209A

Calabasas, CA 91302

C: (747)234-8656

E: [ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)

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# Track Electrical Service Installation Status

**Address: 4700 W SAINT CHARLES PL, PALMS**

**Overall Job Progress:**

50% Complete

**Tract Map Request:**

Tract Map Submitted to Real Estate Group	Completed On 02/02/2021
Tract Map Forwarded to Tract Design Group	Completed On 02/03/2021
Tract Map Returned to Real Estate Group With Required Easements	PENDING
Power Clearance Letter	PENDING

**Additional Service Information:**

Job Address: 4700 W SAINT CHARLES PL, PALMS  
Work Request (Work Order) No: 2140018

Please contact the Connection Center at (213) EMPOWER or (213) 367-6937 if your questions are not answered.

**Mo@planex.us**

---

**From:** Manny Labranche <manny@dukedevelopmentinc.com>  
**Sent:** Friday, October 29, 2021 5:46 PM  
**To:** Erwin Cruz  
**Cc:** Mo@planex.us; Kimberly Rino; Ben Rocca  
**Subject:** Re: FW: [EXTERNAL] Fw: 4700 St Charles - PM MAP L.A. No. 2018-3260

Hey Erwin,

Are we good here?

Thanks,



**Manny Labranche**  
**Duke Development Inc.**  
**License # 947587**  
**C. (310) 738-8515**  
**E. [manny@dukedevelopmentinc.com](mailto:manny@dukedevelopmentinc.com)**  
**Web: [www.dukedevelopmentinc.com](http://www.dukedevelopmentinc.com)**

On Fri, Aug 27, 2021 at 10:10 AM Erwin Cruz <[ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)> wrote:

Hi Mo,

Per our call, here is the recent updates from DWP Power:

This map was sent to **Tract Design on 2-3-2021** under WR #2140018 and has been assigned to Adin Vargas (copied hereon) for **UG review** in March 2021. Once the UG review is completed the map will need to go to Overhead Distribution for OH review. When both UG and OH reviews are completed and the map is returned to Real Estate Service with UG and OH sign-offs the power clearance can be released to BOE.

Manny,

FYI: We are working closely with Mo and DWP at this time to proceed with the Parcel Map Condition Clearance Items for your map.



Best regards,

Erwin Cruz

Assistant Project Manager

Rocca Development, Inc.

22231 Mulholland Hwy, Suite 209A

Calabasas, CA 91302

C: (747)234-8656

E: [ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)

W: [www.roccadevelopment.com](http://www.roccadevelopment.com)



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---

**From:** Erwin Cruz

**Sent:** Friday, August 27, 2021 9:48 AM

**To:** Ostby, Gary <[Gary.Ostby@ladwp.com](mailto:Gary.Ostby@ladwp.com)>; Vargas, Adin <[Adin.Vargas@ladwp.com](mailto:Adin.Vargas@ladwp.com)>

**Cc:** Delatorre, Liliana <[liliana.delatorre@ladwp.com](mailto:liliana.delatorre@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>; Kimberly Rino <[krino@roccadevelopment.com](mailto:krino@roccadevelopment.com)>; Ben Rocca <[brocca@roccadevelopment.com](mailto:brocca@roccadevelopment.com)>; Mehic, Dzenita <[Dzenita.Mehic@ladwp.com](mailto:Dzenita.Mehic@ladwp.com)>

**Subject:** RE: [EXTERNAL] Fw: 4700 St Charles - PM MAP L.A. No. 2018-3260

Good morning,

Thank you all for the detailed timeline of events. It really helps me in understanding the process internally within DWP Power.

Adin,

Please advise on status of UG review. According to Gary's email, this was submitted to you in March 2021 for review. Let us know if you require any additional information from us/ownership.

Thank you,

Erwin Cruz

Assistant Project Manager

Rocca Development, Inc.

22231 Mulholland Hwy, Suite 209A

Calabasas, CA 91302

C: (747)234-8656

E: [ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)

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---

**From:** Ostby, Gary <[Gary.Ostby@ladwp.com](mailto:Gary.Ostby@ladwp.com)>  
**Sent:** Friday, August 27, 2021 8:03 AM  
**To:** Mehic, Dzenita <[Dzenita.Mehic@ladwp.com](mailto:Dzenita.Mehic@ladwp.com)>; Vargas, Adin <[Adin.Vargas@ladwp.com](mailto:Adin.Vargas@ladwp.com)>  
**Cc:** Delatorre, Liliana <[liliana.delatorre@ladwp.com](mailto:liliana.delatorre@ladwp.com)>; Badua, Avelino <[Avelino.Badua@ladwp.com](mailto:Avelino.Badua@ladwp.com)>; Erwin Cruz <[ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)>  
**Subject:** FW: [EXTERNAL] Fw: 4700 St Charles - PM MAP L.A. No. 2018-3260

This map was sent to Tract Design on 2-3-2021 under WR #2140018 and has been assigned to Adin Vargas (copied hereon) for UG review in March 2021. Once the UG review is completed the map will need to go to Overhead Distribution for OH review. When both UG and OH reviews are completed and the map is returned to Real Estate Service with UG and OH sign-offs the power clearancde can be released to BOE.

See the attached latest PM map.

Please advise as to the map status.

Thank you,

*Gary S. Ostby*

**221 N. Figueroa St. Suite 1600**

**Los Angeles, CA 90012**

**Direct 213-202-0510**

**E-MAIL: [gary.ostby@ladwp.com](mailto:gary.ostby@ladwp.com)**

---

**From:** Daly, Ryan  
**Sent:** Friday, August 27, 2021 7:54 AM  
**To:** Vargas, Adin <[Adin.Vargas@ladwp.com](mailto:Adin.Vargas@ladwp.com)>  
**Cc:** Ostby, Gary <[Gary.Ostby@ladwp.com](mailto:Gary.Ostby@ladwp.com)>; Mehic, Dzenita <[Dzenita.Mehic@ladwp.com](mailto:Dzenita.Mehic@ladwp.com)>; Darby, Jason L. <[Jason.Darby@ladwp.com](mailto:Jason.Darby@ladwp.com)>; Crawford, Jeffrey <[Jeffrey.Crawford@ladwp.com](mailto:Jeffrey.Crawford@ladwp.com)>; Kimberly Rino <[krino@roccadevelopment.com](mailto:krino@roccadevelopment.com)>; 'Erwin Cruz' <[ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)>; '[brocca@roccadevelopment.com](mailto:brocca@roccadevelopment.com)'

<[brocca@roccadevelopment.com](mailto:brocca@roccadevelopment.com)>

**Subject:** RE: [EXTERNAL] Fw: 4700 St Charles - PM MAP L.A. No. 2018-3260

Hi Adin,

WMIS shows that PMLA NO 2018-3260 (WR 2140018) was sent to Metro West Service Planning for your review.

Can you please provide a status update and coordinate with the customer Erwin Cruz?

Thank you,



**Ryan Daly | Electrical Engineering Associate**

Tract & Mobile Home Design, Fringe and Annexation

Los Angeles Department of Water and Power

Power New Business Division

[Ryan.Daly@ladwp.com](mailto:Ryan.Daly@ladwp.com) | Phone 213-367-6046

Electric Service Requirements: [www.ladwp.com/codes](http://www.ladwp.com/codes)

How to apply for Encroachment Permits: [Encroachment Permits](#)

Check electric service installations online at: <https://wmis.powersystem.ladwp.com/>

You can always Find the Right Person at LADWP: <https://www.ladwp.com/findtherightperson>

*\*Virtual Inspections are now available. Contact your ESR for details.\**

If you have a question or comment regarding the level of customer service you are receiving, please send an email to [PowerCustomerFeedback](#)

---

**From:** Erwin Cruz <[ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)>

**Sent:** Thursday, August 26, 2021 4:43 PM

**To:** Daly, Ryan <[Ryan.Daly@ladwp.com](mailto:Ryan.Daly@ladwp.com)>; Darby, Jason L. <[Jason.Darby@ladwp.com](mailto:Jason.Darby@ladwp.com)>

**Cc:** Kimberly Rino <[krino@roccadevelopment.com](mailto:krino@roccadevelopment.com)>

**Subject:** [EXTERNAL] Fw: 4700 St Charles - PM MAP L.A. No. 2018-3260

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Hi Ryan and Jason,

I am forwarding you a request I sent to Jeffrey and Dzenita as I received an out of office auto-response. Please review the email I sent them and assist me with obtaining the DWP Power Clearance Letter for the 4700 St Charles Property - PM MAP L.A. No. 2018-3260

Thank you,

Erwin Cruz

Assistant Project Manager

Rocca Development, Inc.

22231 Mulholland Hwy, Suite 209A

Calabasas, CA 91302

C: (747)234-8656

E: [ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)

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---

**From:** Erwin Cruz

**Sent:** Thursday, August 26, 2021 4:40 PM

**To:** Crawford, Jeffrey <[Jeffrey.Crawford@ladwp.com](mailto:Jeffrey.Crawford@ladwp.com)>; Ostby, Gary <[Gary.Ostby@ladwp.com](mailto:Gary.Ostby@ladwp.com)>; Mehic, Dzenita <[Dzenita.Mehic@ladwp.com](mailto:Dzenita.Mehic@ladwp.com)>

**Cc:** Kimberly Rino <[krino@roccadevelopment.com](mailto:krino@roccadevelopment.com)>; Ben Rocca <[brocca@roccadevelopment.com](mailto:brocca@roccadevelopment.com)>

**Subject:** 4700 St Charles - PM MAP L.A. No. 2018-3260

Hi DWP,

I am working with BOE in obtaining our Parcel Map Condition Clearances for the 4700 St Charles PI Property (APN:5071019042), Parcel Map No: 2018-3260. BOE requires a Clearance Letter from DWP Power prior to issuing clearance for condition #60 of the attached Letter of Determination for the property. Please review the attachments and advise what DWP Power requires from us/ownership prior to issuing this clearance letter. Your timely assistance is greatly appreciated

Thank you,

Erwin Cruz

Assistant Project Manager

Rocca Development, Inc.

22231 Mulholland Hwy, Suite 209A

Calabasas, CA 91302

C: (747)234-8656

E: [ecruz@roccadevelopment.com](mailto:ecruz@roccadevelopment.com)

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## Map Status Tracking System

Map Number  
2018-3260

[Review Map Information](#)

[Attachments](#)

[View Attachment\(s\)](#)

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Reference Information	Tentative Action	Owner/Engineer/Surveyor	Advisory Agency Action
Conditions of Approval	Conditions List	Final Action	Prints Distribution
Map Tracking Details	Bonds	Map to Final Review    Final Review	Notes

### Map Number 2018-3260

Track	Date	Submitt Numbe
Final map received by LDG from applicant	01/14/2021	
Final map received by Survey from LDG	01/21/2021	1
Assign map checker	03/23/2021	1
Check print corrections sent by Survey to applicant as PDF by email.	03/29/2021	1
Check print corrections returned to Survey by applicant as PDF by email.	12/17/2021	2
Check print corrections sent by Survey to applicant as PDF by email.	01/14/2022	2
Final Map assigned for tentative map compliance	04/12/2022	
Final Map in compliance with Tentative Map	04/12/2022	



February 2, 2023

Mr. Bert Moglebust  
Land Development Section  
Bureau of Engineering  
Department of Public Works  
201 Figueroa Street, Room 200  
Los Angeles, California 90012

Dear Mr. Moglebust:

Subject: Parcel Map No. 2018-3260  
South of Saint Charles Place and East of Rimpau Boulevard

Please refer to our letter dated June 7, 2019. The developer has made the necessary financial arrangements with this office for the installation of the required water distribution facilities to serve this subdivision.

Therefore, the Water System (WS) of the Los Angeles Department of Water and Power (LADWP) does not object to the recordation of this parcel map.

In accordance with WS's rules, additional charges may be applicable at the time of completion of water facility installations.

Questions regarding WS clearance should be directed to LADWP, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051 or (213) 367-1225.

Sincerely,

*Nathaniel H. Bautista*

Nathaniel Bautista, P.E.  
Engineer of Western District  
Water Distribution Engineering

MP:rp

c: Mr. Vincent Bertoni, Director  
Department of City Planning  
District Engineer, Bureau of Engineering

Planex Associates, Inc./Mo Sahebi  
Los Angeles City Fire Department  
Map No. 128-183

**DEPARTMENT OF  
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TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: December 16, 2019

Appeal End Date: December 26, 2019

4700 St. Charles Place, LLC (O/A)  
127 North Robertson Boulevard,  
Beverly Hills, CA 90211

Ben Rocca (R)  
Rocca Development Inc.  
20501 Ventura Boulevard, Suite 375  
Woodland Hills, CA 91364

Case No.: AA-2018-3260-PMLA-SL

Address: 4668 – 4700 West St. Charles Place  
Planning Area: West Adams - Baldwin Hills -  
Leimert

Zone : RD1.5-1-O

D.M. : M B 9-166

C.D. : 10 - Herb J. Wesson, Jr.

CEQA : ENV-2018-3261-CE

Legal Description: Arlington Heights Terrace  
Subdivision No. 1, Block 14, Lot 18 , Arb 1

In accordance with provisions of Section 17.51 and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt, and issues ENV-2018-3261-CE as the environmental clearance, and approves Parcel Map No. AA-2018-3260-PMLA-SL, located at 4700 West St. Charles Place, for a maximum of **3 small lots**, pursuant to the LAMC Section 12.22 C,2, as shown on revised map stamp-dated March 21, 2019, in the West Adams - Baldwin Hills - Leimert Community Plan. This unit density is based on the RD1.5-1-O 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**

1. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.
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, 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.*

8. Conformance with the Zoning Code Section I 2.21 CS, which limits the heights and number of retaining walls. will be determined during structural plan check.
9. The geologist and soils engineer shall receive and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)
10. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
11. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
12. A grading permit shall be obtained for all structural and retaining wall backfill. (106.1.2)
13. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the

fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compact fill allowed only if complying with Section 91.7011.3 of the Code. (7011.3)

14. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)
15. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
16. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)
17. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activity shall be restored. (7005.3)
18. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
19. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2)
20. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
21. Unsurcharged temporary excavations over 5 feet shall be trimmed back at a gradient not exceeding 1:1 up to a total height of 8 feet, as recommended.
22. Shoring shall be designed for a minimum EFP of 40 PCF; all surcharge loads shall be included into the design, as recommended. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
23. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer
24. All foundations shall derive entire support from competent alluvium, as recommended and approved by the geologist and soils engineer by inspection.
25. Proposed friction piles shall be founded a minimum of 8 feet into competent alluvium, as recommended.
26. Proposed end bearing pile foundation shall be founded a minimum of 5 feet into competent alluvium, as recommended.

27. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) 1/2-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.
28. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2014- 116 "Foundation Design for Expansive Soils" (1803.5.3). Note: Soils with an Expansion Index greater than 20 are considered to be expansive, in accordance with Section 1803.5.3 of the 2014 LABC.
29. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
30. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. (1808.8.3)
31. Existing uncertified fill shall not be used for lateral support of deep foundation. (1810.2.1)
32. Slab on uncertified fill shall be designed as a structural slab. (7011.3)
33. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with 1/2-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way. Vapor barriers shall be utilized as recommended.
34. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
35. Retaining walls up to 12 feet in height shall be designed for a minimum EFP as specified on pages 18 and 19 of the August 13, 2015 referenced report. All surcharge loads shall be incorporated into the design.
36. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 19 of the August 13, 2015 referenced report (1803.5.12).
37. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 19 of the 08/13/2016 report (1610.1). All surcharge loads shall be included into the design.
38. Retaining walls at the base of ascending slopes shall be provided with a minimum of freeboard to control slope runoff.
39. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
40. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
41. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be

provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)

42. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
43. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
44. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
45. All roof and pad drainage shall be conducted to the street in an acceptable manner [water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer]. (7013.10)
46. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LAD BS. (7013.10)
47. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.2, 7008.3)
48. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)
49. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent alluvium in a written field memorandum. (1803.5.5, 1704.9)
50. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LAD BS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
51. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, shoring, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)
52. Installation of shoring and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705 .6)
53. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve

the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

54. No slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

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

*Laura Duong, Subdivision Review Chad Doi, Zoning Engineer 201 N. Figueroa Street, Room 1080A  
Department of Building and Safety*

55. The submitted Map does not comply with the minimum 15 ft. front yard setback requirement of the RD1.5 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
56. Show all street dedications as required by Bureau of Engineering and provide net lot area after dedication. "Area" requirements shall be re-checked as per net lot area after street dedications. Front yard requirement shall be required to comply with current code as measured from new property lines after all dedications.
57. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

**Notes:**

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.

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.

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

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

**DEPARTMENT OF TRANSPORTATION**

58. 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.*

59. 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 Tract Map Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- 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. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required
- h. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- k. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- l. No proposed development utilizing cluster, group, or condominium design of one or two



family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

- m. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- p. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- s. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

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

60. 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 STREET LIGHTING – SPECIFIC CONDITIONS**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

61. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

#### **BUREAU OF SANITATION**

62. 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 April 15, 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

63. 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

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

#### 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).*

65. 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 3 (small) lots.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Preliminary Parcel Map No. AA-2018-3260-PMLA-SL shall not be issued until after the final map has been recorded.
- c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition, 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.

- d. 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				
Parcel No.	Front	Rear	Side	Side
A	7'-6" (N)	0'-0" (S)	5'-0" (E)	13'-0" (W)
B	13'-0" (W)	5'-0" (E)	0'-0" (N)	0'-0" (S)
C	13'-0" (W)	5'-0" (E)	0'-0" (N)	10'-0" (S)

- (ii) The Common Access Driveway may have a minimum width of 12 feet clear-to-sky.
- d. 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.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. 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.
- g. 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, of 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.

66. 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.

- a) That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

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

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

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

Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

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

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

S-1.

- (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the 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 improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on St. Charles Pl.

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 St. Charles Place adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the remainder sidewalk areas, including any necessary removal and reconstruction of existing improvements.
  - (2) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

NOTES:

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)**

Pursuant to CEQA Guidelines, Section 15332, an Exemption from pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

In connection with the approval of Parcel Map No. AA-2018-3260-PMLA-SL the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP 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 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 Adams - Baldwin Hills - Leimert Community Plan, which designates the site with a Low Medium II Residential land use designation. The land use designation lists the RD1.5 and RD2 Zone as the corresponding zones. The Project Site is zoned RD1.5-1-O, which is consistent with the land use designation. The project site has approximately 5,650 square feet of lot area, which would permit a maximum of 3 dwelling units. As shown on the parcel map, the Project proposes to subdivide the project site into 3 small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone.

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



subdivision, the map indicates the common access easement for vehicular and 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 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 RD1.5-1-O, the zone would permit a maximum of three dwellings on the approximately 5,650 square-foot site. As the map is proposed for a three 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.

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 St. Charles Place, 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 project site is a slopping, rectangular shaped lot, consisting of 5,650.7 gross square feet of lot area. The site is currently vacant and the proposed Project would remove one tree located on-site for the construction, use, and maintenance of three (3) single-family dwellings (small lot homes), pursuant to the Small Lot Subdivision Ordinance No. 176,354. The project site is located within the 3.6 km (2.24 miles) from the Newport - Inglewood 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 buffer 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 not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

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

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

The property to the north across St. Charles Place is zoned RD1.5-1-O with a land use designation of Low Medium II Residential and improved with a 5,488 square-foot, multi-family building with 8 units. The property immediately adjacent to the east is zoned RD1.5-1-O with a land use designation of Low Medium II Residential and improved with two multi-family buildings of 1,212 square-feet each with two units each. The property immediately adjacent to the south is zoned RD1.5-1-O with a land use designation of Low Medium II Residential and improved with a 6,059 square-foot, multi-family building with eight units. The property immediately adjacent to the west is zoned RD1.5-1-O with a land use designation of Low Medium II Residential and improved with a 600 square-foot, single-family home. The Project proposes to construct three small lot homes, which would be four stories with a maximum height of 45 feet. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of four dwelling units and a height of 45 feet. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed 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 vacant. There is one tree on the project site and none within the public right-of-way 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. 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.

The project site consists of a parcel identified as Lot No. 18 of Tract Arlington Heights Terrace Subdivision No. 1 and is identified by the Assessor Parcel Map No. 5071019042. While the project will provide a private easement for common/vehicular access purposes within the subdivision, 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 tract 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.

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

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

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

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

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

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

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

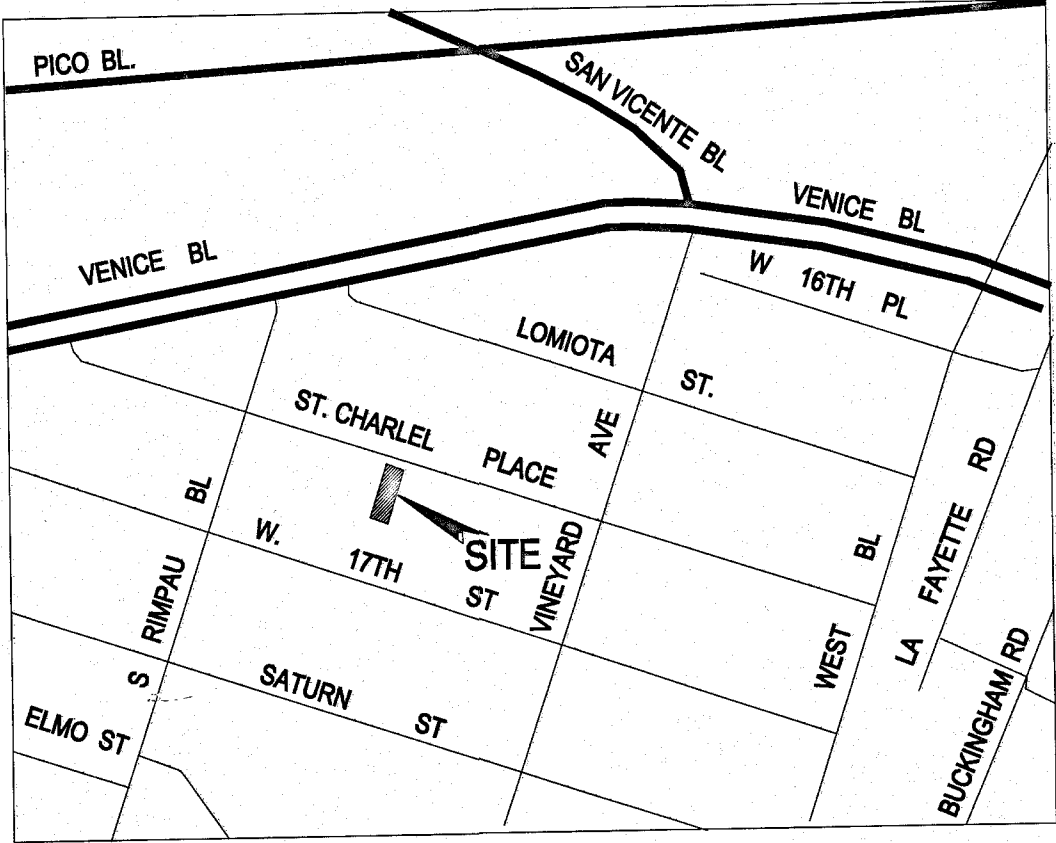
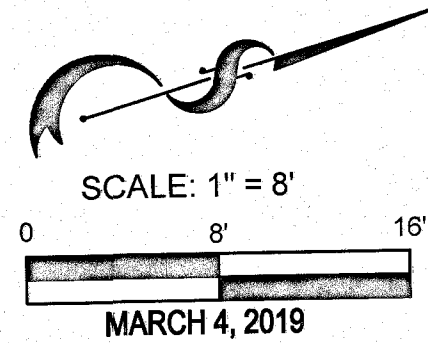
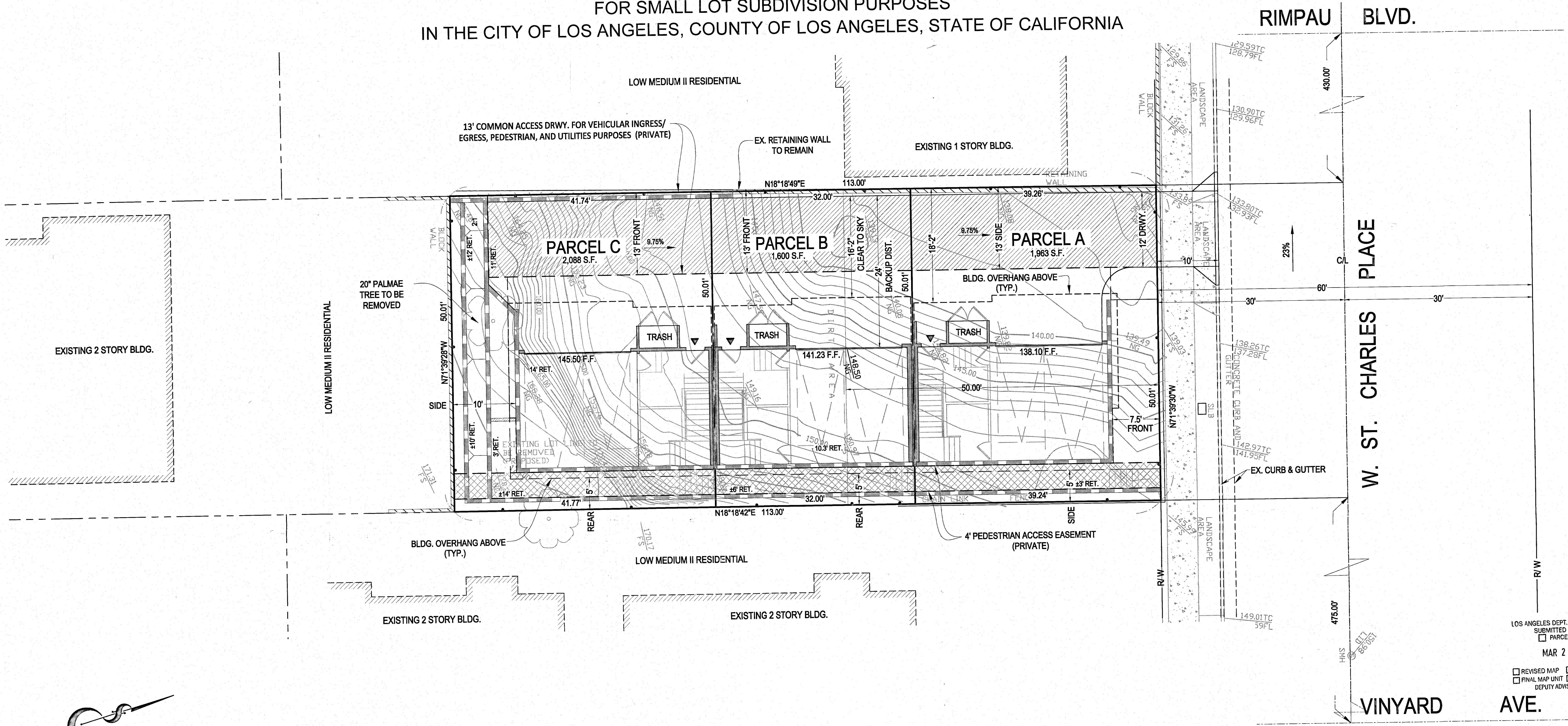
VINCENT P. BERTONI, AICP  
Advisory Agency

A handwritten signature in black ink, appearing to read 'Sergio Barra', is written over a horizontal line.

Sergio Barra  
Deputy Advisory Agency



PRELIMINARY PARCEL MAP NO. AA-2018-3260-PMLA-SL  
FOR SMALL LOT SUBDIVISION PURPOSES  
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP

LEGEND:

- BUILDING FOOTPRINT
- BOUNDARY OF THE LAND BEING SUBDIVIDED
- SITE WALL
- BUILDING OVERHANG
- EXISTING CONTOUR
- COMMON ACCESS EASEMENT
- BUILDING ENTRANCE
- BLDG. BUILDING
- E.L. ELEVATION
- E.P. EDGE OF PAVEMENT
- EX. EXISTING
- F.F. FINISHED FLOOR
- F.S. FINISHED SURFACE
- G.B. GRADE BREAK
- T.P. TOP OF PAVEMENT
- TYP. TYPICAL
- PROP. PROPOSED
- PRVT. PRIVATE
- RES. RESIDENTIAL

NOTES:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1-O ZONE, PURSUANT TO ORDINANCE NO. 185,489.
- 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 W. ST. CHARLES PLACE.
- THERE ARE NO WELLS ON THE PROPERTY.
- THERE ARE NO POTENTIALLY GEOLOGICALLY HAZARDOUS AREAS ON THIS SITE EXCEPT THE SITE IS WITHIN METHANE 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.
- STREET DEDICATION IS NOT REQUIRED.
- AREA OF PROPOSED PARCELS:  
PARCEL A = 1,963 S.F.  
PARCEL B = 1,600 S.F.  
PARCEL C = 2,088 S.F.

LEGAL DESCRIPTION:

LOT 18 IN BLOCK 14 OF ARLINGTON HEIGHTS TERRACE SUBDIVISION NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 166 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE SOUTHWESTERLY 27 FEET OF SAID LOT.

OWNER / SUBDIVIDER:

4700 ST. CHARLES PLACE LLC  
127 N. ROBERTSON BLVD.  
BEVERLY HILLS, CA 90211  
(310) 874-4761

CIVIL ENGINEER

MO SAHEBI, PE 33508  
PLANEX ASSOCIATES INC.  
1330 OLYMPIC BLVD.,  
SANTA MONICA, CA 90404  
TEL: 310-664-9311

SETBACK MATRIX					
PARCEL	LOT COVERAGE	FRONT	REAR	SIDE	SIDE
A	42.6%	7'-6" (NORTH)	0'-0" (SOUTH)	5'-0" (EAST)	13'-0" (WEST)
B	52.0%	13'-0" (WEST)	5'-0" (EAST)	0'-0" (NORTH)	0'-0" (SOUTH)
C	40.0%	13'-0" (WEST)	5'-0" (EAST)	0'-0" (NORTH)	10'-0" (SOUTH)

SUMMARY:

PROPOSED NUMBER OF LOTS: 3  
NUMBER OF RESIDENCE PARKING PROVIDED: 6  
EXISTING NUMBER OF UNITS: 0  
EXISTING NUMBER OF STRUCTURES: 0 (VACANT)  
NUMBER OF TREES TO BE REMOVED: 1  
MAXIMUM BUILDING HEIGHT: 45 FT.  
APN: 5071-019-042  
SITE GROSS AREA = 7,151 S.F.  
SITE NET AREA = 5,651 S.F.  
EXISTING AND PROPOSED ZONING: RD1.5-1-O  
EXISTING AND PROPOSED LAND USE: LOW MEDIUM II RESIDENTIAL

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
PARCEL MAP  
MAR 21 2019  
REVISED MAP  
FINAL MAP UNIT  
EXTENSION OF TIME  
MODIFIED  
DEPUTY ADVISORY AGENCY

PRELIMINARY PARCEL MAP  
4700 W. ST. CHARLES PLACE, LOS ANGELES, CA 90019

NO. REVISION

PREPARED BY:  
MO SAHEBI  
NO. 33508  
CIVIL ENGINEER  
STATE OF CALIFORNIA

PLANEX Associates  
1330 OLYMPIC BLVD.  
SANTA MONICA, CA 90404  
TEL: (310) 664-9311  
FAX: (310) 455-4742

SHEET 1 OF 1  
PFN: 1805-465